

Parkview Center

5301 - 5401 UNIVERSITY DRIVE | IRVINE, CA 92612



72,113 SF GROSS LEASABLE AREA

- Parkview Center is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- 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 and beyond.



KEY TENANTS

Cathay Bank

Irvine Veterinary Services

Photasia

Speedway Gas Station

Starbucks Coffee

Super Irvine
International Market

TRADE AREA DEMOGRAPHICS

(TOTAL)

839K

Annual Visits₁

295K

Total
Population₂

35

Average
Age₂

(PRIMARY)

\$172K

Avg Household Income₂

51%

Higher Spend on Food₂
Vs. the National Average

43%

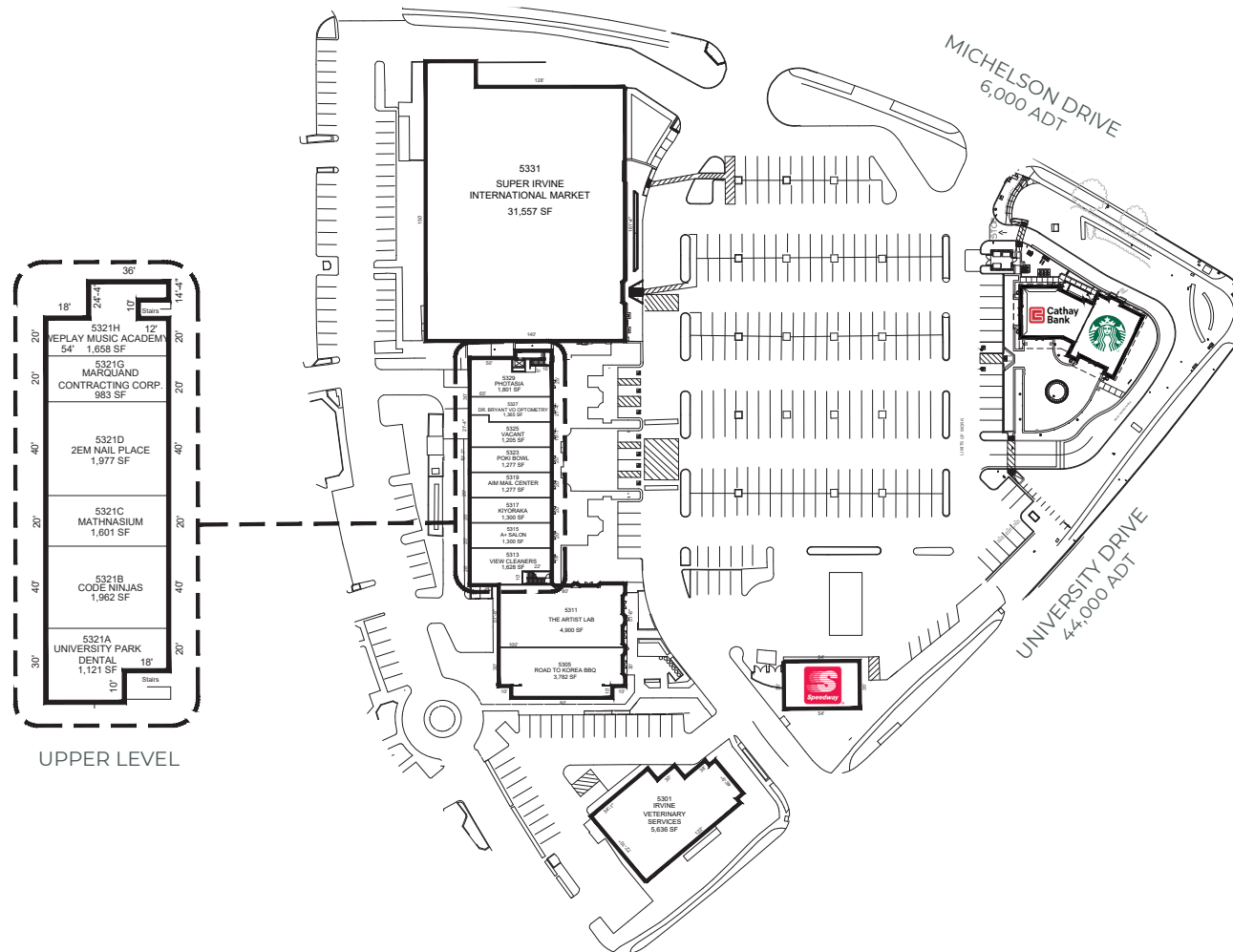
Higher Spend on Retail Goods₂
Vs. the National Average

Total = 70% of visits; Primary = 30% of visits

Sources: (1) Placer.ai, (2) Esri 2024

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FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)

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