

SUBLEASE
OPPORTUNITY

510

SPECTRUM
CENTER DR
IRVINE, CA



1,887 SF 2ND GENERATION
RESTAURANT + PATIO



510 SPECTRUM
CENTER DR
IRVINE, CA

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 40,000 VPD



73,000 VPD



137,000 VPD

SITE



**NORDSTROM
ANTHROPOLOGIE**

TARGET



FOGO DE CHÃO **WOOD RANCH.**
The Cheesecake Factory | Javier's FINEST FOODS OF MEXICO | Yard House

RIVIAN ALDO Levi's Capital
BARNES & NOBLE | Travis Mathew | sweetgreen
TILLYS URBAN OUTFITTERS GAP

VUORI | |
HANDELS | LITTLE SISTER
HOMEMADE ICE CREAM SINCE 1943

**LOCAL
AERIAL**

510

**SPECTRUM
CENTER DR
IRVINE, CA**



Contact our team

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