



# OFFICING IN IRVINE SPECTRUM

## IN THE CENTER OF IT ALL:

- Irvine Spectrum is one of the premier workplace communities in the U.S. with access to a unique and expansive knowledge-based workforce
- Home to notable companies including Alcon, Allergan, Amazon, Asics, Billabong, Blizzard Entertainment, Broadcom, CoreLogic, Cylance, Ford, Kelley Blue Book, KPMG, Mazda, Smile Brands, Taco Bell, Verizon
- 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
- 13,740 residents within walking distance to shops, dining and entertainment at the 1.2M sq. ft. Irvine Spectrum Center
- Direct access to permanent open space on The Irvine Ranch, with biking trails, parks and golf courses, make it the ultimate walkable, bikable and sustainable destination
- Two state-of-the-art medical facilities accommodates the growing community

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

- 1.3M sq. ft. of future office development will increase the Irvine Spectrum office population to 100,000
- Within five miles of Irvine Spectrum there are approximately 26,000 homes (apartments and residential) remaining to be built, generating a population of almost 70,000 new residents

IRVINE SPECTRUM STATISTICS <sup>1</sup>	
Leased %	92.4%
Development Projects Square Footage	8 1.3M Sq. Ft.
Number of Employees (1.5 mile radius)	49,307
Number of Companies (1.5 mile radius)	2,675

TOP INDUSTRY GROUPS REPRESENTED IN IRVINE SPECTRUM <sup>2</sup>	
Retail Trade/Sales	24%
Professional, Scientific, & Tech Services	21%
Finance & Insurance	18%
Healthcare & Social Assistance	10%
Legal Services	6%

DEMOGRAPHICS <sup>2</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>2</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%



# OFFICING IN IRVINE SPECTRUM

## CITY OF IRVINE FACTS & RECOGNITIONS:

- Safest Big City in U.S. with population of 250,000 or more persons<sup>4</sup>
- Irvine has ranked Safest City in America for 11<sup>th</sup> straight year with population of more than 100,000 residents<sup>4</sup>
- Ranked 6<sup>th</sup> on Money magazine's list of Best Places to Live, Aug. 2012
- Ranked Best City to Live In by Orange County Register's annual "The Best of Orange County," Sept. 2013
- Ranked 6<sup>th</sup> by Forbes among U.S. cities with the Happiest Young Professionals based on work-life balance, work environment, job resources, compensation, growth opportunities, Sept. 2012
- Ranked 7th fastest-growing city in California 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 program

## 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>

1. CoStar Group Report, August 9, 2017
2. Esri Total Residential Population Forecasts for 2017
3. FBI Crime Statistics, 2015
4. Forbes, The Best Places for Business and Careers, August 17, 2013
5. U.S. Census Bureau, Population Estimates Program, Vintage 2012 County Population Datasets, CO-EST2012-alldata
6. Orange County Business Council, Orange County Community Indicators Report, 2014
7. Center for Demographic Research, California State University, Fullerton, Orange County Projections 2010 Modified
8. California Employment Development Department