

FOR LEASE

Trabuco Plaza

13925 Yale Ave | Irvine, CA 92620



Retail, Medical & Office Opportunity

1,200 SF - 1,643 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

Casey Mahony

949.698.1108 | casey.mahony@srsre.com
CA License No. 01886184

Adam Handfield

949.698.1109 | adam.handfield@srsre.com
CA License No. 01959419

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PLEASE DO NOT DISTURB EXISTING TENANTS

1,643 SF AVAILABLE

170/180

185

190

110

100

155

150

145

140

135

130

115

1,200 SF AVAILABLE

Yale Ave (±7,600 CPD)

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Retail, Medical and Office Opportunity

a 1,200 SF
SPACE 145

b 1,643 SF
SPACE 170/180



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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	Available	1,200
150	Kija Hair Salon	1,200
155	MJ Fine Wine & Spirits	2,000
170/180	Available	1,643
185	Danckuts	760
190	Asia Express	400
Pad Building 13955		
Suite A	FEBE COFFEE	1,132
Suite B	Furai Chicken	1,175
Suite C	Mathnasium	1,586

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