

CAMPUS PLAZA

4501 - 4547 Campus Dr. | Irvine, CA 92612 **79,344 SF** Gross Leasable Area

- Draws customers from University of California, Irvine (UCI) with 37,000+ students and 17,200+ faculty/staff
- UCI on-campus student housing within walking distance
- Caters to professionals working in UCI Research Park:
 2.2 million sf workplace community, home to companies such as Acorns, Toshiba, Cisco, Intel, Paciolan, Skyworks Solutions, and UCI Beall Applied Innovation @ the Cove
- Within walking distance from University High School (2,300+ students)

KEY TENANTS

Albertsons Happy Nails & Spa Hen House Mediterranean Grill Jersey Mike's Subs Starbucks Coffee Taquiero Taco Patio

AVERAGE DAILY TRAFFIC COUNTS

14,000 Campus Dr. at California Ave.



135,000+ POPULATION

0+ 193,000+ ON DAYTIME POPULATION

34

LATION MEDIAN AGE

\$1.1 million+

HOME VALUE

\$147,000+

AVERAGE HOUSEHOLD INCOME

For leasing information, call Irvine Company at 949.720.2535



CAMPUS PLAZA

Irvine, California



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All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.

