

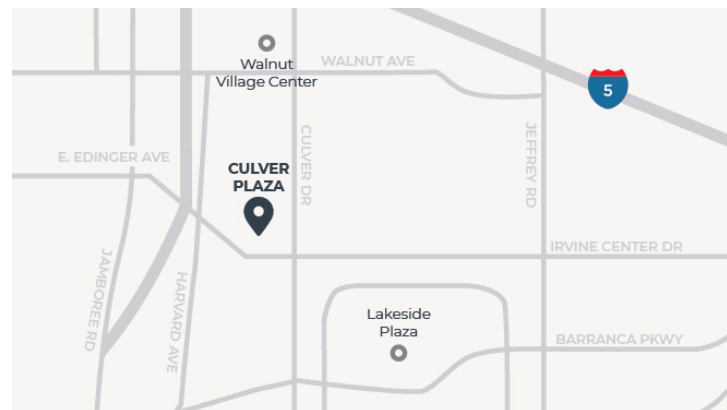
Culver Plaza

15275 - 15459 CULVER DRIVE | IRVINE, CA 92604



283,144 SF GROSS LEASABLE AREA

- Culver Plaza is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- Situated within the established residential communities of Westpark™, Woodbridge Village and Walnut Village, with average home values of over \$1.2 million₂.
- Immediately surrounded by four Irvine Company-owned apartment communities totaling nearly 1,000 apartment homes.
- Serves the thriving retail and business area of West Irvine that includes 2.1 million square foot of Irvine Company-owned office and industrial workplace communities, all within two miles of the center - home to companies such as Kia Motors and Toshiba America Medical Systems.
- Minutes from the Tustin Legacy development.
- With a high walking score rating, this area is extremely pedestrian friendly, making it very convenient to accomplish most errands by foot.



KEY TENANTS

99 Ranch Market
BevMo!
Chase Bank
CVS Pharmacy

Meizhou Dongpo
Nick the Greek
Panda Express
Petco

TRADE AREA DEMOGRAPHICS

(TOTAL)

4.3M

Annual Visits₁

591K

Total
Population₂

36

Average
Age₂

(PRIMARY)

\$161K

Avg Household Income₂

41%

Higher Spend on Food₂
Vs. the National Average

34%

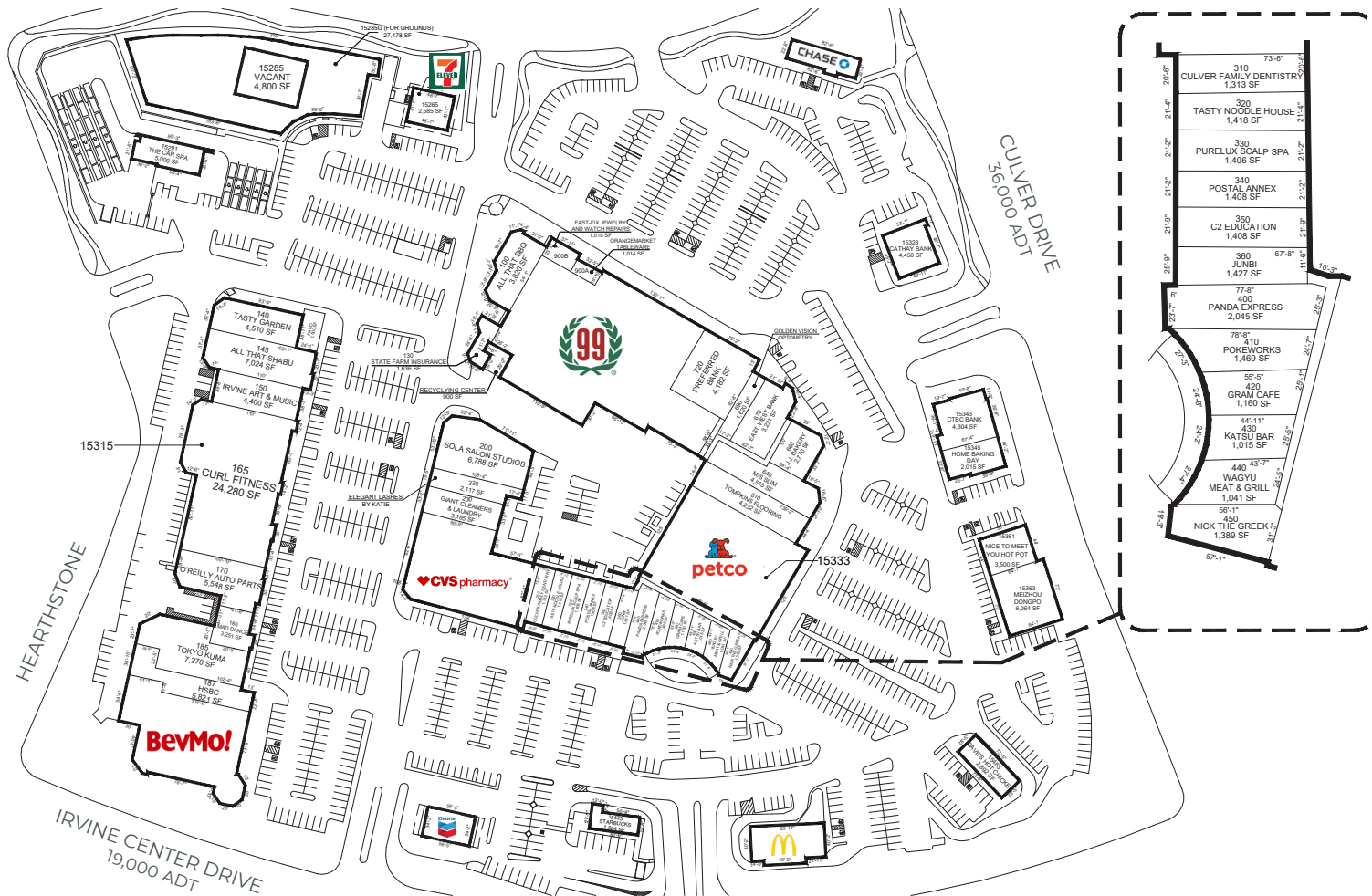
Higher Spend on Retail Goods₂
Vs. the National Average

Total = 70% of visits; Primary = 30% of visits

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

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FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)

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