

## IN THE CENTER OF IT ALL:

- Irvine Spectrum is one of the premier workplace communities in the U.S.
- Offers access to a broad knowledge-based workforce
- More than 80,000 employees and 3,500 companies in Irvine Spectrum
- Home to notable companies including Alcon, Amazon, Asics, Blizzard Entertainment, Canon, The Capital Group, CoreLogic, KPMG, Mazda, Nissan, Taco Bell, Toshiba, Verizon Wireless and WATG
- Multi-modal transportation plan provides unique access to the I-405, I-5 and Highways 133 and 241 for Los Angeles, San Diego Inland Empire and Orange County commuters
- An abundance of restaurants, shopping and entertainment, including the 1.2M sq. ft. Irvine Spectrum Center, help companies attract and engage employees
- 13,740 residents within walking distance to shops, dining and entertainment at Irvine Spectrum Center
- Direct access to permanent open space on The Irvine Ranch, including biking trails, parks and golf courses, make it the ultimate walkable, bikable, sustainable destination
- State-of-the-art medical facilities to expand as technologies evolve and the community grows

# OFFICING IN IRVINE SPECTRUM

DEMOGRAPHICS <sup>1</sup>	3-MILE	5-MILE	7-MILE
Population	61,890	293,965	557,267
Households	25,667	110,878	208,158
Average Ages	42.2	40.0	38.9
Bachelor's Degree or Higher (%)	54.1%	52.3%	54.3%

HOUSEHOLDS BY INCOME <sup>1</sup>	3-MILE	5-MILE	7-MILE
Average Household Income	\$106,119	\$104,434	\$112,228
Per Capita Income	\$40,458	\$37,428	\$39,861
Households \$100,000+ (%)	38.6%	40.0%	42.9%

## IRVINE SPECTRUM FUTURE GROWTH<sup>2</sup>:

- 4.9M square feet of future office development will increase the Irvine Spectrum office population to 100,000
- Within five miles of 200 Spectrum Center there are approximately 26,000 homes (apartments and residential) remaining to be built, generating a population of almost 70,000 new residents



<b>TOP INDUSTRY GROUPS REPRESENTED IN IRVINE SPECTRUM<sup>3</sup></b>	<b>%</b>
Computers/Software/Gaming	22%
Professional Services (Includes Law Firms and Accountants)	19%
Business Services	16%
Manufacturing	15%
Financial Institutions	7%
Personal Services	6%
Retailers/Wholesalers	6%
Engineers/Architects	4%

### **CITY OF IRVINE FACTS & RECOGNITIONS:**

- Irvine has ranked Safest City in America for its size for the 9th straight year<sup>4</sup>
- Ranked 6th on Money magazine's list of Best Places to Live, Aug. 2012
- Ranked Best City to Live In by the Orange County Register's annual "The Best of Orange County," Sept. 2013
- Ranked 6th by Forbes among U.S. cities with the Happiest Young Professionals based on work-life balance, work environment, job resources, compensation, and growth opportunities, Sept. 2012
- Ranked 7th fastest-growing city in California in 2012
- Irvine accounted for 55% of all Orange County new home deals in 2012
- One of the largest and most successful master-planned urban communities in the U.S. with a balanced mix of housing, employment centers, retail and open space
- Irvine schools rank among the best in Orange County, the state of California and the United States. On California's most recent Academic Performance Index, Irvine Unified School District posted a district-wide score of 936 out of 1,000
- Initially built around the University of California at Irvine (UCI) – now one of the highest ranking state Universities in the nation – the City of Irvine has created an environment that enables high academic achievement from pre-K through doctoral programs

### **OFFICING IN ORANGE COUNTY:**

- Forbes magazine's "2013 Best Places for Business" placed Orange County 97th out of 200 metro areas<sup>5</sup>
- Orange County is the sixth largest county in the nation, with more residents than 20 of the country's states, including Mississippi, Arkansas, Kansas, Utah and Nevada<sup>6</sup>
- At 1.55 million jobs in December 2013 – of which 5.2% are unemployed compared to 7.9% in California and 6.5% in the U.S. – Orange County is on its way to exceed employment levels not seen since before the recession<sup>7</sup>
- Long-range projections anticipate 1.78 million jobs by 2035, an increase of 19% from 2010 and growing at a faster rate than the county's population growth (13%) over the same period<sup>8</sup>
- Among 10 key industries in Orange County, eight saw job growth in 2013, which include Biomedical – with the fastest growth rate (+10%), Computer Hardware, Tourism, Construction, Business & Professional Services, Health Services, Computer Software and Defense & Aerospace<sup>9</sup>

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1. Stoffel & Associates Report, 2014
  2. Neilsen-Claritas 2013, Irvine Company
  3. CoStar Tenant
  4. FBI statistics on violent crime for cities with a population of more than 100,000 residents, June 2013
  5. Forbes, The Best Places for Business and Careers, August 17, 2013
  6. U.S. Census Bureau, Population Estimates Program, Vintage 2012 County Population Datasets, CO-EST2012-alldata
  7. Orange County Business Council, Orange County Community Indicators Report, 2014
  8. Center for Demographic Research, California State University, Fullerton, Orange County Projections 2010 Modified
  9. California Employment Development Department

## **NOW LEASING FOR EARLY 2016 OCCUPANCY**

For Leasing Information,  
visit **200SpectrumCenter.com**  
or call **949.720.2550**

