



# 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  
Taquero Taco Patio

## AVERAGE DAILY TRAFFIC COUNTS

**14,000**

Campus Dr. at California Ave.

## DEMOGRAPHICS

3 MILE RADIUS

**135,000+**

POPULATION

**193,000+**

DAYTIME POPULATION

**34**

MEDIAN AGE

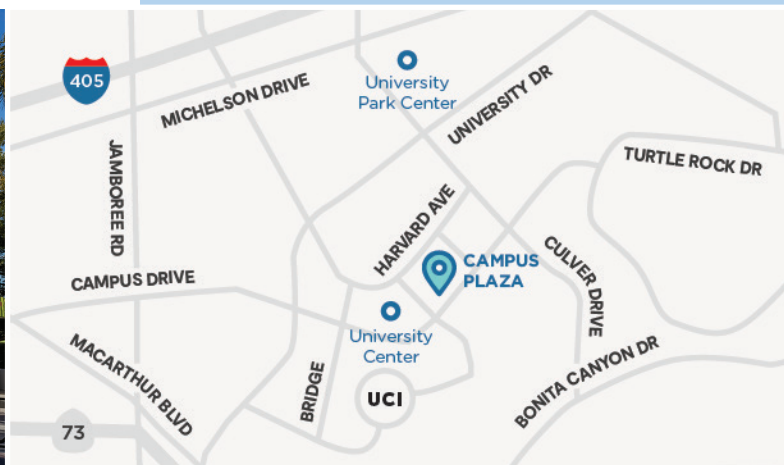
**\$1.1 million+**

AVERAGE  
HOME VALUE

**\$147,000+**

AVERAGE  
HOUSEHOLD INCOME

For leasing information,  
call Irvine Company at 949.720.2535



Irvine, California



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