

TAWA Orange Tree



5408 WALNUT AVE, IRVINE, CA 92618



DEMOGRAPHICS

(2024 CoStar Group based on a 5 mile radius)

\$134,629

Average Household Income

39.2

Median Age

378,184

Population

136,285

Households

Located at the I-5 Freeway and Jeffrey Road, TAWA Orange Tree is located in the densely populated city of Irvine, CA. Anchored by a highly productive 99 Ranch Market, the center has co-tenancy with elevated international, national and regional tenants such as Chase Bank, Bafang Dumpling, KinderCare and Jiang Nan.

This retail center attracts customers from Orange County's fastest growing commercial and residential community, Irvine Spectrum district, home to companies such as Verizon, KPMG, Mazda, Taco Bell and more. In addition, the nearby Orange County Great Park will have 10K homes once completed, with an average home value price of \$1M. Top schools such as Irvine Valley College (16,000+ students), Irvine High School (1,700+ students), Woodbridge High School (2,200+ students) and Beckman High School (2,800+ students) are all located within a 1-mile radius.

Irvine truly has it all and has become a destination for best in class dining, shopping, resort-like recreation, world-class education and beautiful residential and apartment communities and office parks. TAWA Orange Tree is proud to be part of this rapidly growing community.





**SUNNY
SKIES
TERRACE**