

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

# DRIVE-THRU AVAILABLE

76 Corporate Park, Irvine, CA 92606



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Interior Photo 1



Interior Photo 2

## 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

<b>1 MILE</b>	23,195
<b>2 MILE</b>	70,256
<b>3 MILE</b>	169,889



### Avg. Household Income

<b>1 MILE</b>	\$162,959
<b>2 MILE</b>	\$171,613
<b>3 MILE</b>	\$158,433



### Daytime Population

<b>1 MILE</b>	24,263
<b>2 MILE</b>	111,693
<b>3 MILE</b>	230,558



### Avg. Median Income

<b>1 MILE</b>	\$123,760
<b>2 MILE</b>	\$126,320
<b>3 MILE</b>	\$118,745



VISITS

**PER MONTH:** 5.2 K  
**PER YEAR:** 62.7 K



TRAFFIC COUNTS

Jamboree Rd | 118,000+ CPD  
Barranca Pkwy | 62,900+ CPD







# RETAIL AERIAL



 — Housing : 10,575 Units Within A 1 Mile Radius

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.