

Culver Plaza

15275 - 15459 CULVER DRIVE | IRVINE, CA 92604

282,786 SF GROSS LEASABLE AREA | 48 MERCHANTS

Community and culture shape a diverse discovery experience, serving three established residential neighborhoods (Northwood, Northwood Village, and Northpoint) where average home values exceed \$1.2M₃ and nearby Irvine Company apartment communities totaling nearly 1K homes. Daily activity is reinforced by the nearby Northwood High School campus, drawing a steady flow of students and families. The center also serves a vibrant professional population: 2.1M SF of premium office and industrial space occupied by corporate leaders such as Kia Motors and Toshiba America Medical Systems.

KEY STATISTICS

4.5M Annual Visits 5X Visitor Frequency ₄	35 Average Age ₁	26% Higher Spend on Retail Goods Vs. the National Avg. ₂
513K Total Population ₂	\$157K Average Household Income 35% Higher than the National Avg. ₂	32% Higher Spend on Food Vs. the National Avg. ₂
68% Family Households ₂	\$1.1M Average Home Value 141% Higher than the National Avg. ₂	42% Higher Spend on Health and Wellness Vs. the National Avg. ₂

Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

NOTABLE TENANTS



