13925 Yale Ave | Irvine, CA 92620











Retail, Medical & Office Opportunity

1,200 SF - 1,643 SF Available



CONTACT

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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

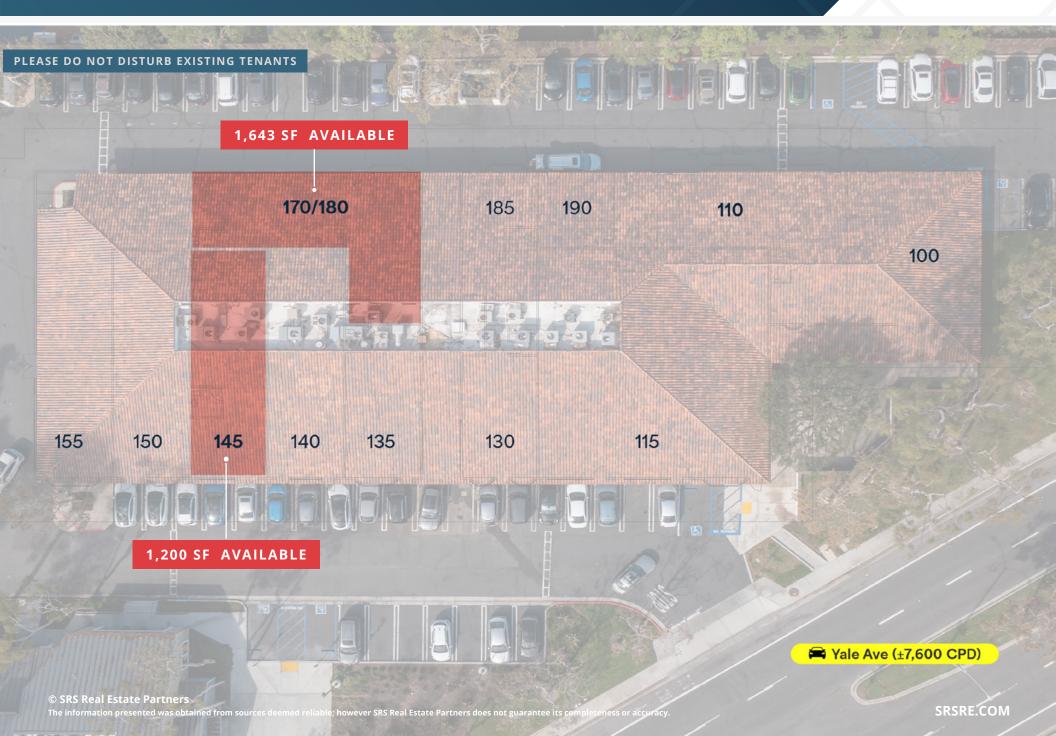
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a 1,2

1,200 SF SPACE 145

b

1,643 SF SPACE 170/180



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	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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