**FOR LEASE** | Approx. 2,300 SF

# **DRIVE-THRU AVAILABLE**





**Please Contact** 

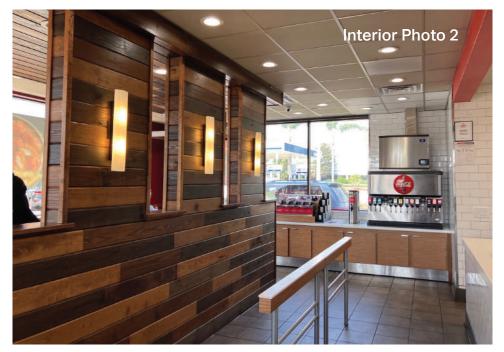
**AUSTIN COLE** 

310.451.8171 X251 ACOLE@EPSTEEN.COM **CAMERON CROWNER** 

310.451.8171 X240 CCROWNER@EPSTEEN.COM BRE LIC: 00924460







#### PROPERTY HIGHLIGHTS

- + Premier Irvine location adjacent to the District at Tustin Legacy.
- + 10,575 housing units in immediate proximity.
- + Located amongst national tenants and strong local retailers.
- + Immediate 2024 Delivery.
- + Prominent Jamboree Rd. monument signage available.
- + Former Irvine company development.

#### **DEMOGRAPHICS**



Population **1 MILE** 23,195 **2 MILE** 70,256

**3MILE** 169,889



Avg. Household Income

**1MILE** \$162,959 **2MILE** \$171,613

**3MILE** \$158,433



**Daytime Population** 

**1MILE** 24,263

**2MILE** 111,693

**3MILE** 230,558



Avg. Median Income

**1MILE** \$123,760 **2MILE** \$126,320

**3MILE** \$118,745



PER MONTH: 5.2 K

PER YEAR: 62.7 K



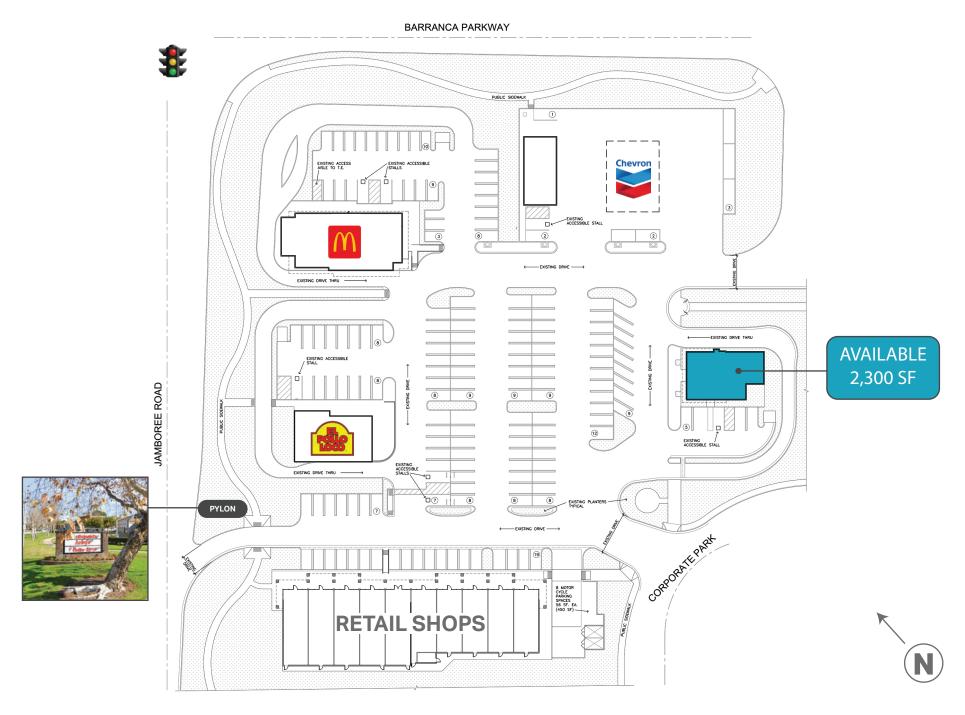
Jamboree Rd | 118,000+ CPD

Barranca Pkwy | 62,900+ CPD





## **SITE PLAN**



### **RETAIL AERIAL**



Housing: 10,575 Units Within A 1 Mile Radius