



# IRVINE VILLAGE CENTER



## 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 well-established and affluent suburban neighborhoods
- Center refreshed in 2017
- Ethnic-focused center aligned with the demographics of the trade area

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	18,737	159,141	334,356
AVG HHI:	\$112,967	\$121,524	\$124,087



Quail Hill



269,578 VPD

GELSON'S



Irvine Unified School District

South Lake

Woodbridge High School

San Diego Creek

Woodbridge Village Center

North Lake



GROCERYOUTLET  
Bargain Market



Irvine Valley College  
12,200 Students

E. YALE LOOP

IRVINE CENTER DRIVE 32,285 VPD



IRVINE VILLAGE CENTER

Deerfield Elementary School

Oak Creek Golf Club

JEFFREY ROAD 57,136 VPD

Como Channel

YALE AVENUE

Orange Tree Square Shopping Center



Presley Park



258,615 VPD



Tenant	SF
<b>BUILDING 1</b>	
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
119	Miyabi Japanese Grill 2,400
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	Li' Chef School 1,842
137	Supreme Fitness 1,367
138	Golden Vision 2,220
140	Four Seas Restaurant 2,040
<b>BUILDING 2</b>	
100	Dunkin' 2,245
102	Edwin Kwon MD 1,175
104	Dental Care 1,024
108	eLONG Pharmacy 776
109	Irvine School of Music 150
110	China Parcel 668
202	Irvine School of Music 1,764
210	Power Golf 1,277
250	Irvine School of Music 284
<b>BUILDING 3</b>	
300/301	Noodology 1,278
305/310	MiiBox 2,400
315	Thai Spice 1,281
318	SlabSpace Sports Cards 985
320	The Nail Bar 1,050
325	Mr. Sheng BBQ 1,596
<b>BUILDING 4</b>	
400-425	Sherwin-Williams 4,030
450	Sunright Tea Studio 1,487

Irvine Center Drive

Jeffrey Road



**EXCLUSIVE LEASE ADVISOR:**

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