

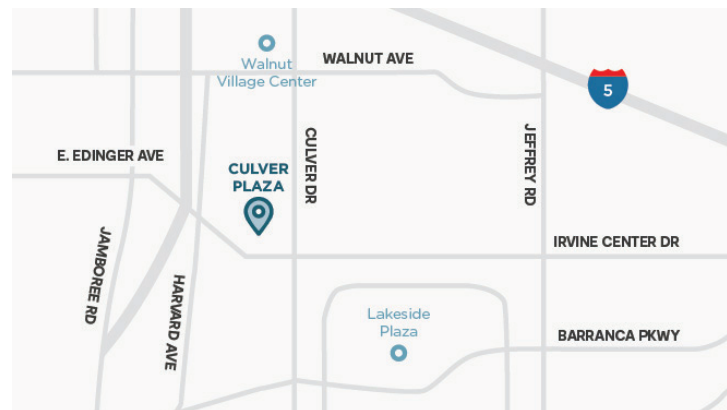
# CULVER PLAZA

15275 - 15459 CULVER DRIVE | IRVINE, CA 92604



## 288,746 SF GROSS LEASABLE AREA

- Situated within the established residential communities of Westpark™, Woodbridge Village and Walnut Village, with average home values of over \$920,000.
- 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	Meizhou Dongpo
BevMo!	Panda Express
Chase Bank	Petco
CVS Pharmacy	Pokeworks

### DEMOGRAPHICS (3 MILE RADIUS)

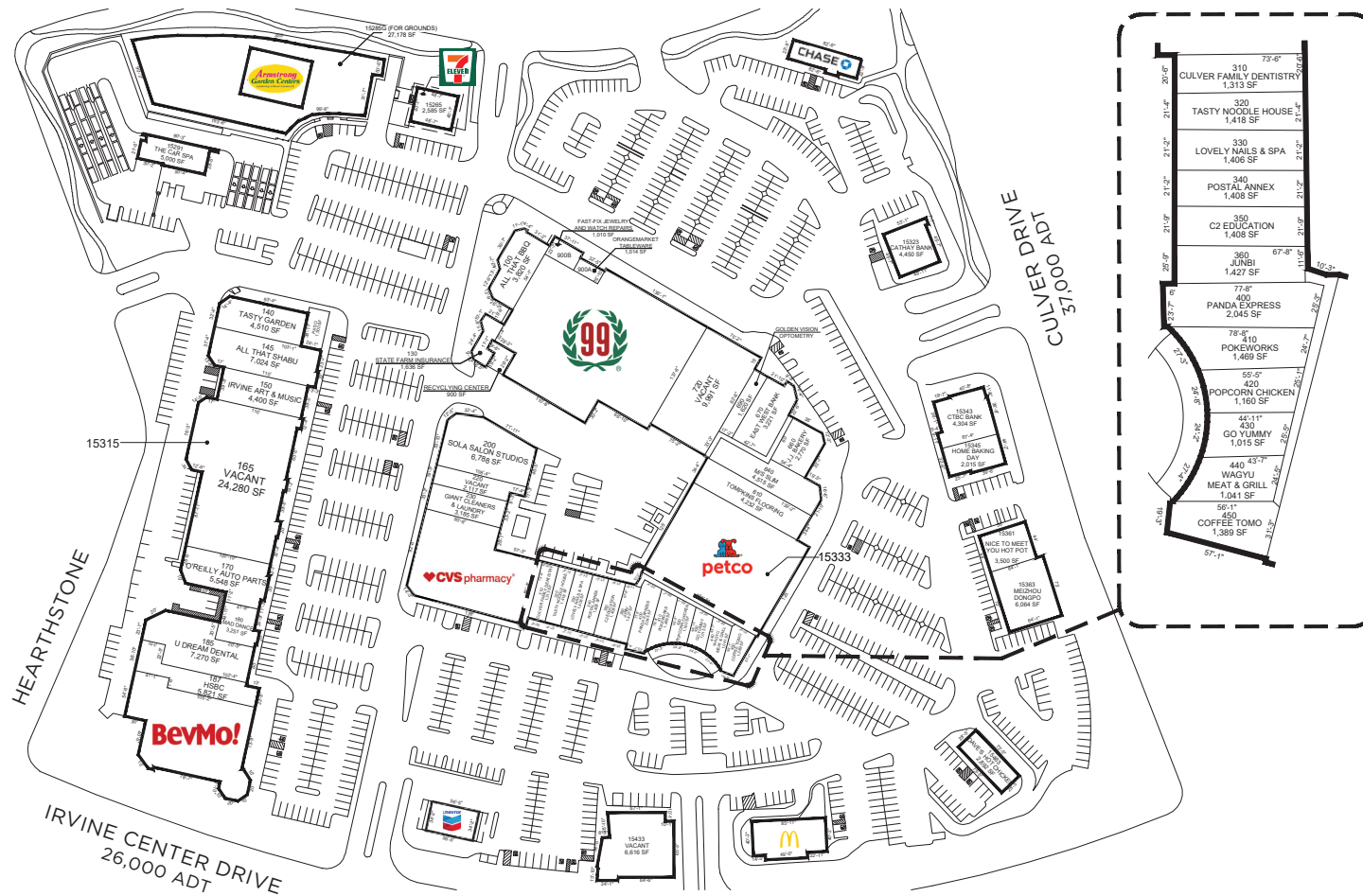
<b>63,000</b> AVG DAILY TRAFFIC	<b>37</b> MEDIAN AGE
<b>208,000+</b> POPULATION	<b>\$915,000+</b> AVG HOME VALUE
<b>225,000+</b> DAYTIME POPULATION	<b>\$156,000+</b> AVG HOUSEHOLD INCOME



**IRVINE COMPANY**  
RETAIL PROPERTIES

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[IRVINECOMPANYRETAIL.COM](http://IRVINECOMPANYRETAIL.COM) / FOR LEASING INFORMATION, CALL 949.720.2535

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