

FOR LEASE

# Trabuco Plaza

13925 Yale Ave | Irvine, CA 92620



## Retail, Medical & Office Opportunity

1,233 SF  
Available

## DESCRIPTION

- Huge visibility on NW corner of Yale Ave of Trabuco Rd
- Conveniently located near the I-5 Freeway
- Surrounded by a dense residential population with an average household incomes of over \$170,000 within a 1 mile radius
- Strong demographics with affluent households ideal for retail, restaurant, medical and office

## 2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	26,497	205,968	395,622
Avg Household Income	\$170,350	\$177,549	\$170,631
Daytime Population	12,541	83,297	276,819

Source: Esri

## TRAFFIC COUNTS

Trabuco Rd	approx. 12,500 cpd
Yale Ave	approx. 7,600 cpd
I-5 Fwy	approx. 311,500 cpd

Source: Costar

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680 Newport Center Dr | Suite 300 | Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.



## CONTACT

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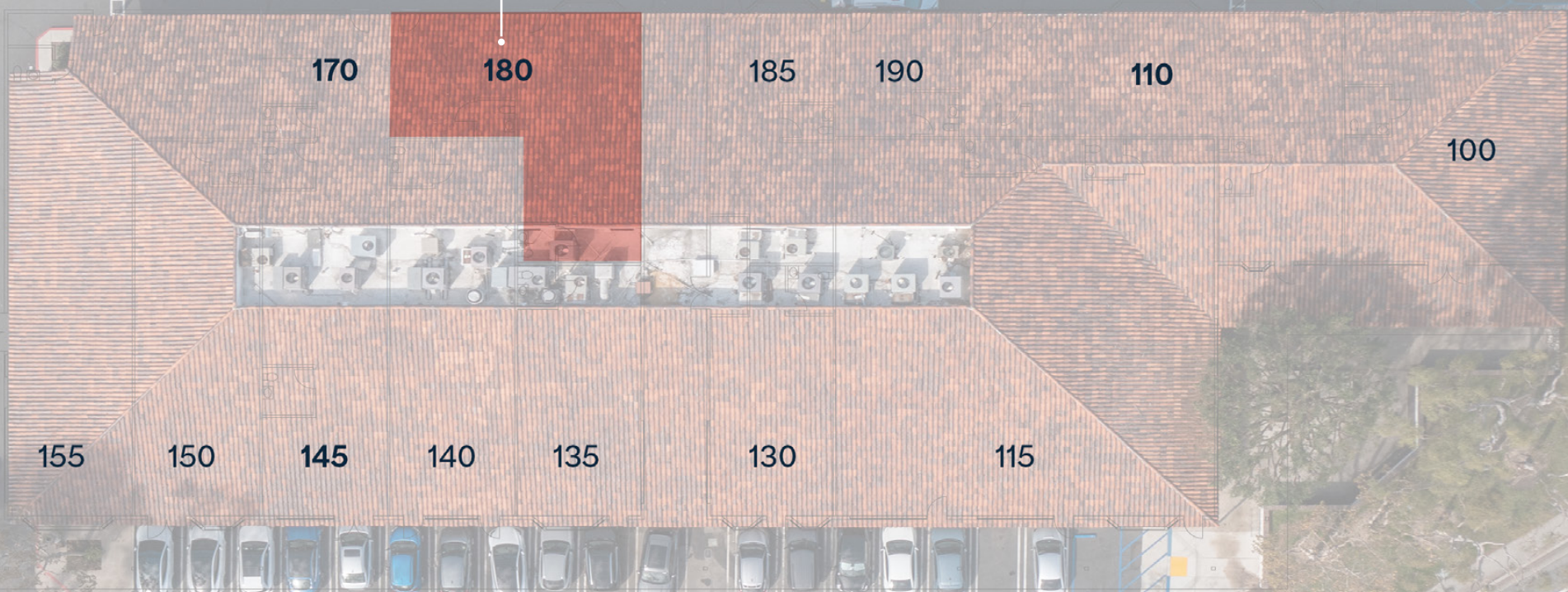
# Trabuco Plaza

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PLEASE DO NOT DISTURB EXISTING TENANTS

1,233 SF AVAILABLE



Yale Ave (±7,600 CPD)

# Trabuco Plaza

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## Retail, Medical and Office Opportunity

**a** 1,233 SF  
SPACE 180



PLEASE DO NOT DISTURB EXISTING TENANTS

## Trabuco Plaza Tenant Directory

Total GLA: 24,080 SF

NO.	TENANT	(SF)
100	Heartland Organic & Natural Foods Grocery Store	1,600
110	S&C Fun Foods	1,666
115	Northwood Animal Care	5,760
130	Dream Pet Grooming	773
135	Round Table Pizza	800
140	Seoul Haus Korean Restaurant	1,200
145/170	Deal Pending	1,610
150	Kija Hair Salon	1,200
155	MJ Fine Wine & Spirits	2,000
180	Available	1,233
185	Danckuts	760
190	Asia Express	400
<b>Pad Building 13955</b>		
Suite A	FEBE COFFEE	1,132
Suite B	Furai Chicken	1,175
Suite C	Mathnasium	1,586

# Trabuco Plaza

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**SITE**  
13925 YALE AVE  
IRVINE, CA 92620

±1,500  
Metrolink  
passengers daily

**SITE**

1 MILE

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