



WALNUT VILLAGE CENTER

14407 - 14493 Culver Dr. | Irvine, CA 92604

74,264 SF Gross Leasable Area

- Convenient access off the I-5 freeway
- Surrounded by the established master-planned residential communities of Walnut Village, El Camino Real, Northpark Square, Northwood, Westpark™ and Woodbridge Village, one of the largest communities with over 27,000 residents
- Less than three miles from Orchard Hills*, a new luxury community that will have over 4,300+ units at completion and features some of the most expensive homes in Irvine with an average value of over \$1 million
- Serves the thriving retail and business area of West Irvine, which includes 2.1 million sf of Irvine Company-owned office and industrial workplace communities
- Less than one mile from two of Orange County's top high schools: Irvine High School (1,900+ students) and Beckman High School (3,000+ students)

KEY TENANTS

Blaze Fast Fire'd Pizza
Omomo Tea Shoppe
Smart & Final
Stacks Pancake
Starbucks Coffee
Trader Joe's

AVERAGE DAILY TRAFFIC COUNTS

40,000

Culver Dr. at Walnut Ave.

18,000

Walnut Ave. at Culver Dr.

58,000

Total

DEMOGRAPHICS

3 MILE RADIUS

214,000+

POPULATION

200,000+

DAYTIME POPULATION

38

MEDIAN AGE

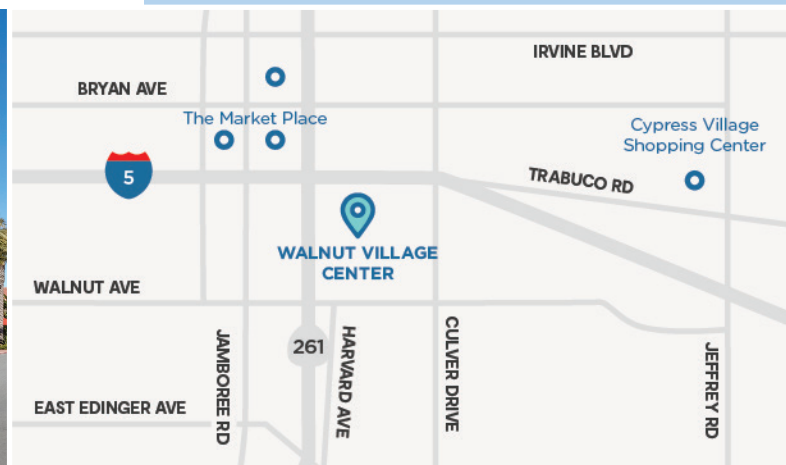
\$949,000+

AVERAGE
HOME VALUE

\$143,000+

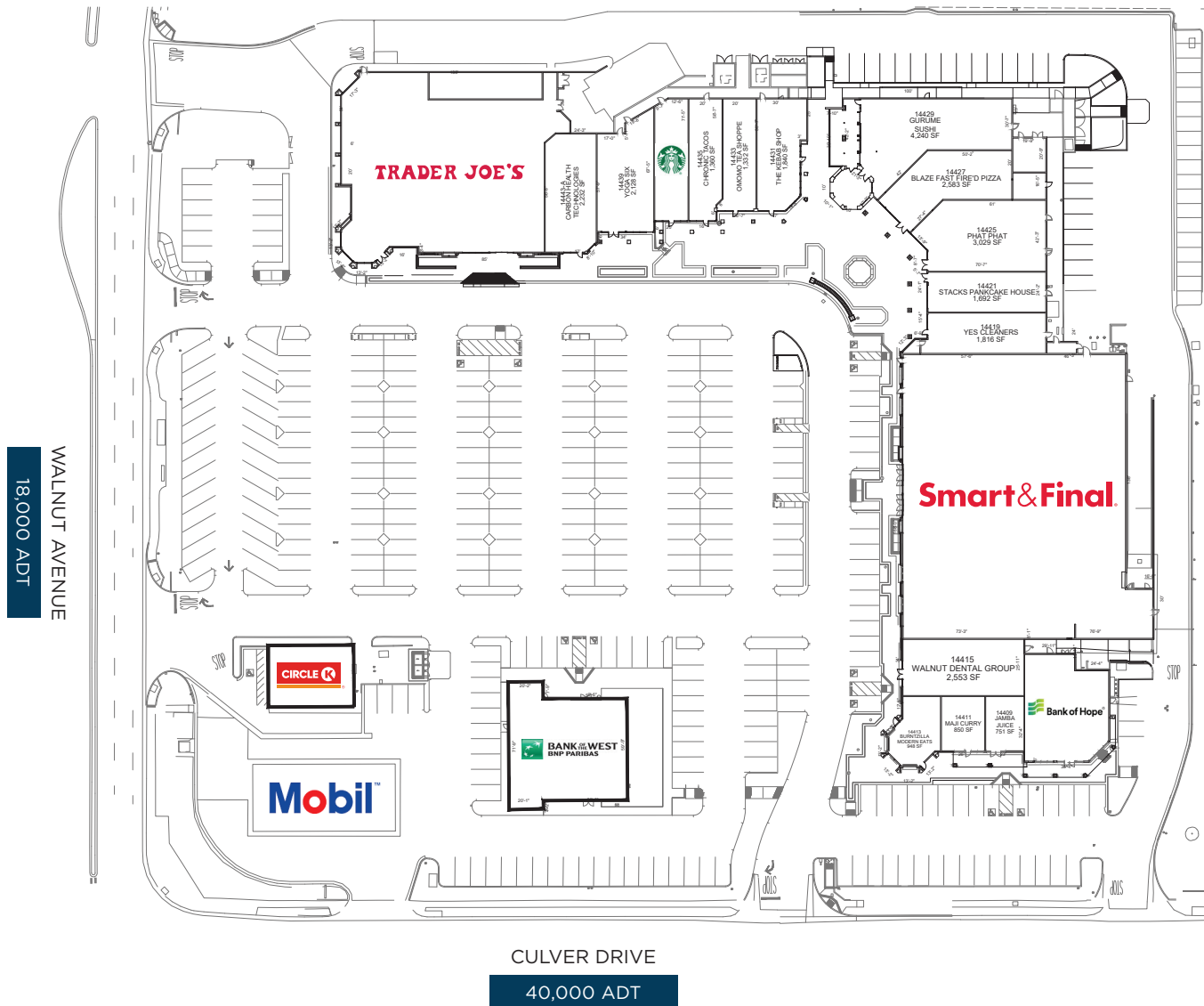
AVERAGE
HOUSEHOLD INCOME

For leasing information,
call Irvine Company at 949.720.2535



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Irvine, California



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