# 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<sup>™</sup> 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**

| meci Pizza & Pasta      | Poke Me          |
|-------------------------|------------------|
| Chevron                 | Wells Fargo Bank |
| lag's Donuts and Bakery | Wholesome Choice |

#### **DEMOGRAPHICS** (3 MILE RADIUS)

**48,000** AVG DAILY TRAFFIC

**161,000+** 

C

275,000+ DAYTIME POPULATION ILE RADIUS)

**33** MEDIAN AGE

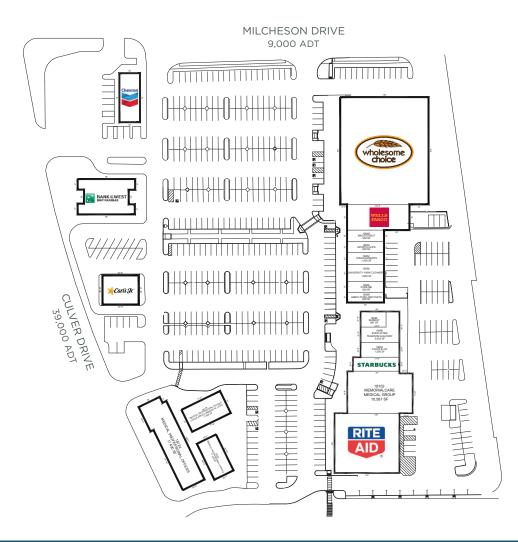
**\$1.1 million+** AVG HOME VALUE

**\$154,000+** AVG HOUSEHOLD INCOME

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#### **IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535**

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