



INVESTMENT SUMMARY

BUILDING SIZE:

56,272 SF

LOT SIZE:

5.27 AC

PARKING SPACES:

245 spaces

LOCATION:

15415-15475 Jeffrey Rd, Irvine, CA

INVESTMENT 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

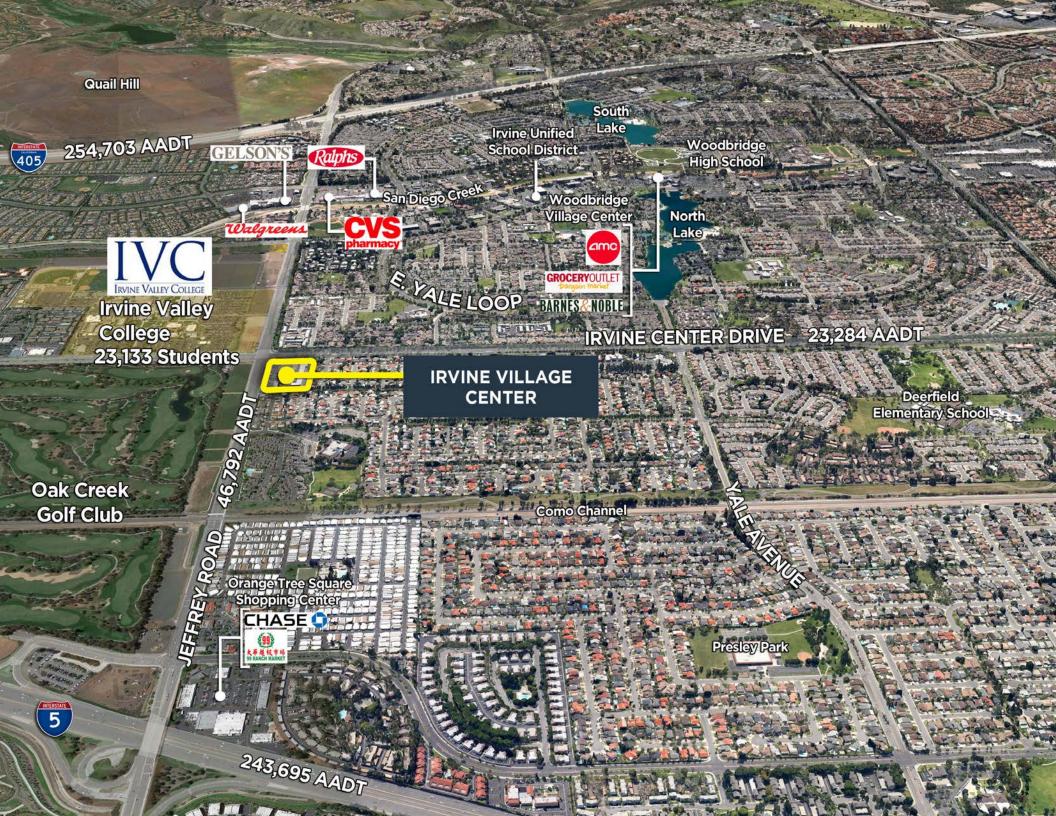
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POPULATION: AVG HHI:

1-MILE RADIUS 20,263 \$128,394

3-MILE RADIUS 191,013 \$153,215

374,053 \$143,198





	Tenant	SF
BUILDING	à 1	
100	ATA Martial Arts	2,598
103	Long's Kitchen	2,370
105	Duke Bakery	600
106	The Refinery	983
107	Irvine Valley Veter-	1,259
	inary	
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	Manchester Writing	422
132	Lil' Chef School	1,842
137	Supreme Fitness	1,367
138	Golden Vision	2,220
140	Four Seas Restaurant	2,040
BUILDING	32	
100	Dunkin'	2,245
102	Irvine Village Flowers	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	1st Place Insurance	284
BUILDING	33	
300/301	Noodology	1,278
305/310	MiiBox	2,400
315	Thai Spice	1,281
318	Artology	985
320	The Nail Bar	1,050
325	Mr. Sheng BBQ	1,596
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BUILDING		
400-425	Sherwin-Williams	4,030

EXCLUSIVE LEASE ADVISOR:

RALPH ONGKEKO

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