

JEFFREY OFFICE PARK

1000 Roosevelt, Irvine, CA 92620



AVAILABLE SF:	2,480 SF
LEASE RATE:	\$2.28 SF/Month (MG)
LOT SIZE:	0.05 Acres
BUILDING SIZE:	2,480 SF
BUILDING CLASS:	A
ZONING:	Office
SUB MARKET:	Irvine
CROSS STREETS:	Roosevelt & Jeffrey Rd

PROPERTY OVERVIEW

Ready to move in unit in a great Irvine location, conveniently located next to the 5 and 405 freeways, 133/241/261 toll roads.

PROPERTY FEATURES

- Built out space ready for occupancy
- Excellent visibility and freeway access
- Outstanding Location
- Highly Visible Building intersecting Jeffrey Rd. & Roosevelt Ave.

KW COMMERCIAL
4010 Barranca Parkway,
Suite 100
Irvine, CA 92604

NESRINE ELJOR
Director
949.307.5533
nissa@kwcommercial.com
BRE #01948739

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

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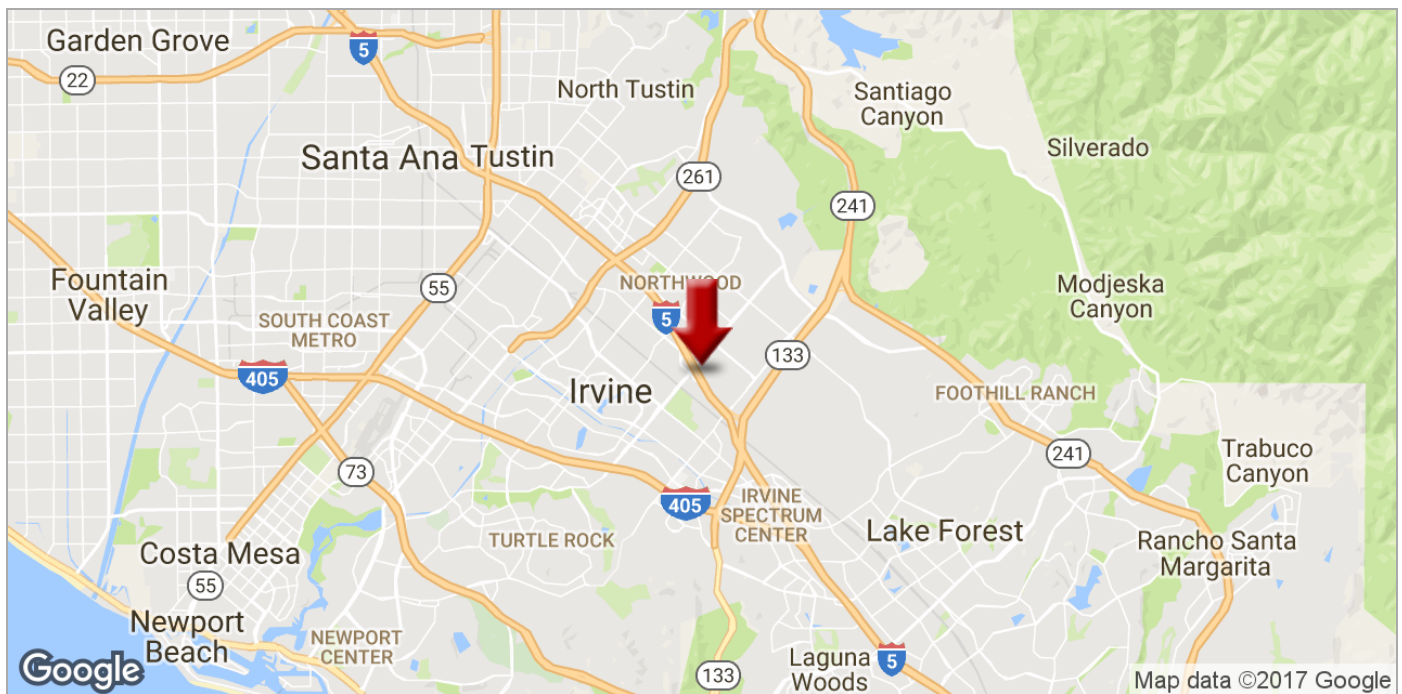
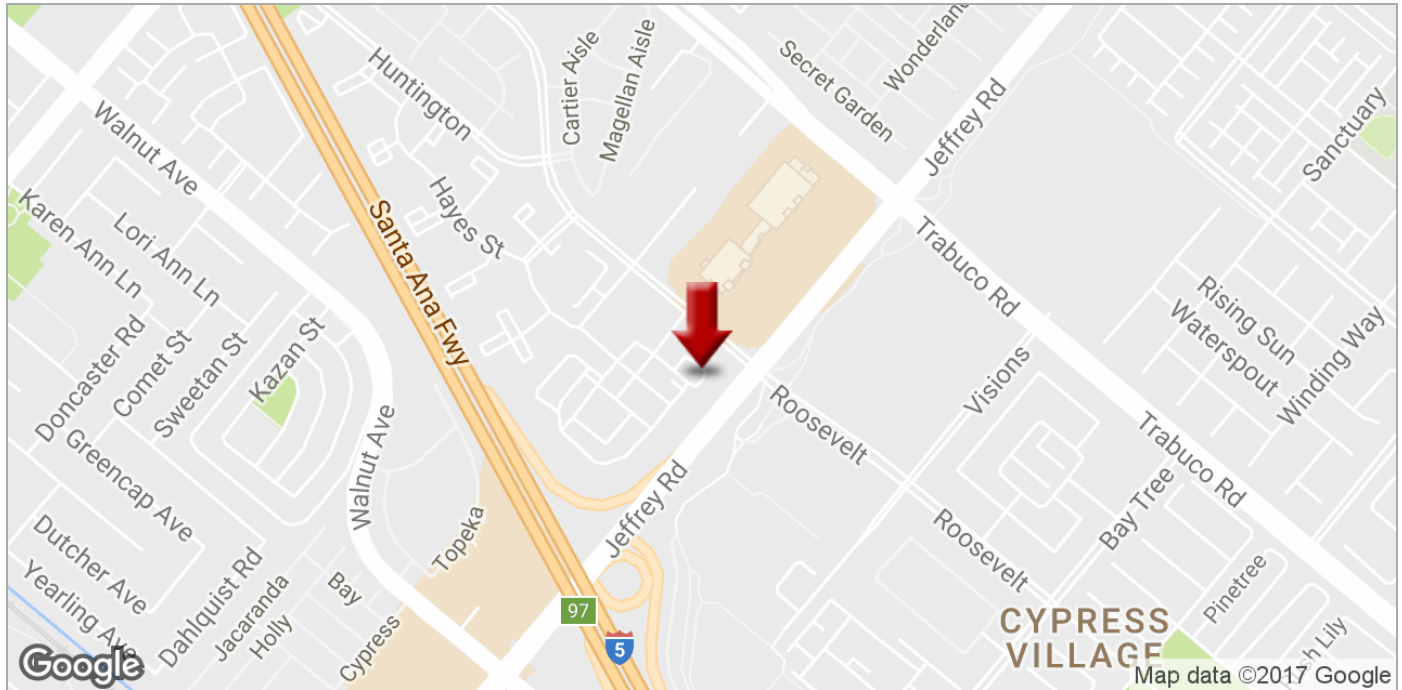
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www.heccre.com

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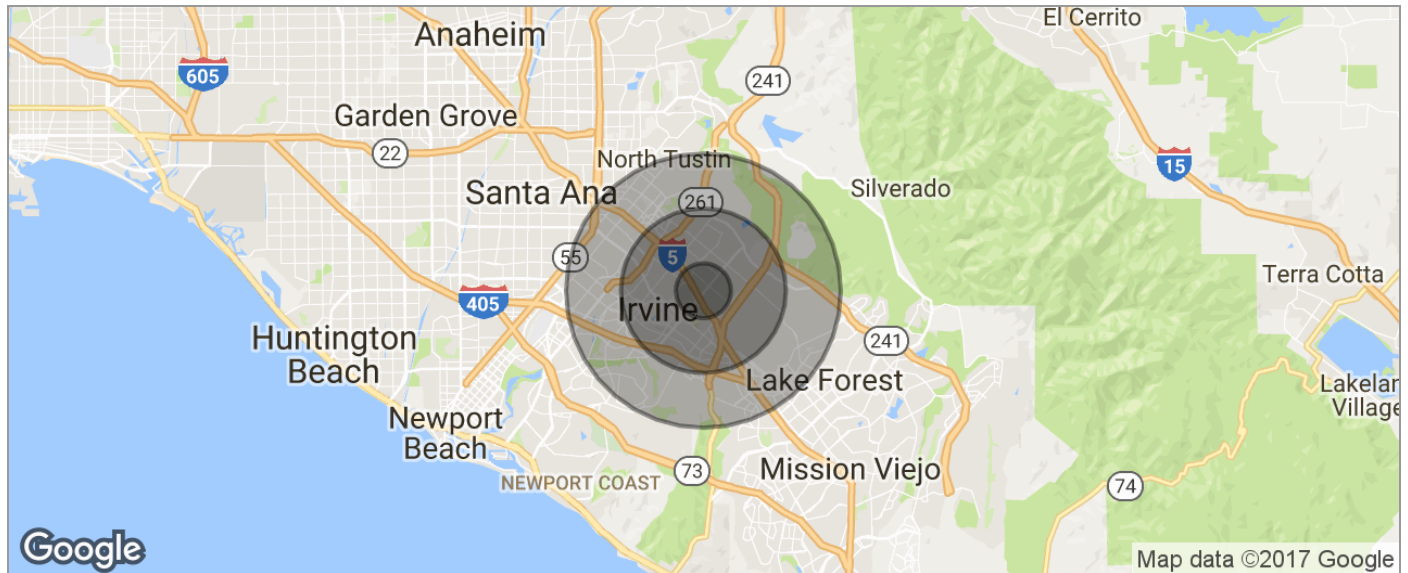
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,883	116,950	258,514
MEDIAN AGE	37.0	37.2	37.2
MEDIAN AGE (MALE)	36.3	36.3	36.3
MEDIAN AGE (FEMALE)	37.7	37.8	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,179	43,971	94,601
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$102,653	\$110,998	\$113,213
AVERAGE HOUSE VALUE	\$564,013	\$666,368	\$671,302
RACE	1 MILE	3 MILES	5 MILES
% WHITE	58.4%	55.8%	57.7%
% BLACK	1.4%	1.9%	2.0%
% ASIAN	34.2%	36.4%	31.6%
% HAWAIIAN	0.2%	0.2%	0.3%
% INDIAN	0.7%	0.2%	0.3%
% OTHER	1.5%	2.1%	4.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	12.0%	9.5%	13.6%

* Demographic data derived from 2010 US Census

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