

FOR LEASE

# Trabuco Plaza

NEC Yale Ave & Trabuco | 13928-13955 Yale Avenue | Irvine, CA 92620

1,132 SF Pad Endcap Available



## Property Highlights

- New pad redevelopment now completed with new exciting tenants coming soon!
- Huge visibility on NW corner of Yale Ave of Trabuco Rd
- Close proximity to I-5 freeway
- Dense residential population with average household incomes of over approx. \$141,000 within a 5 mile radius

## Demographics

EST. 2020	1 MILE	3 MILE	5 MILE
Population	27,631	191,263	354,316
Average Household Income	\$146,135	\$147,238	\$141,996
Daytime Population	10,374	59,471	229,933

Source: Esri

## TRAFFIC COUNT

Yale Avenue	approx. 8,300 cars per day
Trabuco Road	approx. 16,100 cars per day

Source: CoStar

## Contact

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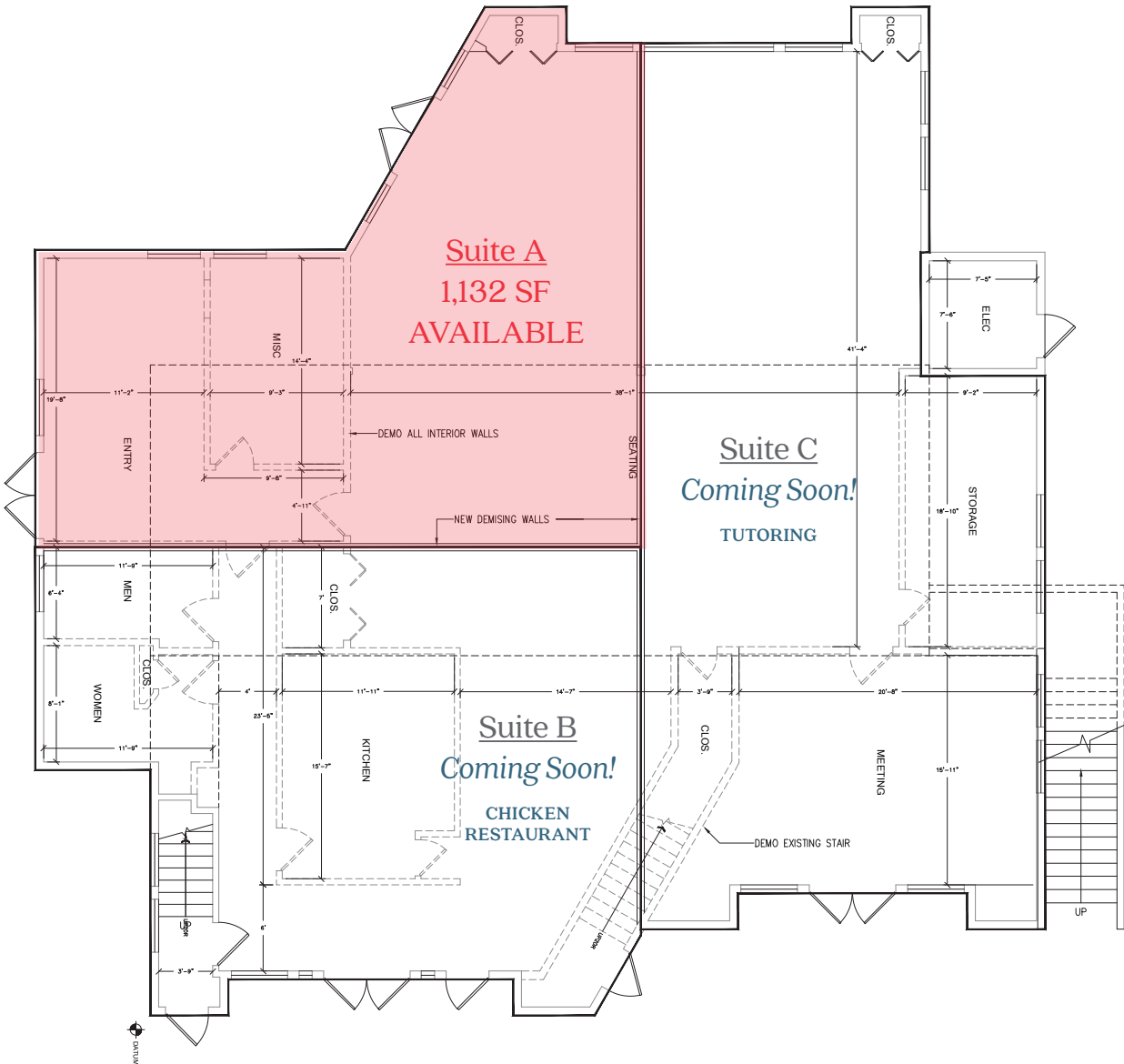
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### SRS REAL ESTATE PARTNERS

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Pad Building Floor Plan  
*Suite A: 1,132 SF Available*



1 EXISTING ENTRY LEVEL FLOOR PLAN  
3,883 SQFT GROSS MEASURED AREA

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### Trabuco Plaza Tenant Directory

Total GLA: 24,080 SF

NO.	TENANT	(SF)
100	Farmers Grocer	1,600
110	Wooltari USA	1,666
115	Northwood Animal Care	5,760
130	Dream Pet Grooming	773
135	Pizza Restaurant	800
140	Seoul Haus Korean Restaurant	1,200
145	Dry Cleaner	1,200
150	Kija Hair Salon	1,200
155	Ranch Market & Cafe	2,000
170-180	Bio Plus Pharmacy	1,633
185	Barber	760
190	Asia Express	400
<b>Pad Building 13955</b>		
Suite A	Available	1,132
Suite B	Chicken Restaurant Coming Soon!	1,175
Suite C	Tutoring Coming Soon!	1,586



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