

University Park Center

18002 - 18112 CULVER DRIVE | IRVINE, CA 92612

75,437 SF GROSS LEASABLE AREA | 16 MERCHANTS

A neighborhood staple at the corner of Culver Drive and Michelson Drive, this center offers easy access just off the I-405. It serves the residents of University Park, Town Center, and Westpark, drawing steady traffic from the 40K+ students and staff of the University of California, Irvine. The location is a primary stop for the nearby Rancho San Joaquin and Strawberry Farms golf clubs and is strategically positioned near the 2.2M SF UCI Research Park, linking the area's premier workplace and residential districts.

KEY STATISTICS

2.8M

Annual Visits
5X Visitor Frequency₄

37

Average
Age₁

33%

Higher Spend on Retail Goods
Vs. the National Avg.₂

440K

Total
Population₂

\$165K

Average Household Income
42% Higher than the National Avg.₂

40%

Higher Spend on Food
Vs. the National Avg.₂

64%

Family
Households₂

\$1.2M

Average Home Value
161% Higher than the National Avg.₂

49%

Higher Spend on Health
and Wellness
Vs. the National Avg.₂

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

NOTABLE TENANTS



