







PROPERTY SUMMARY

BUILDING SIZE: 56,272 SF LOT SIZE: 5.27 AC PARKING SPACES: 245 spaces LOCATION: 15415-15475 Jeffrey Rd, Irvine, CA

PROPERTY HIGHLIGHTS

- Centrally located between I-5 and I-405 freeways, and directly across the street from Irvine Valley College and Oak Creek Golf Course
- Great visibility, corner lot with great exposure and direct access to Irvine Center Drive and Jeffrey Road
- Growing demographics with the City of Irvine continuing their residential expansion and build up
- High income demographics, surrounded by wellestablished and affluent suburban neighborhoods
- Center refreshed in 2017
- Ethnic-focused center aligned with the demographics of the trade area

 POPULATION:
 1-MILE RADIUS
 3-MILE RADIUS
 5-MILE RADIUS

 AVG HHI:
 18,737
 159,141
 334,356

 \$112,967
 \$121,524
 \$124,087



Quail Hill

269,578 VPD

405

IRVINE VALLEY COLLEGE **Irvine Valley** College 12,200 Students

52,136 VPD

Orange Tree Square Shopping Center

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258,615 VPD

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Oak Creek Golf Club

South Lake Irvine Unified Woodbridge School District

> Woodbridge Village Center North Lake

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High School

IRVINE CENTER DRIVE 32,285 VPD

Presley Park

ALE LOOP - BRIDDED

IRVINE VILLAGE CENTER

Ralphs

San Diego Cree

Como Channel

Deerfield Elementary School





BUILDING 1 Or 100 ATA Martial Arts 2,598 103 Long's Kitchen 2,370 105 Duke Bakery 600 106 The Refinery 983 107 Irvine Valley Veterinary 1,259 109 Subway 1,200 110 I-Tea Café 1,200 114 Papa John's 1,200 115 Lotus Seats 750 116 Our Café 1,650 117 Kingchops 1,200 124 Mathnasium 1,200 125 Cal Dental 900 126 Dr. Uchizono 1,500 127 Magic Pet Spa 1,200 128 Heaven Spa 2,138 131 The Brow Mantra 422 132 Lil' Chef School 1,842 137 Supreme Fitness 1,367 138 Golden Vision 2,220 140 Four Seas Restaurant 2,040 <td< th=""><th></th><th>Tenant</th><th>SF</th></td<>		Tenant	SF
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EXCLUSIVE LEASE ADVISOR:

RALPH ONGKEKO

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