

# Parkview Center

5301 - 5401 UNIVERSITY DRIVE | IRVINE, CA 92612

**72,113 SF GROSS LEASABLE AREA | 21 MERCHANTS**

Connection. Community. Culture. With Super Irvine International Market as a centerpiece and a prime location just south of the I-405, Parkview Center is a coveted neighborhood staple. Positioned at University Drive and Jeffrey Road, it serves the affluent neighborhoods of Turtle Rock and Shady Canyon. The setting is a real draw: the property sits directly across from Strawberry Farms Golf Club and Tanaka Farms, bordered by the expansive trails of Mason Regional Park and the Quail Hill/Bommer Canyon preserves.

## KEY STATISTICS

**1.2M**

Annual Visits  
7X Visitor Frequency<sub>4</sub>

**36**

Average Age<sub>1</sub>

**40%**

Higher Spend on Retail Goods  
Vs. the National Avg.<sub>2</sub>

**319K**

Total Population<sub>2</sub>

**\$174K**

Average Household Income  
50% Higher than the National Avg.<sub>2</sub>

**47%**

Higher Spend on Food  
Vs. the National Avg.<sub>2</sub>

**63%**

Family Households<sub>2</sub>

**\$1.4M**

Average Home Value  
190% Higher than the National Avg.<sub>2</sub>

**59%**

Higher Spend on Health and Wellness  
Vs. the National Avg.<sub>2</sub>

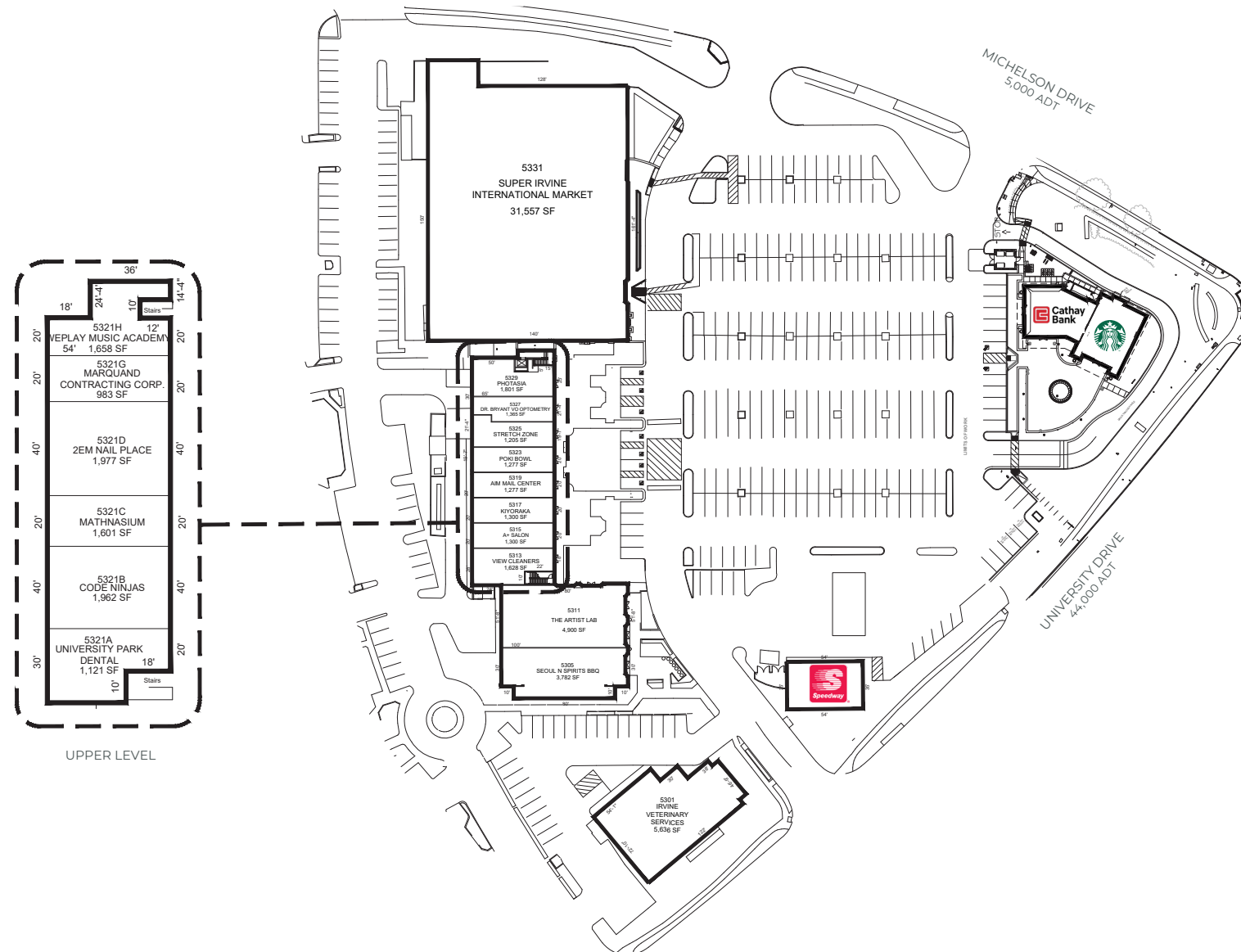
Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

## NOTABLE TENANTS



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