

PARKVIEW CENTER

5301 - 5401 UNIVERSITY DRIVE | IRVINE, CA 92612



72,113 SF GROSS LEASABLE AREA

- Located directly south of the I-405 freeway off University Dr./Jeffrey Rd.
- Serves affluent Turtle Rock and Shady Canyon communities.
- Directly across from popular attractions Strawberry Farms Golf Club and Tanaka Farms.
- Recreation areas nearby include William R. Mason Regional Park and Quail Hill Preserve/ Bommer Canyon, which are both popular destinations among walkers, hikers, bicyclists and other outdoor enthusiasts throughout Orange County.
- Renovated in 2020.



KEY TENANTS

Cathay Bank	Speedway Gas Station
Irvine Veterinary Services	Starbucks Coffee
Photasia	Zion Mart

DEMOGRAPHICS (3 MILE RADIUS)

50,000

AVG DAILY TRAFFIC

33

MEDIAN AGE

168,000+

POPULATION

\$1 million+

AVG HOME VALUE

197,000+

DAYTIME POPULATION

\$157,000+

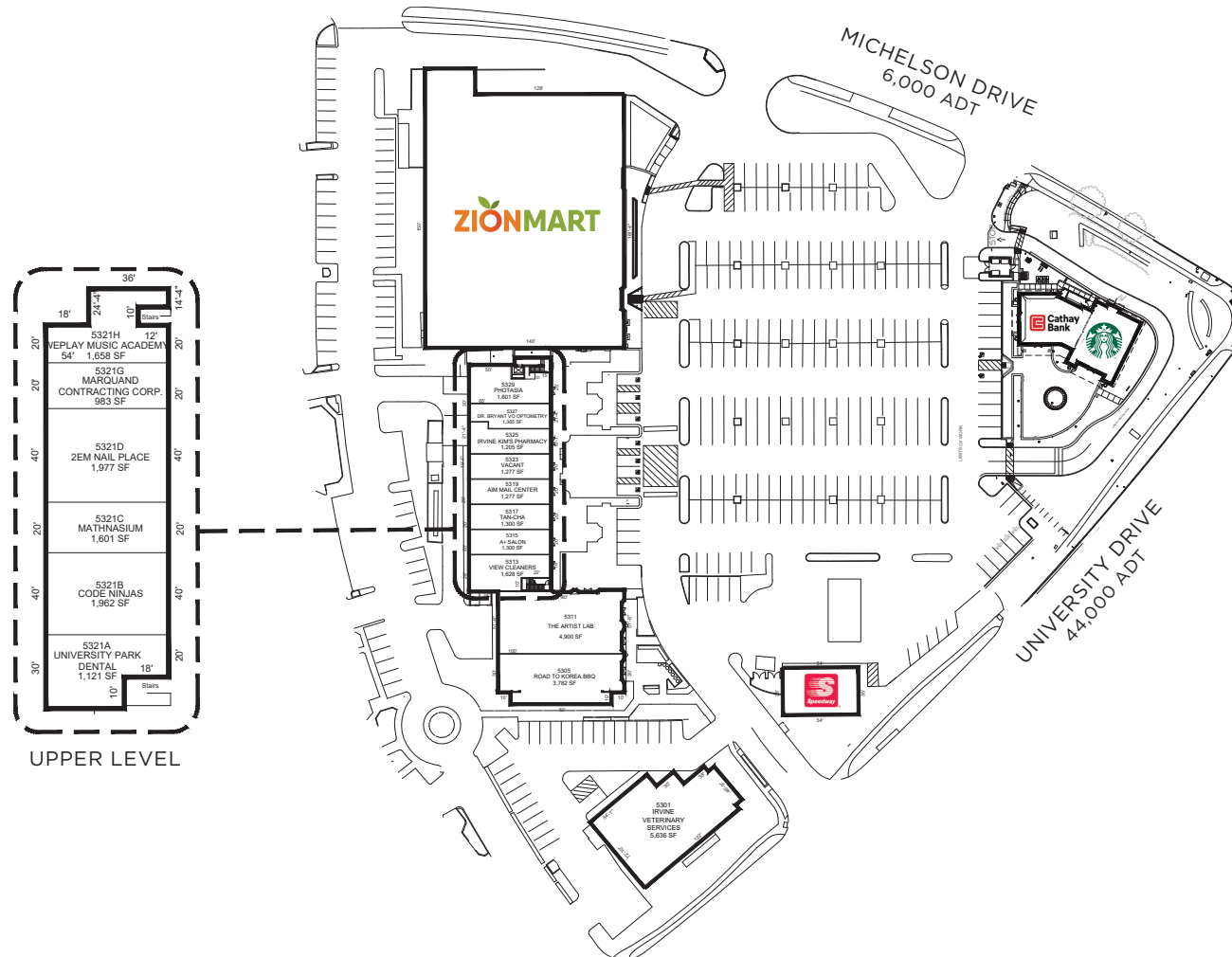
AVG HOUSEHOLD INCOME



IRVINE COMPANY
RETAIL PROPERTIES

PARKVIEW CENTER

5301 - 5401 UNIVERSITY DRIVE | IRVINE, CA 92612



IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

© 2023 Irvine Management Company. All Rights Reserved. Sources: 2022 Esri; OCTA Traffic Flow Map. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curb cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale.

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.