

# Campus Plaza

4501 - 4547 CAMPUS DRIVE | IRVINE, CA 92612

## 79,347 SF GROSS LEASABLE AREA | 19 MERCHANTS

University-centric and vibrantly walkable. Located steps from the University of California, Irvine, this center provides a consistent, built-in audience of more than 36K students and faculty. This daily activity is bolstered by the adjacent UCI Research Park, a 2.2M SF workplace campus. The center also benefits from its proximity to high-net-worth residential neighborhoods of Turtle Rock and Turtle Ridge.

## KEY STATISTICS

**2.9M**

Annual Visits  
3X Visitor Frequency<sub>4</sub>

**34**

Average  
Age<sub>1</sub>

**27%**

Higher Spend on Retail Goods  
Vs. the National Avg.<sub>2</sub>

**221K**

Total  
Population<sub>2</sub>

**\$158K**

Average Household Income  
36% Higher than the National Avg.<sub>2</sub>

**36%**

Higher Spend on Food  
Vs. the National Avg.<sub>2</sub>

**58%**

Family  
Households<sub>1</sub>

**\$1.3M**

Average Home Value  
173% Higher than the National Avg.<sub>2</sub>

**41%**

Higher Spend on Health  
and Wellness  
Vs. the National Avg.<sub>2</sub>

## NOTABLE TENANTS



**HAPPY  
NAILS & SPA**



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