

# **CULVER PLAZA**

15275 - 15459 Culver Dr. | Irvine, CA 92604 288,976 SF Gross Leasable Area

- Situated within the established residential communities of Westpark<sup>™</sup>, Woodbridge Village and Walnut Village, with average home values of over \$920,000 in these neighborhoods
- 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 sf of Irvine Companyowned office and industrial workplace communities, all within two miles of the center - home to companies such as Kia Motors, Toshiba American Medical Systems and others
- Minutes from the growing Tustin Legacy development

#### **KEY TENANTS**

Meizhou Dongpo 99 Ranch Market Sam Woo Restaurant BevMo! CVS Pharmacy Pokeworks

#### AVERAGE DAILY TRAFFIC COUNTS

**40,000** Culver Dr. at Irvine Center Dr.

**25,000** Irvine Center Dr. at Culver Dr.

> **65,000** Total

DEMOGRAPHICS 3 MILE RADIUS

200,000+ POPULATION D

225,000+ DAYTIME POPULATION

**37** MEDIAN AGE

PULATION D

### DATTIME FOFULATION

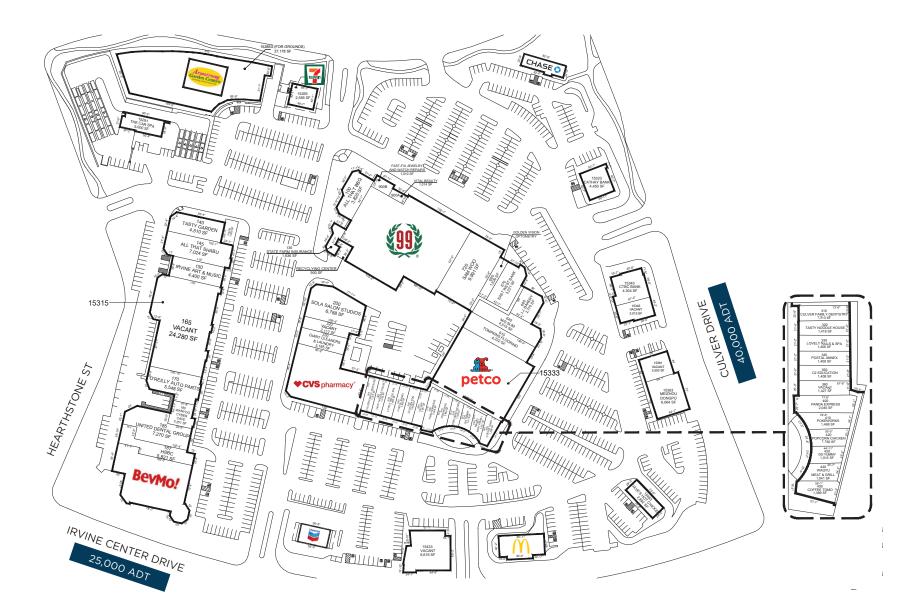
\$886,000+ AVERAGE HOME VALUE \$134,000+ AVERAGE HOUSEHOLD INCOME

For leasing information, call Irvine Company at 949.720.2535



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Irvine, California



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