

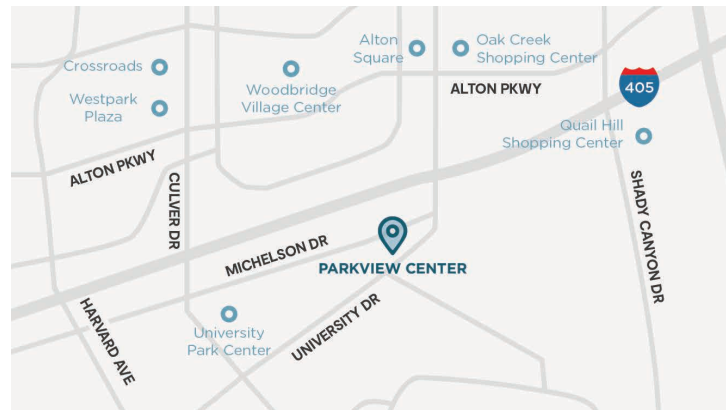
PARKVIEW CENTER

5301 - 5401 UNIVERSITY DRIVE | IRVINE, CA 92612



72,123 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.



KEY TENANTS

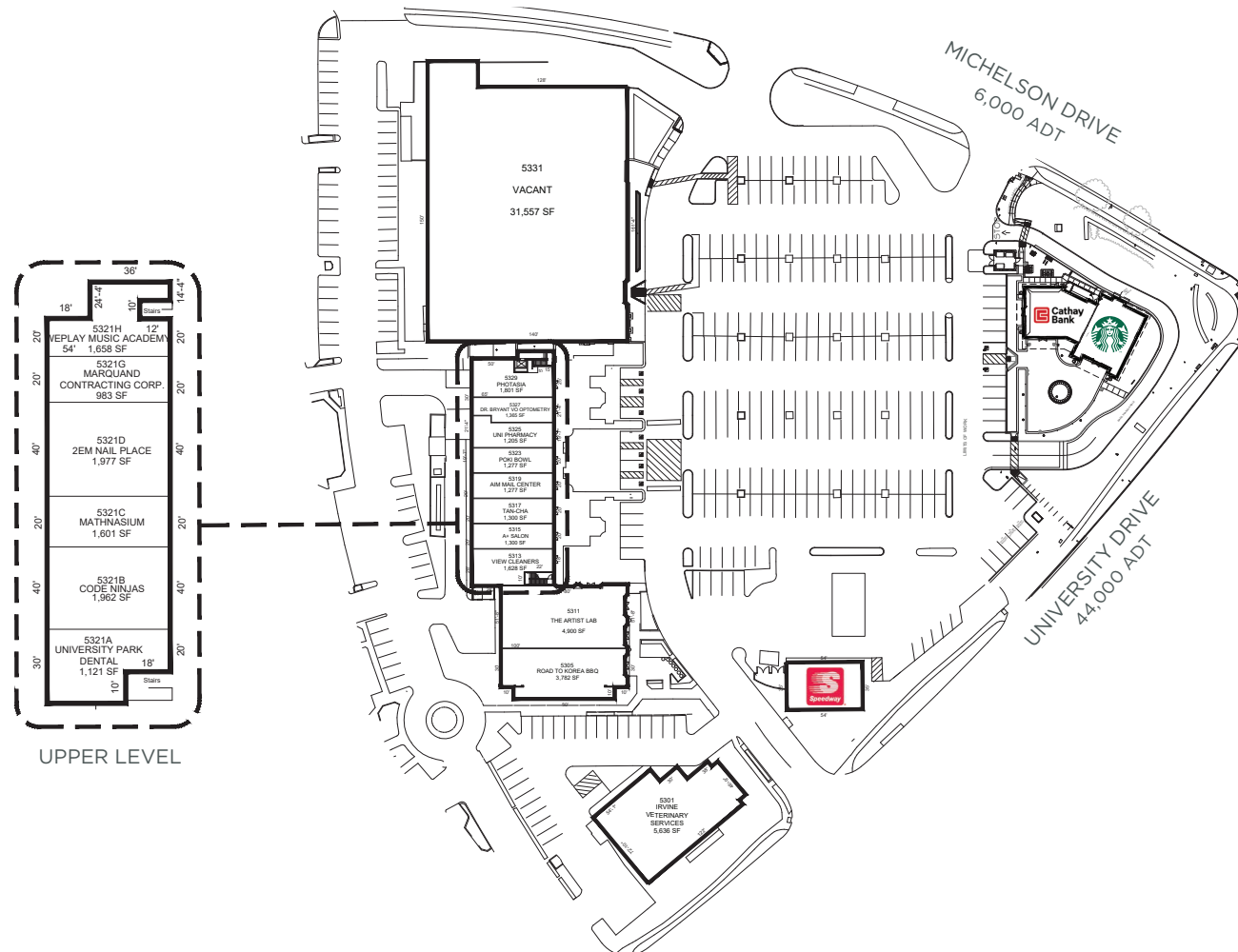
Cathay Bank	Speedway Gas Station
Irvine Veterinary Services	Starbucks Coffee
Photasia	

DEMOGRAPHICS (3 MILE RADIUS)

50,000 AVG DAILY TRAFFIC	33 MEDIAN AGE
170,000+ POPULATION	\$1.1 million+ AVG HOME VALUE
198,000+ DAYTIME POPULATION	\$152,000+ AVG HOUSEHOLD INCOME

PARKVIEW CENTER

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