



## 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

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





Quail Hill



269,578 VPD

GELSON'S



San Diego Creek

Irvine Unified School District

South Lake

Woodbridge High School

Woodbridge Village Center



North Lake



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

Orange Tree Square Shopping Center



Como Channel

Presley Park

YALE AVENUE



258,615 VPD





	Tenant	SF
BUILDING 1		
100	ATA Martial Arts	2,598
103	Long's Kitchen	2,370
105	Duke Bakery	600
106	Available	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	Lil' Chef School	1,842
137	Supreme Fitness	1,367
138	Golden Vision	2,220
140	Four Seas Restaurant	2,040
BUILDING 2		
100	Dunkin'	2,245
102	Edwin Kwon MD	1,025
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
203	Available	150
210	Power Golf	1,277
250	Irvine School of Music	284
BUILDING 3		
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
BUILDING 4		
400-425	Sherwin-Williams	4,030
450	Sunright Tea Studio	1,487

## EXCLUSIVE LEASE ADVISOR:

### RALPH ONGKEKO

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# VALUEROCK

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