

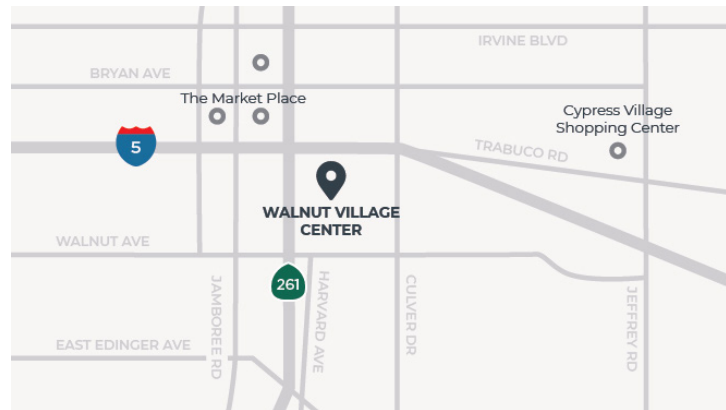
# Walnut Village Center

14407 - 14493 CULVER DRIVE | IRVINE, CA 92604



## 74,264 SF GROSS LEASABLE AREA

- Walnut Village Center is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- 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 30,000 residents.
- Less than three miles from Orchard Hills®, home to some of Irvine's most prestigious and high-value properties.
- Serves the thriving retail and business area of West Irvine, which includes 2.1 million square foot of Irvine Company-owned office and industrial workplace communities.
- Less than one mile from Irvine High School (1,900+ students), and Beckman High School (2,700+ students).
- With a high walking score rating, this area is extremely pedestrian friendly, providing unparalleled convenience in completing most errands within close proximity.



### KEY TENANTS

Blaze Fast Fire'd Pizza

O.m.o.m.o. Tea Shoppe

Smart & Final

Stacks Pancake House

Starbucks Coffee

Trader Joe's

### TRADE AREA DEMOGRAPHICS

(TOTAL)

**3.4M**

Annual Visits<sub>1</sub>

**430K**

Total Population<sub>2</sub>

**36**

Average Age<sub>2</sub>

(PRIMARY)

**\$172K**

Avg Household Income<sub>2</sub>

**49%**

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

**44%**

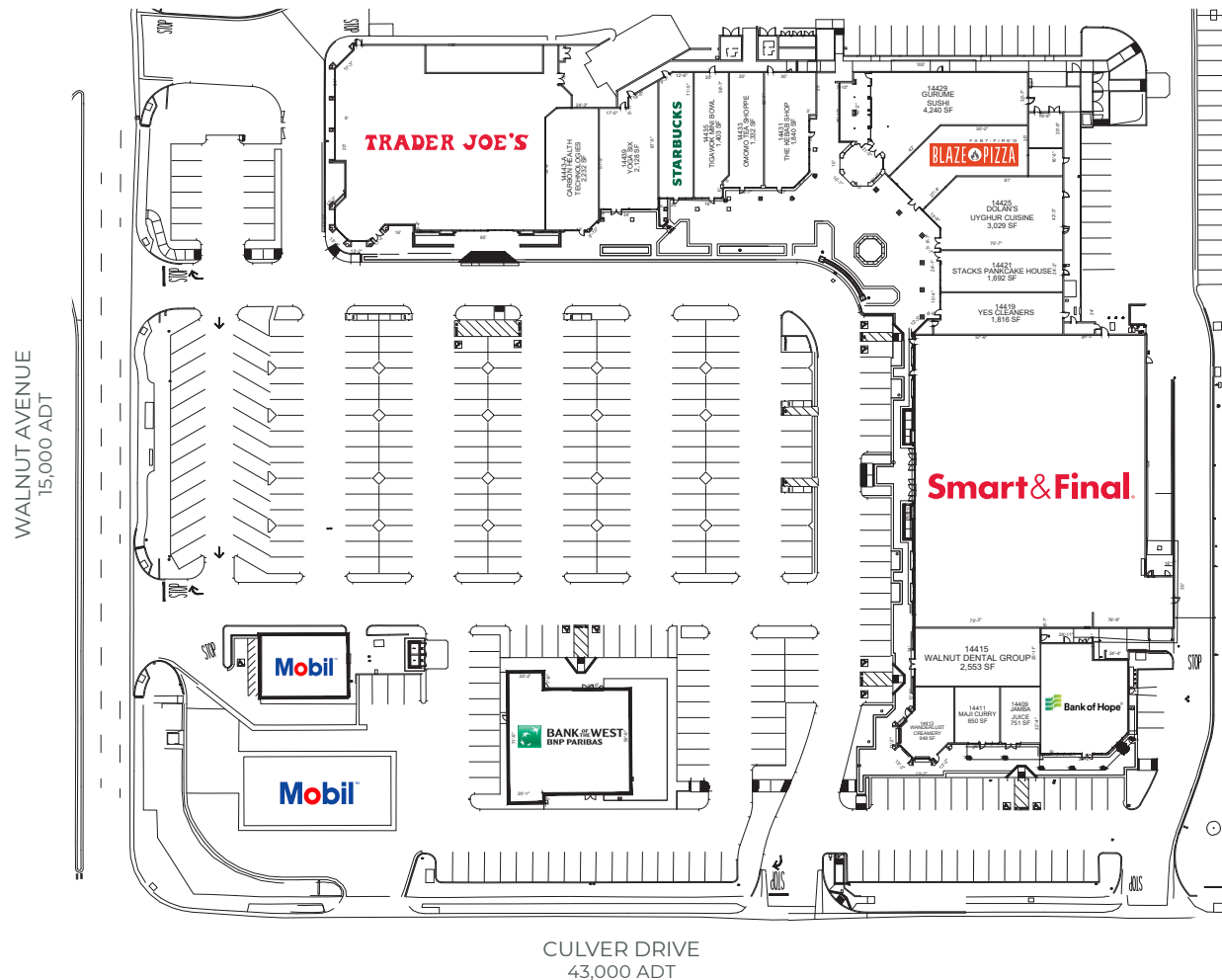
Higher Spend on Retail Goods<sub>2</sub>  
Vs. the National Average

Total = 70% of visits; Primary = 30% 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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