

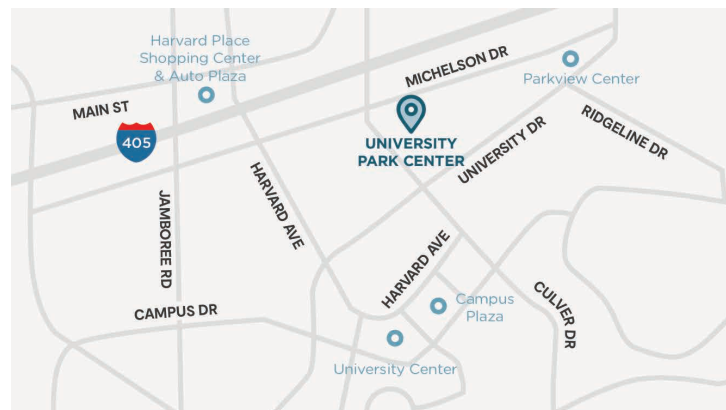
UNIVERSITY PARK CENTER

18002 - 18112 CULVER DRIVE | IRVINE, CA 92612



76,564 SF GROSS LEASABLE AREA

- Serves the residents of University Park, University Town Center and Westpark™ neighborhoods.
- Strong business from Jamboree Center, a 1.6 million sf office campus.
- Draws customers from University of California, Irvine with 36,000+ students and 18,000+ faculty/staff.
- Caters to professionals working in UCI Research Park: 2.2 million sf workplace community, home to companies such as Toshiba, Medtronic, Skyworks Solutions, Seegene Technologies, and UCI Beall Applied Innovation @ The Cove.
- Other nearby attractions include Rancho San Joaquin Golf Course and Strawberry Farms Golf Club.
- With a high bike and walk score rating, this area provides unparalleled convenience in completing most errands within close proximity.



KEY TENANTS

Ameci Pizza & Pasta	Poke Me
Chevron	Wells Fargo Bank
Mag's Donuts and Bakery	Wholesome Choice

DEMOGRAPHICS (3 MILE RADIUS)

48,000 AVG DAILY TRAFFIC	33 MEDIAN AGE
161,000+ POPULATION	\$1.1 million+ AVG HOME VALUE
275,000+ DAYTIME POPULATION	\$154,000+ AVG HOUSEHOLD INCOME

