

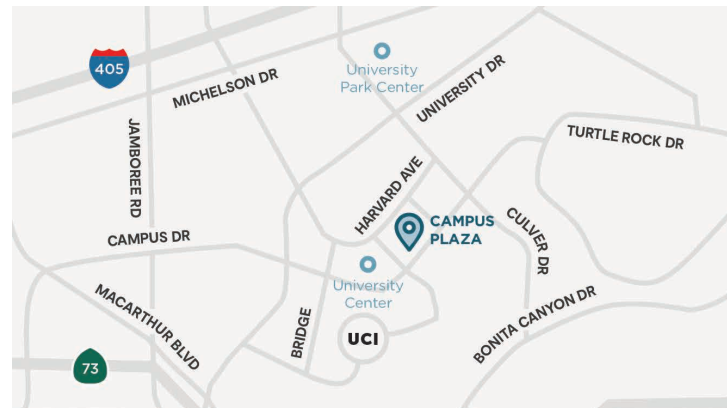
# CAMPUS PLAZA

4501 - 4547 CAMPUS DRIVE | IRVINE, CA 92612



## 79,344 SF GROSS LEASABLE AREA

- Draws customers from University of California, Irvine (UCI) with 36,000+ students and 18,000+ faculty/staff.
- More than 14,000 UCI students live 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 walking score of 84 and bike score of 98, 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
Mediterranean Grill	Pizza Store

## DEMOGRAPHICS (3 MILE RADIUS)

<b>12,000</b> AVG DAILY TRAFFIC	<b>33</b> MEDIAN AGE
<b>143,000+</b> POPULATION	<b>\$1.3 million+</b> AVG HOME VALUE
<b>227,000+</b> DAYTIME POPULATION	<b>\$162,000+</b> AVG HOUSEHOLD INCOME

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