

WALNUT VILLAGE CENTER

14407 - 14493 CULVER DRIVE | 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 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 with nearly 5,000 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 House
Starbucks Coffee
Trader Joe's

DEMOGRAPHICS (3 MILE RADIUS)

58,000
AVG DAILY TRAFFIC

38
MEDIAN AGE

226,000+
POPULATION

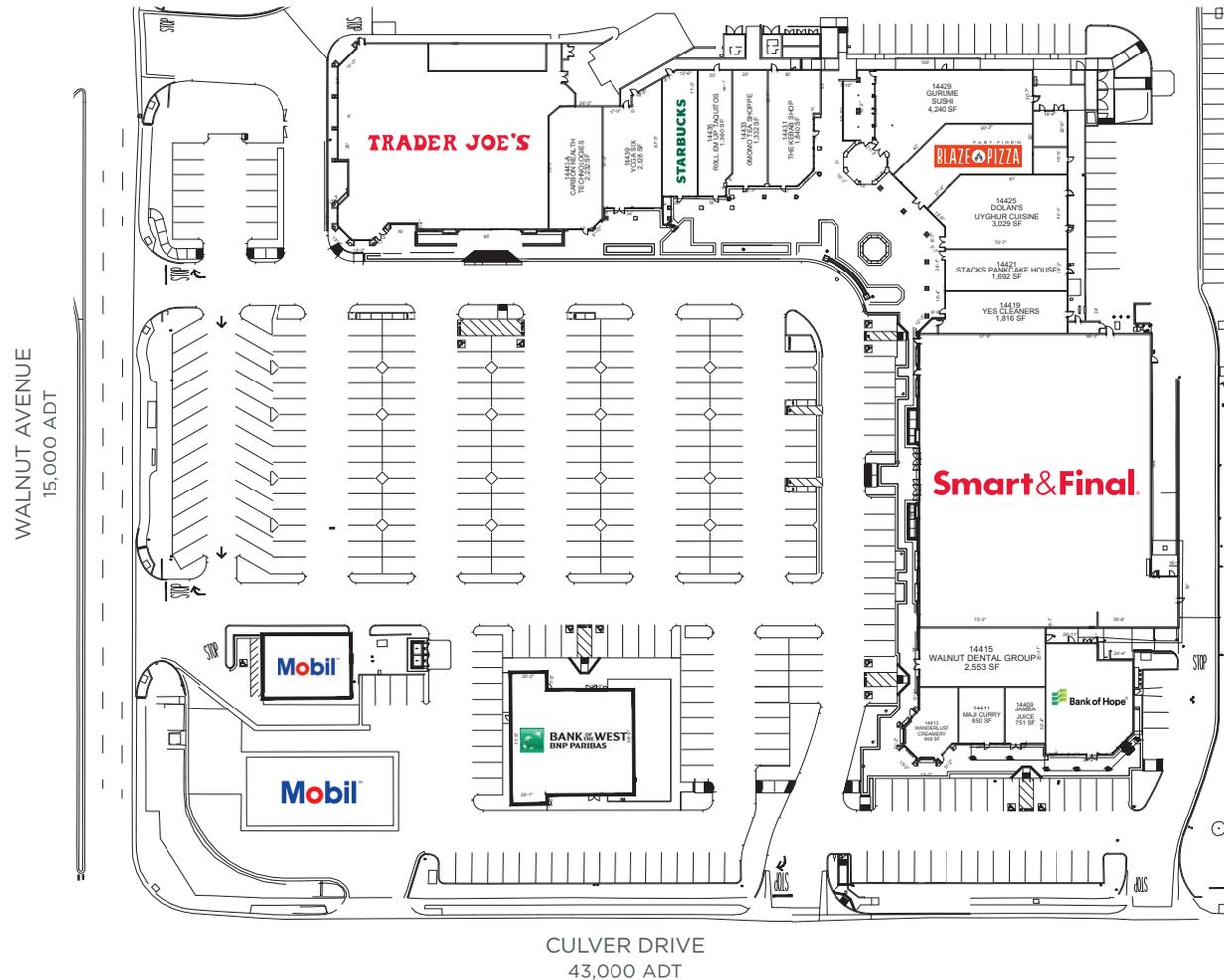
\$1 million+
AVG HOME VALUE

200,000+
DAYTIME POPULATION

\$161,000+
AVG HOUSEHOLD INCOME

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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