

SUBLEASE
OPPORTUNITY

510
SPECTRUM
CENTER DR
IRVINE, CA



1,887 SF 2ND GENERATION
RESTAURANT + PATIO



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CENTER DR
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PROPERTY HIGHLIGHTS

Sublease opportunity at the Irvine Spectrum

- » ±1,887 SF + 395 SF Patio Available
- » 1.3 million SF Lifestyle Center developed by the Irvine Company
- » 17.3 million annual visitors at the Irvine Spectrum Center (per Placer.ai)
- » Anchored by Nordstrom, Target, Regal IMAX as well as countless other national & regional tenants
- » Situated at the intersection of the I-5 and I-405 in the heart of the Irvine Spectrum market
- » Located within miles of Irvine's Great Park which features 1,300 acres of parks, amenities, attractions, and open space



DEMOGRAPHICS



TOTAL POPULATION

¹ MILE 15,404

³ MILES 102,230

⁵ MILES 373,869



TOTAL HOUSING UNITS

8,426

42,510

141,002



AVG. HH INCOME

¹ MILE \$149,764

³ MILES \$166,308

⁵ MILES \$172,308



MEDIAN HOME VALUE

\$1.51M

\$1.05M

\$1.06M



IRVINE CENTER DR 24,800 VPD



73,000 VPD



40,000 VPD



137,000 VPD



FOGO DE CHÃO. **WOOD RANCH.**

The Cheesecake Factory. Javier's FINEST FOODS OF MEXICO. Yard House

SITE

RIVIAN ALDO Levi's Capital

BARNES & NOBLE | travisMathew | sweetgreen

TILLYS CLOTHING • SHOES • ACCESSORIES URBAN OUTFITTERS GAP



VUORI Ω

HANDEL'S HOMEMADE ICE CREAM SINCE 1943 LITTLE SISTER

NORDSTROM
ANTHROPOLOGIE



**LOCAL
AERIAL**

510

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