

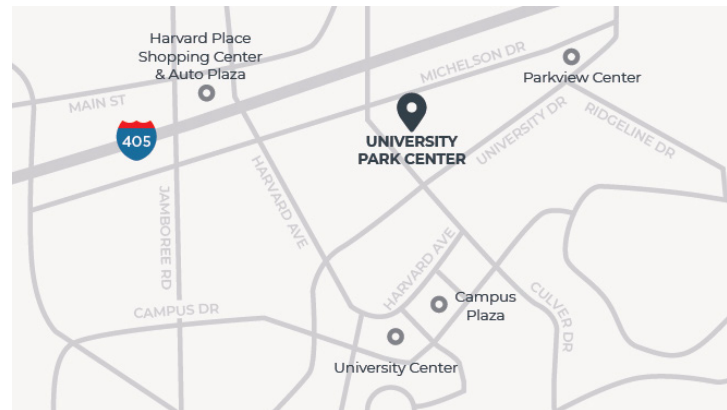
University Park Center

18002 - 18112 CULVER DRIVE | IRVINE, CA 92612



75,437 SF GROSS LEASABLE AREA

- University Park Center is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- Serves the residents of University Park, University Town Center and Westpark™ neighborhoods.
- Strong business from Jamboree Center, a 1.6 million square foot office campus.
- Draws customers from University of California, Irvine with 36,000+ students and 3,800+ faculty/staff.
- Caters to professionals working in UCI Research Park: 2.2 million square foot 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 biking and walking score rating, this area provides unparalleled convenience in completing most errands within close proximity.



KEY TENANTS

Ameci Pizza & Pasta

Chevron

Mag's Donuts and Bakery

Poke Me

Memorial Care
Medical Group

Wells Fargo Bank

Wholesome Choice

TOTAL TRADE AREA DEMOGRAPHICS

2.7M

Annual Visits₁

428K

Total
Population₂

36

Average
Age₂

\$167K

Avg Household Income₂

48%

Higher Spend on Food₂
Vs. the National Average

39%

Higher Spend on Retail Goods₂
Vs. the National Average

Total = 70% 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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