

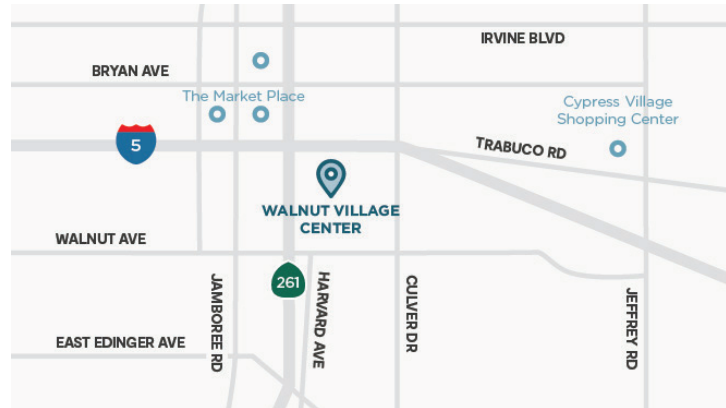
WALNUT VILLAGE CENTER

14407 - 14493 CULVER DRIVE | IRVINE, CA 92604



74,220 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 30,000 residents.
- Less than three miles from Orchard Hills® and includes some of the most expensive homes in Irvine with average value of over \$1.2 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 (1,700+ students) and Beckman High School (2,800+ students).
- With a high walk 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
Omomo Tea Shoppe
Smart & Final

Stacks Pancake
Starbucks Coffee
Trader Joe's

DEMOGRAPHICS (3 MILE RADIUS)

64,000
AVG DAILY TRAFFIC

226,000+
POPULATION

205,000+
DAYTIME POPULATION

38
MEDIAN AGE

\$970,000+
AVG HOME VALUE

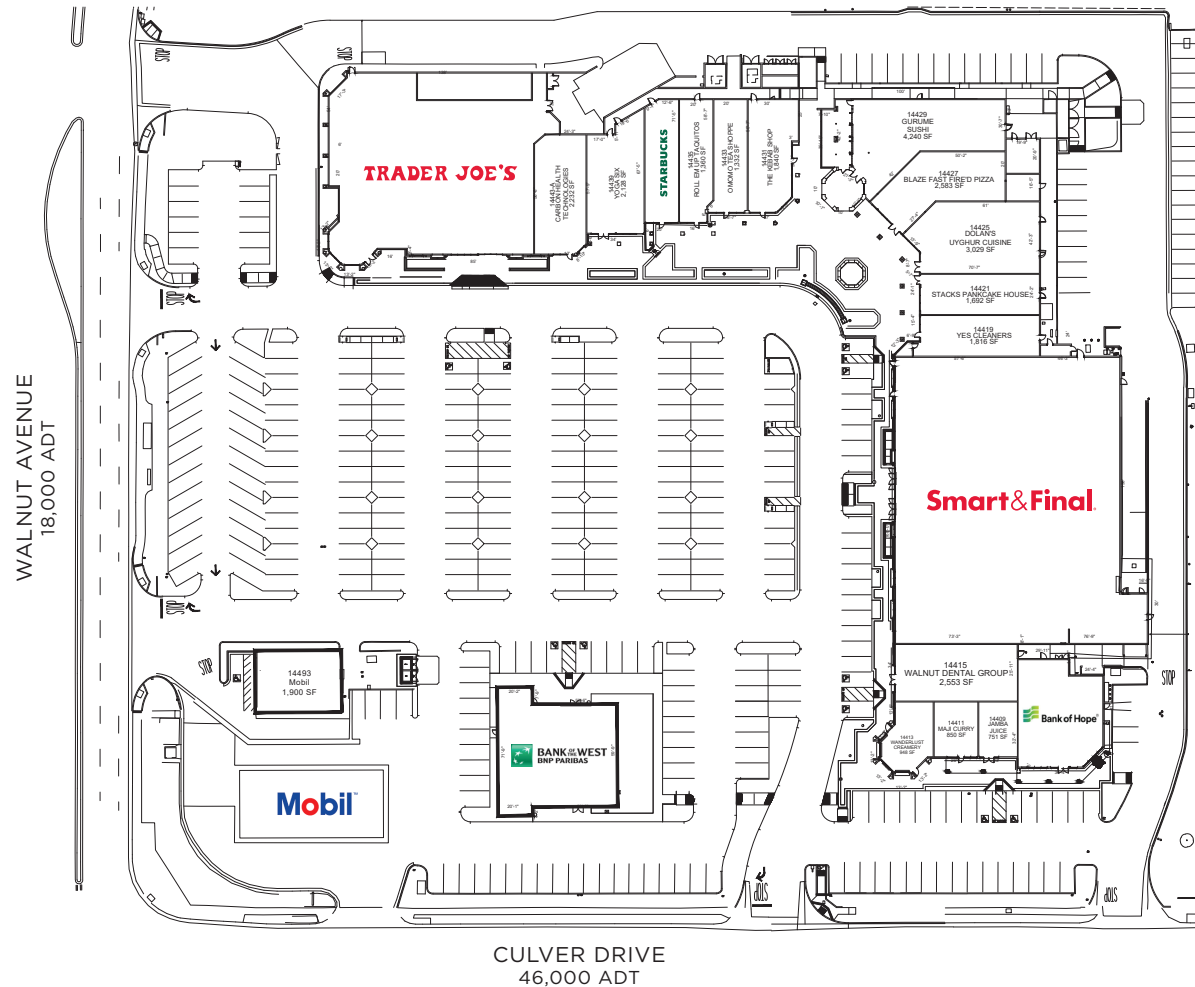
\$163,000+
AVG HOUSEHOLD INCOME



IRVINE COMPANY
RETAIL PROPERTIES

WALNUT VILLAGE CENTER

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[IRVINECOMPANYRETAIL.COM](https://www.IRVINECOMPANYRETAIL.COM) / FOR LEASING INFORMATION, CALL 949.720.2535

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