

# 15635 Alton Pkwy

IRVINE / CALIFORNIA

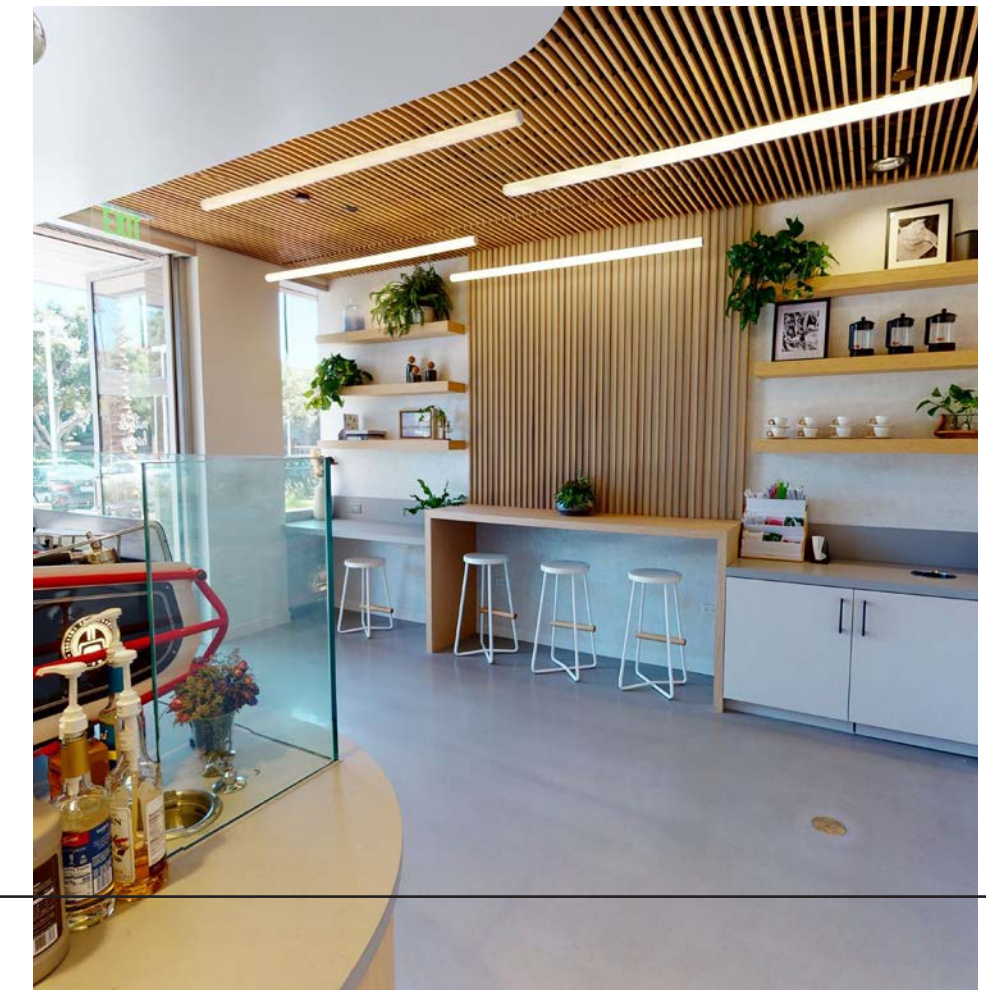
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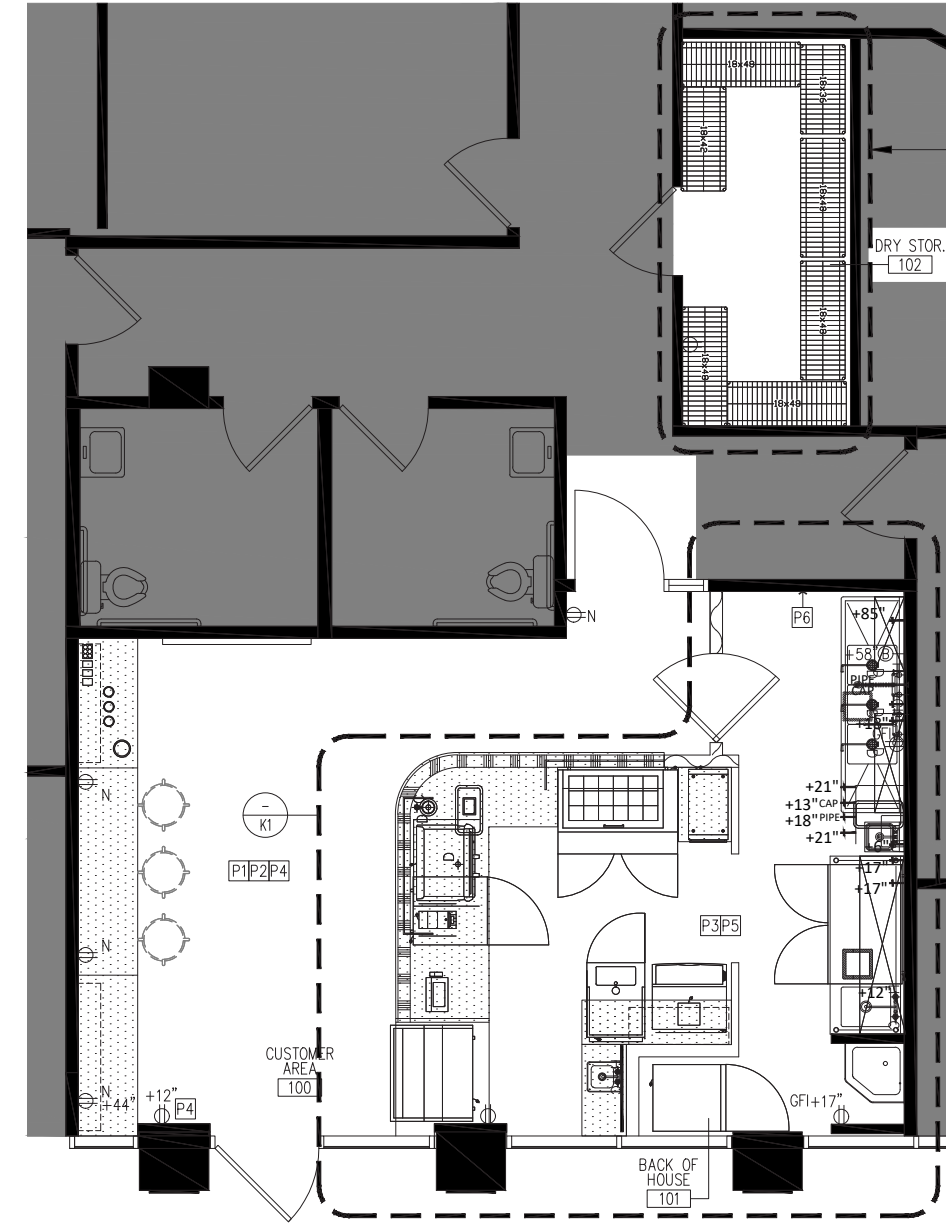


2nd Generation  
Café Space  
Available for Lease

# Property Highlights.

- Size: 732 SF + Patio
- 2nd generation café that serves as a direct, on-site amenity
- Strong residential density and daytime population
- Just a 2 minute drive time to the acclaimed Irvine Spectrum Center
- Nearby resort style living at Centerpointe, The Park and The Village communities, along with the Marriott Irvine Spectrum
- Easy access to the I-5, I405 and 133 freeways





# Site Plan.

732 SF + Patio

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

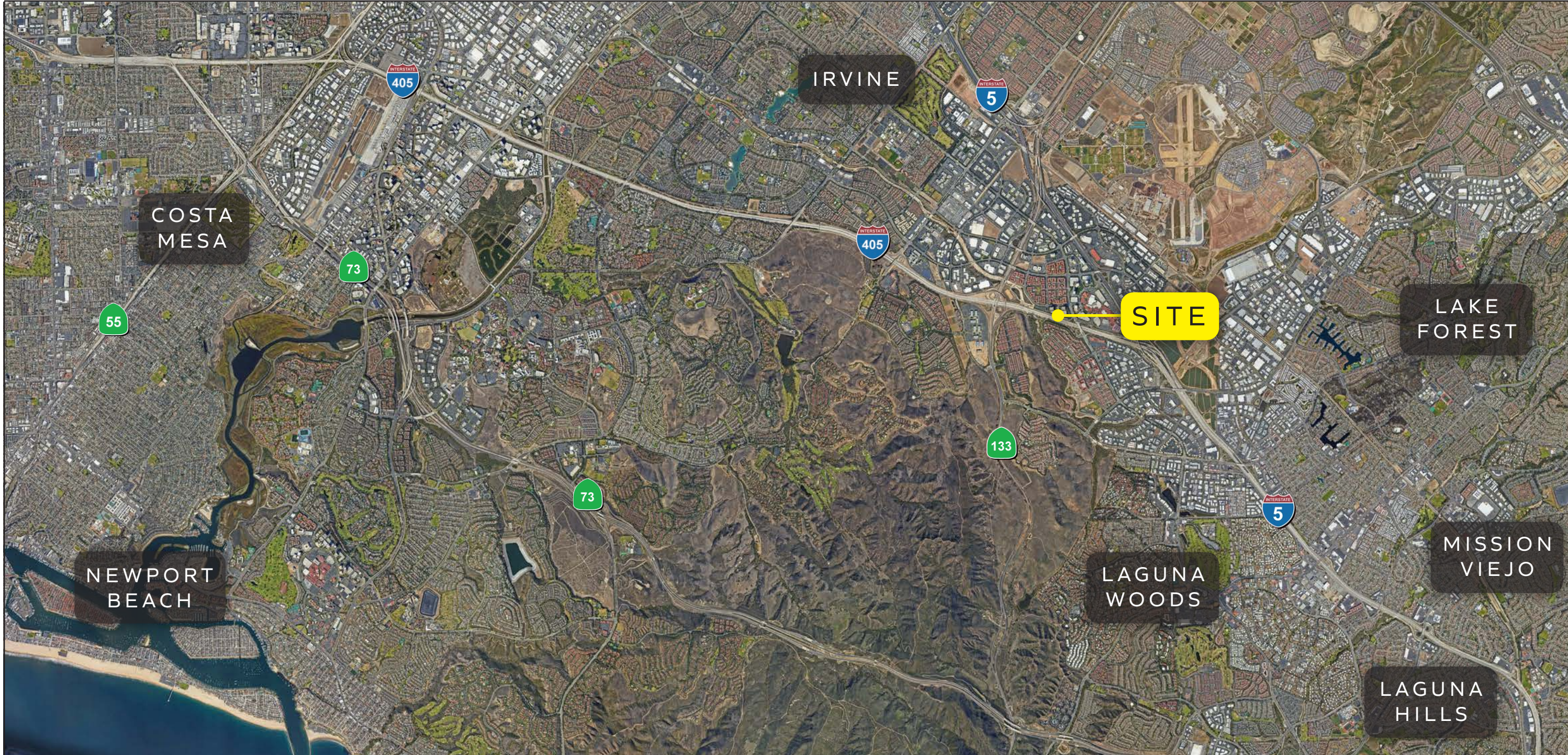
# Aerial Zoom.

15635 ALTON PKWY  
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IRVINE SPECTRUM CENTER.

TARGET *Albana* JAVIER'S DAVE & BUSTER'S  
REGAL NORDSTROM



# Location Aerial.

1 5 6 3 5 A L T O N P K W Y  
I R V I N E // C A L I F O R N I A



# Property Photos.



# Demos.

## DEMOGRAPHICS

15635 ALTON PKWY, IRVINE, CA

	1 mile	3 miles	5 miles
<b>Daytime Population</b>	40,985	175,958	418,837
<b># of Workers</b>	35,997	123,429	222,956
<b>Median Age</b>	36.6	38.3	38.5
<b>Average Income</b>	\$146,926	\$162,266	\$157,023
<b>Median Income</b>	\$107,449	\$119,890	\$112,838



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RI



**Chris Hodgman**

949.284.0223  
chodgman@retailinsite.net

**Connor Stevens**

949.490.1411  
cstevens@retailinsite.net

**Retail Insite**

120 S Sierra Ave, Ste 110  
Solana Beach, CA, 92075  
Lic #01206760