

University Center

4100 - 4255 CAMPUS DRIVE | IRVINE, CA 92612

172,235 SF GROSS LEASABLE AREA | 51 MERCHANTS

Connected by a pedestrian bridge to the University of California, Irvine, this center is remarkable in how it serves such a massive daytime population with a strategic tenant roster. It draws from more than 40K+ students and faculty, including 14K students living within walking distance. Beyond the campus, it acts as a primary hub for the high-net-worth communities of Turtle Rock and Turtle Ridge (\$1.8M₃ avg. home value). The location further benefits from the adjacent UCI Research Park, a 2.2M SF campus home to Toshiba, Medtronic, and Skyworks Solutions.

KEY STATISTICS

9.7M

Annual Visits
7X Visitor Frequency₄

36

Average
Age₁

39%

Higher Spend on Retail Goods
Vs. the National Avg.₂

446K

Total
Population₂

\$173K

Average Household Income
49% Higher than the National Avg.₂

48%

Higher Spend on Food
Vs. the National Avg.₂

62%

Family
Households₂

\$1.4M

Average Home Value
185% Higher than the National Avg.₂

56%

Higher Spend on Health
and Wellness
Vs. the National Avg.₂

NOTABLE TENANTS



TRADER JOE'S

LUNA Grill



sweetgreen



