

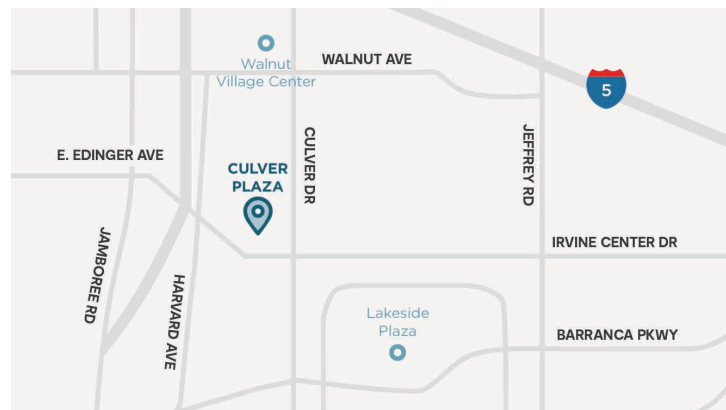
CULVER PLAZA

15275 - 15459 CULVER DRIVE | IRVINE, CA 92604



288,976 SF GROSS LEASABLE AREA

- Situated within the established residential communities of Westpark™, Woodbridge Village and Walnut Village, with average home values of over \$900,000+.
- 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 Company-owned office and industrial workplace communities, all within two miles of the center - home to companies such as Kia Motors, Toshiba America Medical Systems, and others.
- Minutes from the growing Tustin Legacy development.
- With a high walk score rating, this area is extremely pedestrian-friendly, making it very convenient to accomplish most errands on foot.



KEY TENANTS

- | | |
|-----------------|-----------------|
| 99 Ranch Market | Home Baking Day |
| BevMo! | Meizhou Dongpo |
| Chase Bank | Panda Express |
| CVS Pharmacy | Petco |

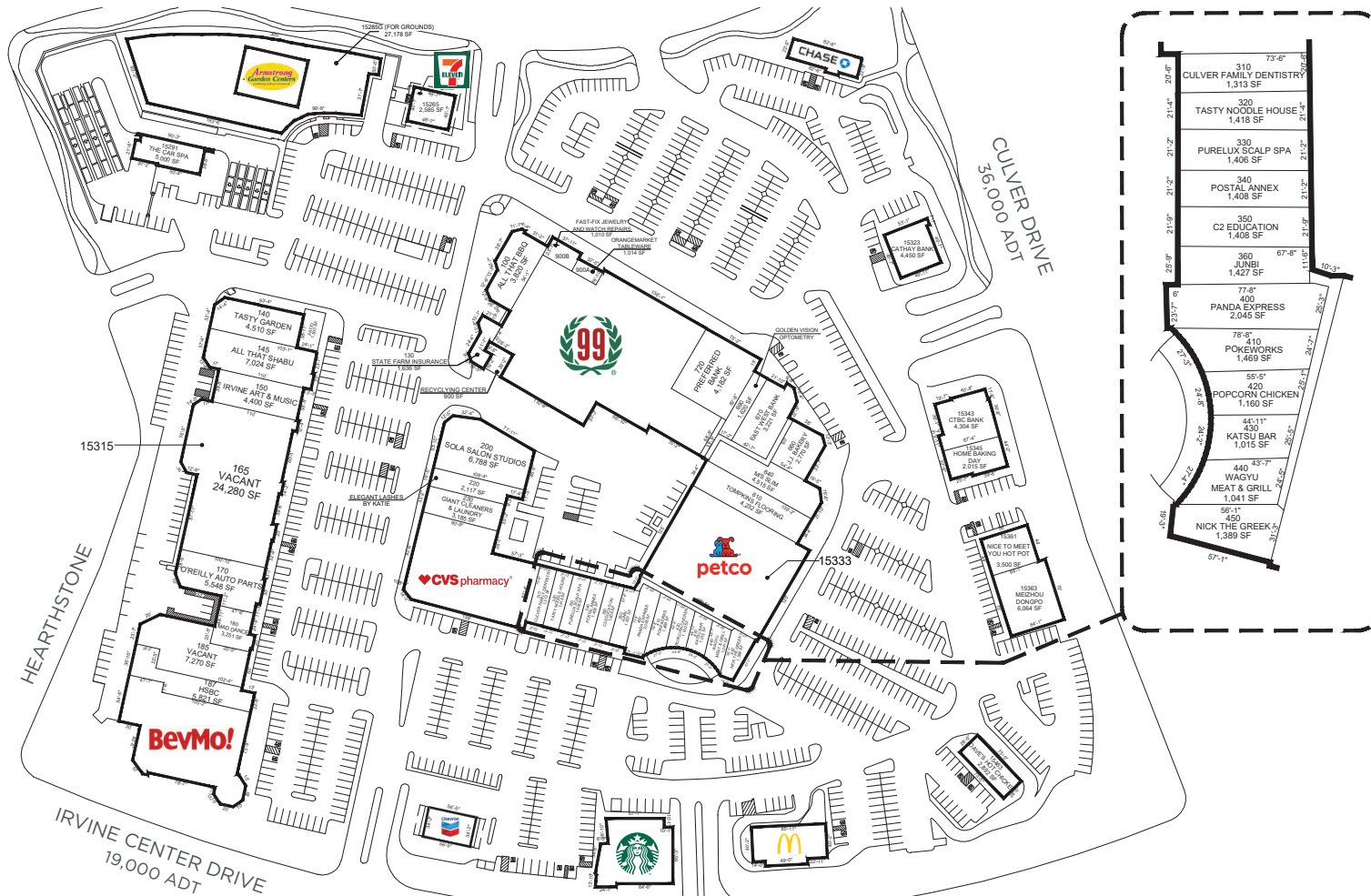
DEMOGRAPHICS (3 MILE RADIUS)

- | | |
|---------------------------------------|---|
| 55,000
AVG DAILY TRAFFIC | 37
MEDIAN AGE |
| 211,000+
POPULATION | \$1 million+
AVG HOME VALUE |
| 229,000+
DAYTIME POPULATION | \$153,000+
AVG HOUSEHOLD INCOME |



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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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