

UNIVERSITY CENTER

4100 - 4255 CAMPUS DRIVE | IRVINE, CA 92612



171,034 SF GROSS LEASABLE AREA

- Draws customers from University of California, Irvine (UCI) which is connected to the center by a pedestrian bridge, neighboring business campuses and the onsite 175,000 sf office tower.
- UCI is home to 37,000+ students and 18,000+ faculty/staff.
- Caters to professionals working in UCI Research Park: 2.2 million sf workplace community, home to companies such as Toshiba, Medtronic, Skyworks Solutions, Seegene Technologies and UCI Beall Applied Innovation @ The Cove.
- Nearby points of interest that draw customers include University High School (2,000+ students); Beckman Center, a first class conference center; and William R. Mason Regional Park, a popular destination for outdoor enthusiasts from all over Orange County.
- Serves affluent communities of Turtle Rock and Turtle Ridge® with average home values of \$1.3 million+.
- With a high bike and walk score rating, this area provides unparalleled convenience in completing most errands within close proximity.



KEY TENANTS

Amazon	Luna Grill
Blaze Fast Fire'd Pizza	Mendocino Farms
Chick-fil-A	Target
In-N-Out	Trader Joe's

DEMOGRAPHICS (3 MILE RADIUS)

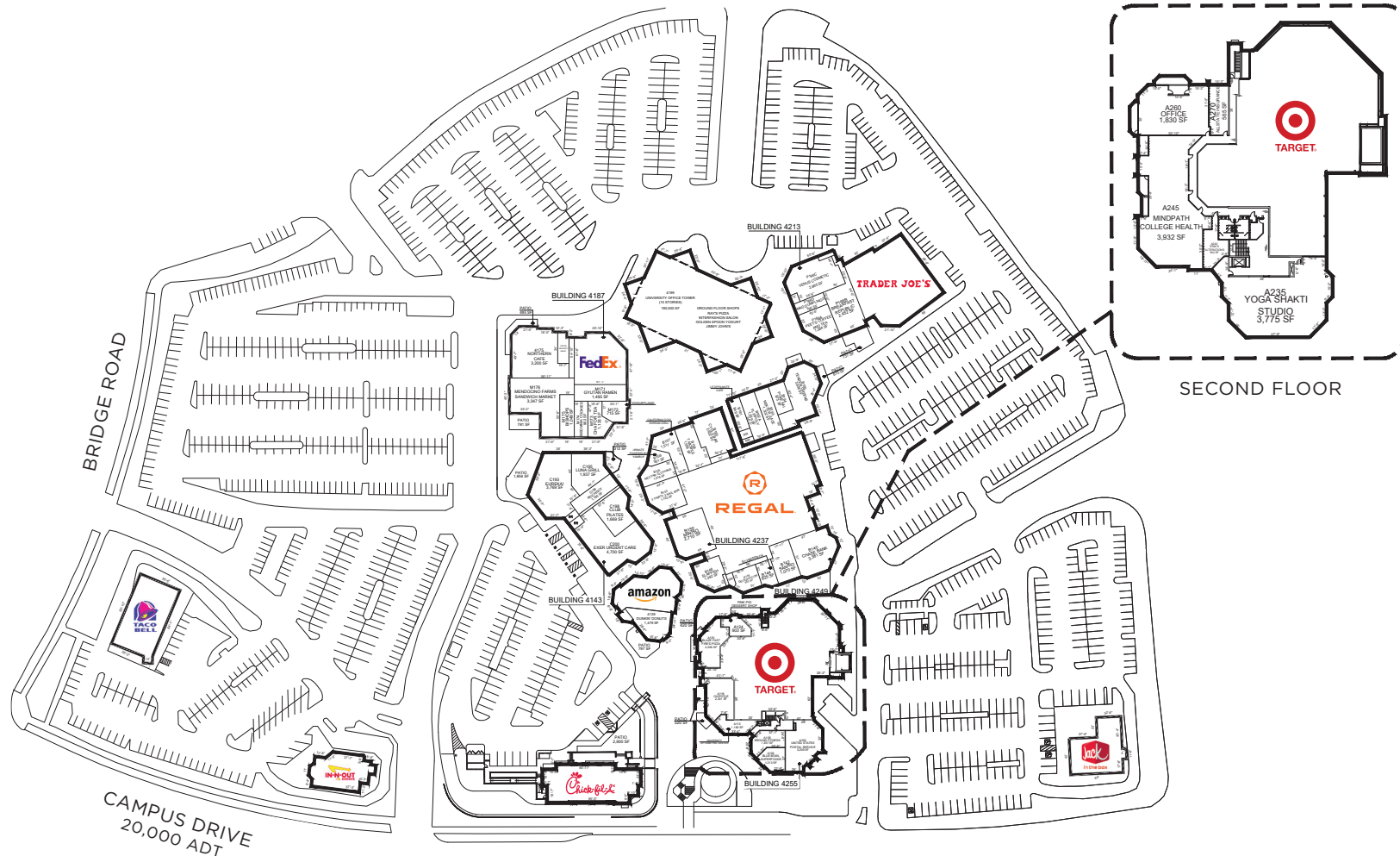
20,000 AVG DAILY TRAFFIC	32 MEDIAN AGE
140,000+ POPULATION	\$1.2 million+ AVG HOME VALUE
229,000+ DAYTIME POPULATION	\$165,000+ AVG HOUSEHOLD INCOME



IRVINE COMPANY
RETAIL PROPERTIES

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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