

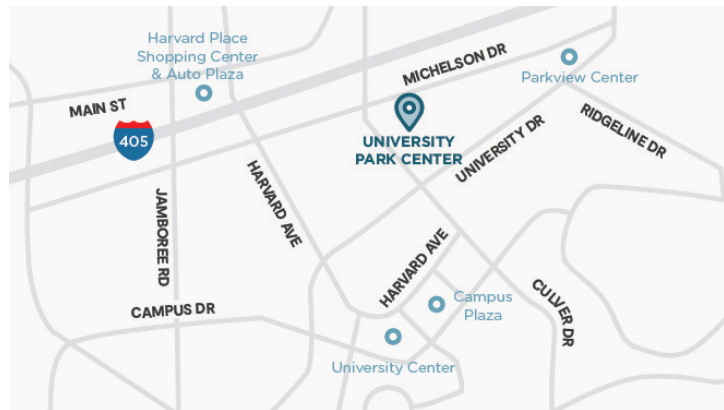
UNIVERSITY PARK CENTER

18002 - 18112 CULVER DRIVE | IRVINE, CA 92612



75,437 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 37,000+ 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)

44,000 AVG DAILY TRAFFIC	32 MEDIAN AGE
158,000+ POPULATION	\$1.1 million+ AVG HOME VALUE
259,000+ DAYTIME POPULATION	\$156,000+ AVG HOUSEHOLD INCOME

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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