

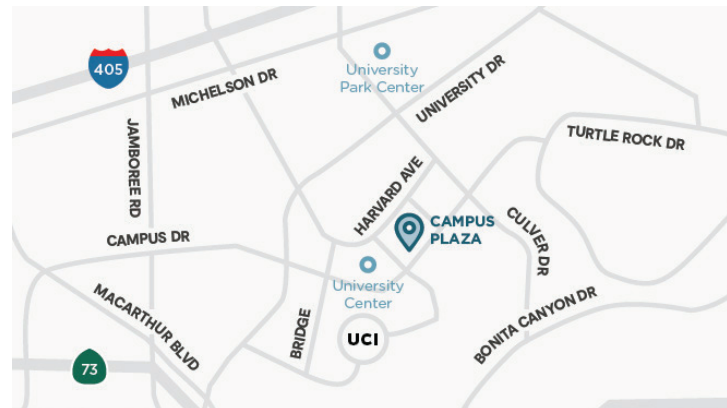
# CAMPUS PLAZA

4501 - 4547 CAMPUS DRIVE | IRVINE, CA 92612



## 79,344 SF GROSS LEASABLE AREA

- Draws customers from University of California, Irvine (UCI) with 37,000+ students and 18,000+ 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 Toshiba, Medtronic, Skyworks Solutions, Seegene Technologies and UCI Beall Applied Innovation @ The Cove.
- Within walking distance from University High School (2,000+ students).
- Adjacent to Turtle Rock and Turtle Ridge®.
- With a high walk score rating, this area is extremely pedestrian-friendly, making it very convenient to accomplish most errands on foot.



## KEY TENANTS

Albertsons	Jersey Mike's Subs
Happy Nails & Spa	Starbucks Coffee
Hen House	Sgt. Pepperoni's Pizza Store
Mediterranean Grill	

## DEMOGRAPHICS (3 MILE RADIUS)

**13,000**  
AVG DAILY TRAFFIC

**32**  
MEDIAN AGE

**141,000+**  
POPULATION

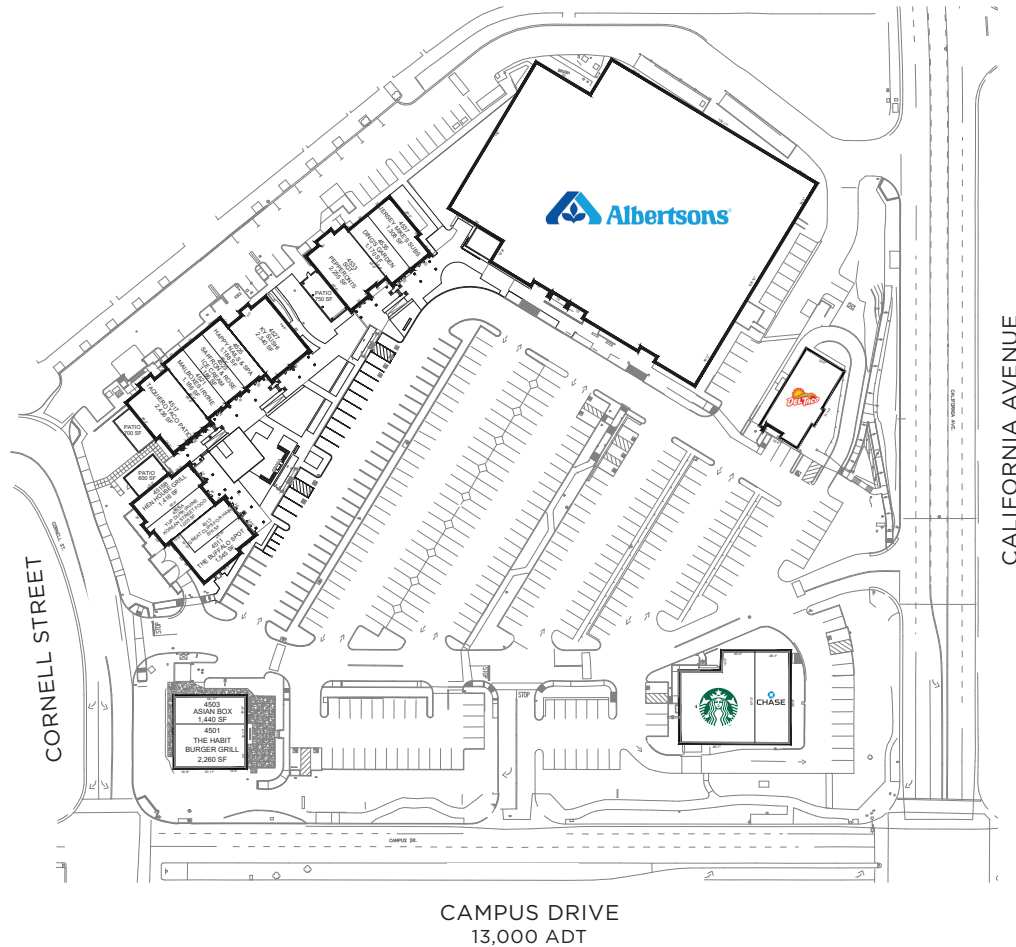
**\$1.2 million+**  
AVG HOME VALUE

**215,000+**  
DAYTIME POPULATION

**\$165,000+**  
AVG HOUSEHOLD INCOME

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