

SPECTRUM CROSSROADS

RETAIL FOR LEASE | I-5 FREEWAY & LAKE FOREST DR, IRVINE, CA



CBRE

PROPERTY HIGHLIGHTS

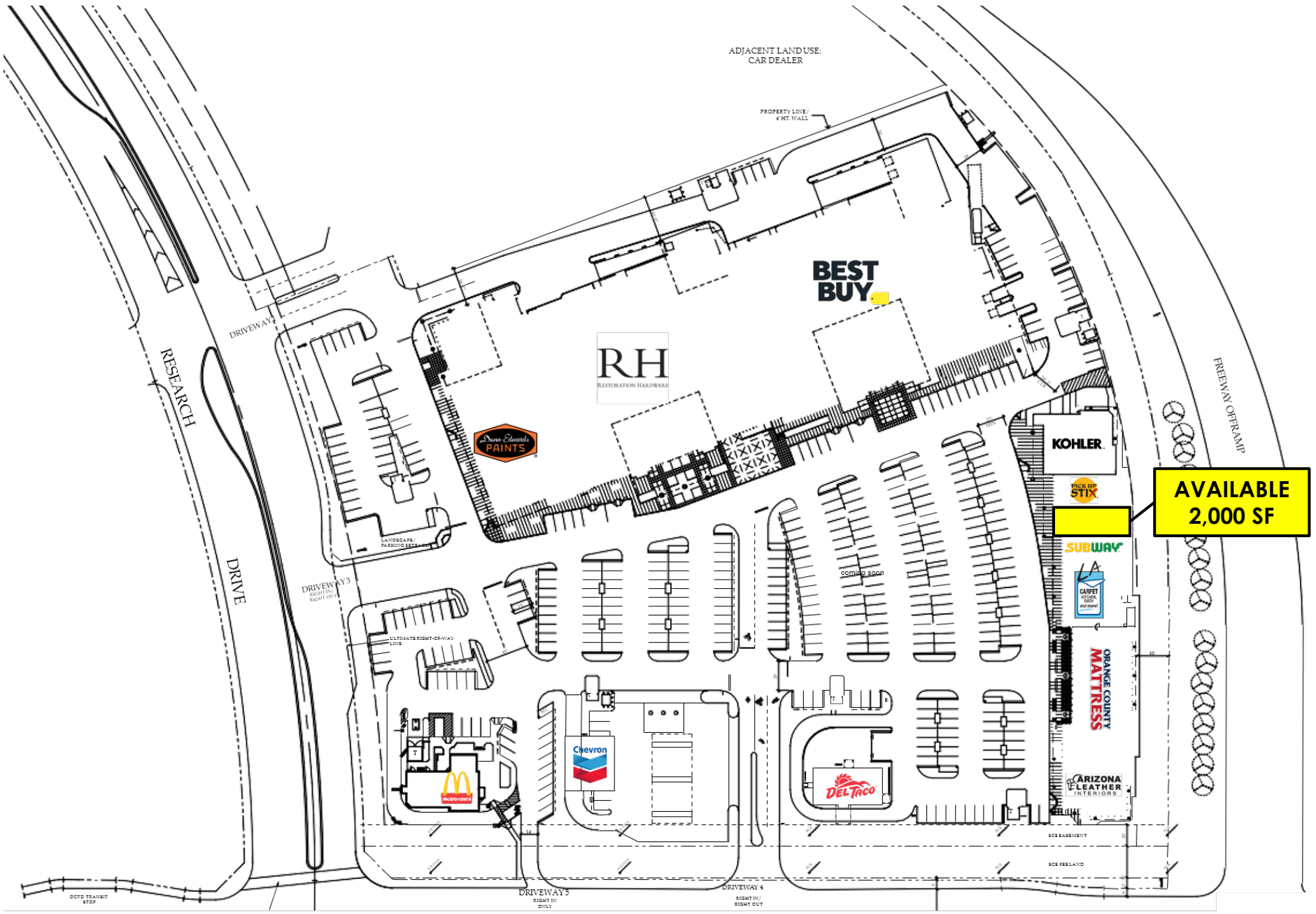
- 2,000 SF available at this premier highway commercial shopping center
- Excellent freeway visibility from I-5 at Lake Forest Drive (355,000 CPD) with unobstructed visibility
- Immediate access from Lake Forest Drive off-ramp
- Arterial access to all growing communities in South OC
- “Heart of the Marketplace” location
- Strong co-tenants including Restoration Hardware, Best Buy, LA Carpet, OC Mattress, Kohler, AZ Leather, Dunn Edwards, Del Taco, McDonald’s, Chevron, Pick Up Stix, Subway and more!



PROPERTY PHOTOS



SITE PLAN



Size: 2,000 SF | Frontage: 25' 10" | Width: 29'

2022 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,050	119,235	331,763
Daytime Population	28,864	176,132	375,655
Avg. Household Income	\$105,526	\$149,979	\$158,897

The property is ideally situated in the highly affluent community of Southern Irvine. Irvine is one of the nation's largest planned urban communities and encompasses more than 65 square miles. The City is well known for its many parks and recreational facilities, first-class shopping centers and entertainment destinations, prestigious schools and universities, and strong demographics that attract businesses from around the nation.



TRADE AREA DEMOGRAPHICS



Population

Est. Population	1,173,440
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Households

Est. Households	435,182
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Age

Median Age	40.0
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Education

Bachelor's Degree or Higher	498,928	60.2%
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Place of Work

Businesses	72,080
Employees	653,345

Family HH Income

Avg. HH Income	\$176,946
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Housing

Owner Occupied Housing Units	274,780
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