

UNIVERSITY CENTER

4100 - 4255 CAMPUS DRIVE | IRVINE, CA 92612

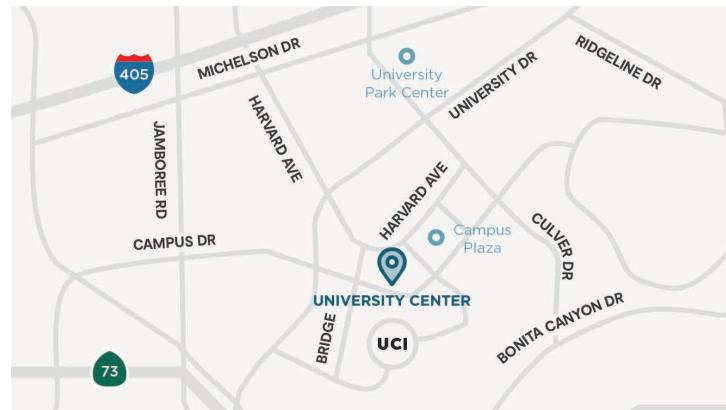


171,010 SF GROSS LEASABLE AREA

- 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 36,000+ students and 18,000+ faculty/staff. More than 14,000 students live within walking distance.
- 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 (22,000+ 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 walking score of 84 and bike score of 98, this area is extremely pedestrian-friendly, making it very convenient to accomplish most errands on foot.



IRVINE COMPANY
RETAIL PROPERTIES



KEY TENANTS

Amazon

Blaze Fast Fire'd Pizza

Chick-fil-A

In-N-Out

Luna Grill

Mendocino Farms

Target

Trader Joe's

DEMOGRAPHICS (3 MILE RADIUS)

21,000

AVG DAILY TRAFFIC

143,000+

POPULATION

249,000+

DAYTIME POPULATION

33

MEDIAN AGE

\$1.3 million+

AVG HOME VALUE

\$162,000+

AVG HOUSEHOLD INCOME

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