



# 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:	20,263	191,013	374,053
AVG HHI:	\$128,394	\$153,215	\$143,198



Quail Hill



254,703 AADT

GELSON'S



Irvine Unified School District

South Lake

Woodbridge High School

San Diego Creek

Woodbridge Village Center

North Lake



Irvine Valley College  
23,133 Students

E. YALE LOOP



GROCERY OUTLET  
BARNES & NOBLE

IRVINE CENTER DRIVE 23,284 AADT



IRVINE VILLAGE CENTER

Deerfield Elementary School

Oak Creek Golf Club

JEFFREY ROAD 46,792 AADT

Como Channel

YALE AVENUE

Orange Tree Square Shopping Center



Presley Park



243,695 AADT



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	Lil' 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	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	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	Available 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

**EXCLUSIVE LEASE ADVISOR:**

**RALPH ONGKEKO**

Director of Leasing  
rongkeko@valuerockrealty.com  
949-236-4670  
License No. 02018461



**VALUEROCK**

18301 Von Karman Ave., Suite 850, Irvine, CA 92612 • (949) 221-1180 • valuerock.com

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