

# Walnut Village Center

14407 - 14493 CULVER DRIVE | IRVINE, CA 92604

## 74,264 SF GROSS LEASABLE AREA | 19 MERCHANTS

Designed with open-air seating and located just off the I-5, this center serves an expansive residential base of over 30K neighbors across Walnut Village, Northpark Square, and Northwood. It acts as a vital daily hub for West Irvine's 2.1M SF of office and industrial space, while catering to an energetic student population from Irvine High and Beckman High (a combined 4.6K+ students). This community-focused backdrop shapes the daily routines of local families and professionals throughout the neighboring Westpark and Woodbridge Village enclaves.

## KEY STATISTICS

**3.4M**

Annual Visits  
4X Visitor Frequency<sub>4</sub>

**35**

Average  
Age<sub>1</sub>

**40%**

Higher Spend on Retail Goods  
Vs. the National Avg.<sub>2</sub>

**364K**

Total  
Population<sub>2</sub>

**\$174K**

Average Household Income  
50% Higher than the National Avg.<sub>2</sub>

**44%**

Higher Spend on Food  
Vs. the National Avg.<sub>2</sub>

**66%**

Family  
Households<sub>2</sub>

**\$1.2M**

Average Home Value  
149% Higher than the National Avg.<sub>2</sub>

**61%**

Higher Spend on Health  
and Wellness  
Vs. the National Avg.<sub>2</sub>

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

## NOTABLE TENANTS

Smart&Final.

寿司家  
クルメ

GURUME SUSHI



TRADER JOE'S



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