

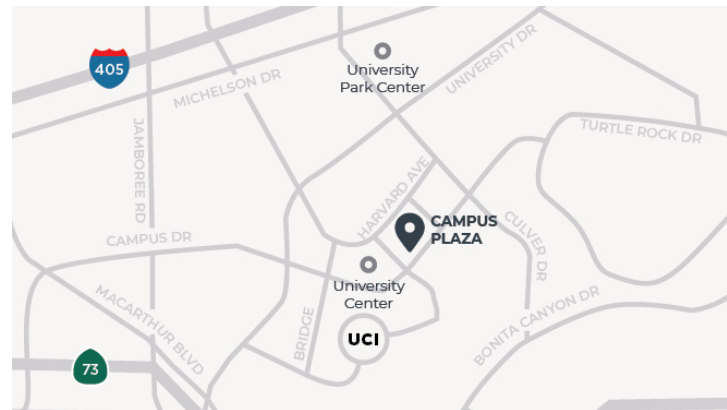
Campus Plaza

4501 - 4547 CAMPUS DRIVE | IRVINE, CA 92612



79,344 SF GROSS LEASABLE AREA

- Campus Plaza is a Community Hub Center designed to be a vibrant, central gathering place that fosters a strong sense of connection and belonging.
- Draws a desirable customer base from University of California, Irvine (UCI) with 36,000+ students and 3,800+ faculty/staff.
- More than 14,000 UCI students live within a 20-minute walking distance.
- Caters to professionals working in UCI Research Park: 2.2 million square foot workplace community, home to companies such as Toshiba, Medtronic, Skyworks Solutions, Seegene Technologies, Willow Laboratories, and UCI Beall Applied Innovation @ The Cove.
- Within walking distance from University High School (2,000+ students).
- Adjacent to the affluent Turtle Rock and Turtle Ridge® communities.
- With a high biking and walking score rating, this area provides unparalleled convenience in completing most errands within close proximity.



KEY TENANTS

Albertsons

Happy Nails & Spa

I Heart Pancakes

Jersey Mike's Subs

Starbucks Coffee

Sgt. Pepperoni's Pizza Store

TOTAL TRADE AREA DEMOGRAPHICS

2.6M

Annual Visits₁

226K

Total
Population₂

34

Average
Age₂

\$162K

Avg Household Income₂

45%

Higher Spend on Food₂
Vs. the National Average

35%

Higher Spend on Retail Goods₂
Vs. the National Average

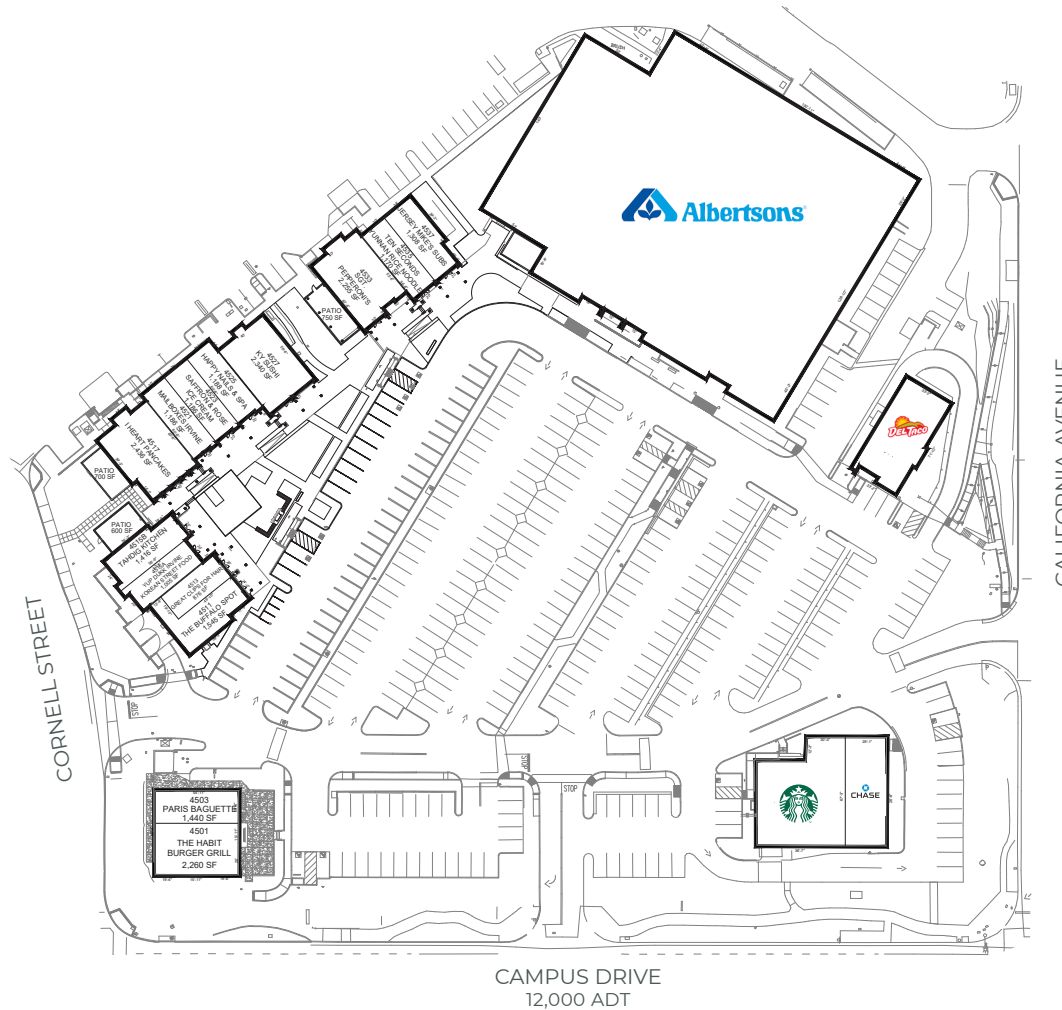
Total = 70% of visits

Sources: (1) Placer.ai, (2) Esri 2024

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FOR MORE INFORMATION, VISIT IRVINECOMPANYRETAIL.COM

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