

THE VILLAGE AT IRVINE SPECTRUM®

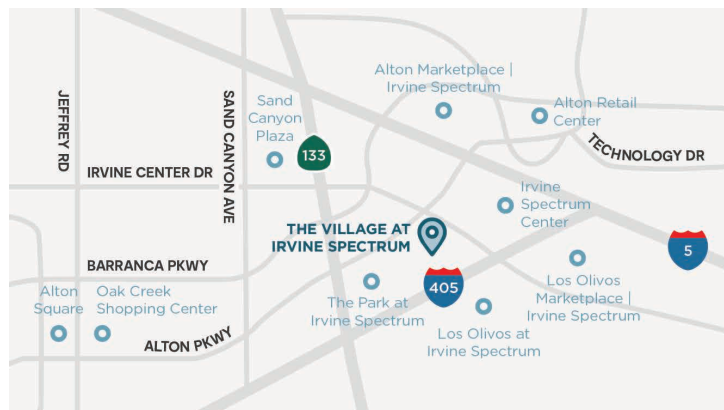
50 PRISM | IRVINE, CA 92618



11,088 SF GROSS LEASABLE AREA

Apartment Units: 1,550+

- The Village at Irvine Spectrum is a community of 1,550+ luxury apartment homes within a mile radius of additional Irvine Company apartment communities: Centerpointe, Los Olivos®, The Park, Westview, and Promenade.
- All residential communities combined offer over 8,000 luxury apartments in the immediate trade area providing an ample customer base with access for direct marketing.
- Located in Orange County's fastest growing residential and commercial community, Irvine Spectrum® district, with over 12 million sf of office space.
- Less than one mile from University of Massachusetts Global and near major businesses including Amazon, Core Logic, KPMG, Mazda, and Taco Bell.



KEY TENANTS

Starbucks Coffee

The Village Market

DEMOGRAPHICS (3 MILE RADIUS)

31,000
AVG DAILY TRAFFIC

40
MEDIAN AGE

101,000+
POPULATION

\$1 million+
AVG HOME VALUE

172,000+
DAYTIME POPULATION

\$157,000+
AVG HOUSEHOLD INCOME

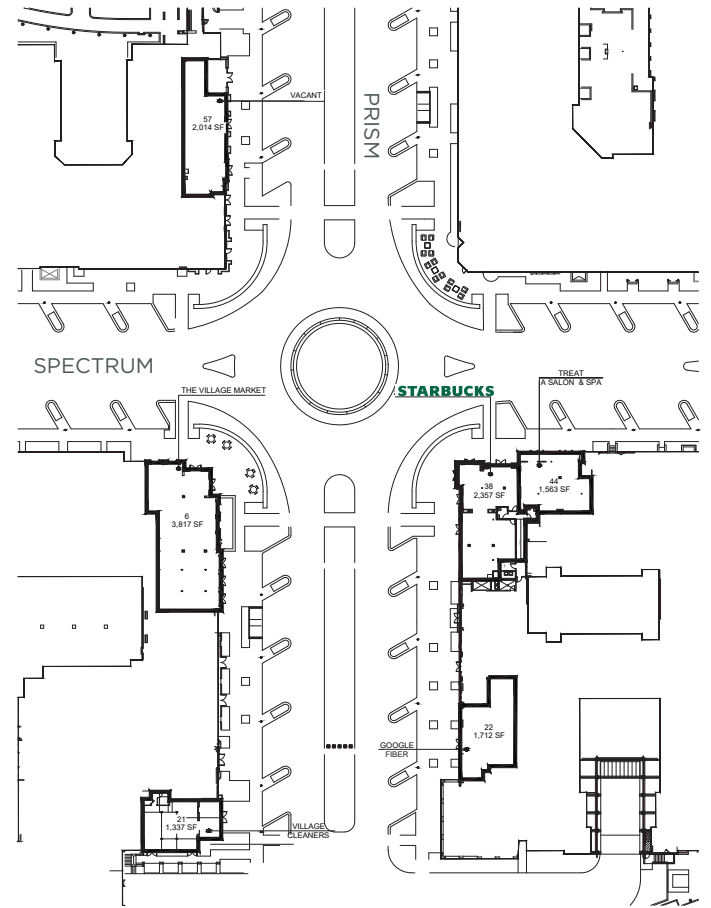
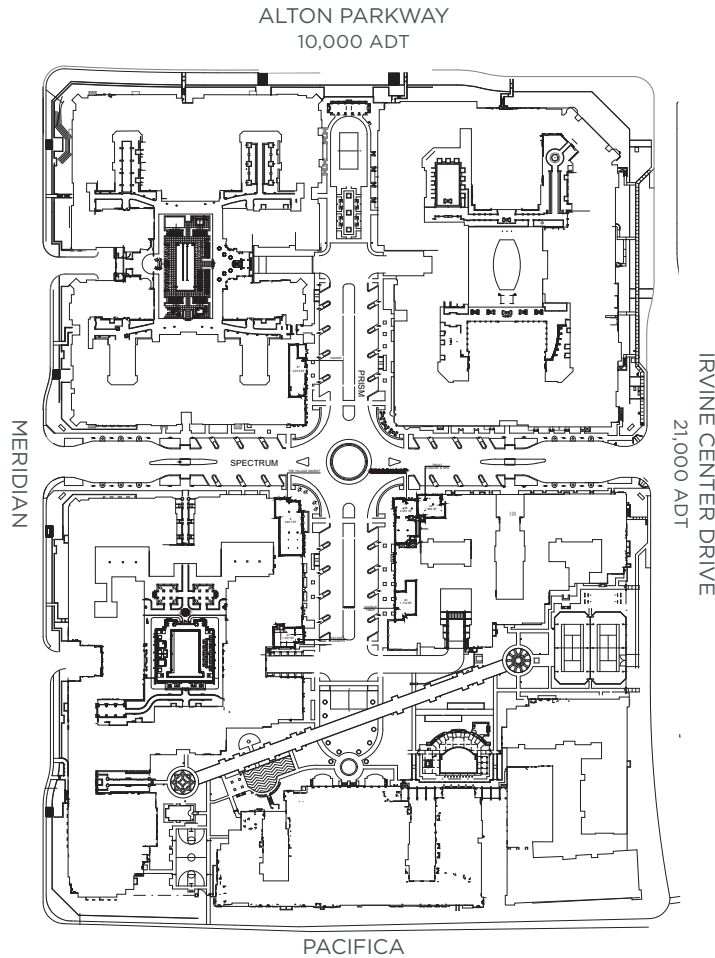
APARTMENT RESIDENT PROFILE

\$155,000+
MEDIAN HOUSEHOLD INCOME

32
MEDIAN AGE



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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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