

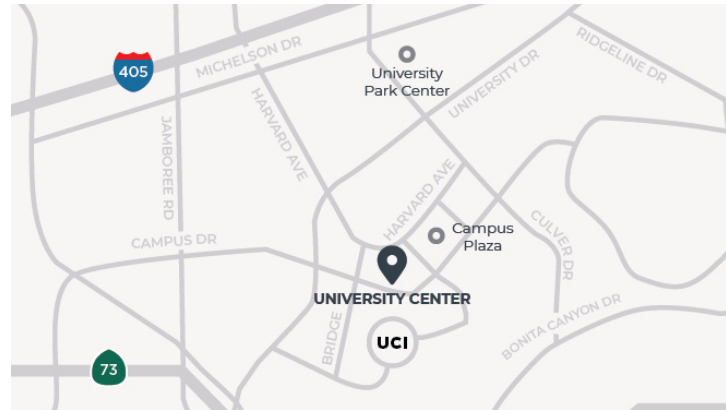
University Center

4100 - 4255 CAMPUS DRIVE | IRVINE, CA 92612



171,034 SF GROSS LEASABLE AREA

- University Center is a Community Hub Center designed to be a vibrant, central gathering place that fosters a strong sense of connection and belonging.
- Draws customers from University of California, Irvine (UCI) which is connected to the center by a pedestrian bridge, neighboring business campuses and the on-site 175,000 square foot office tower.
- UCI is home to 36,000+ students and 3,800+ faculty/staff. More than 14,000 students live within walking distance.
- Caters to professionals working in UCI Research Park: 2.2 million square foot 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 (2,200+ 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 and beyond.
- Serves affluent communities of Turtle Rock and Turtle Ridge® with average home values of over \$1.6 million₂.
- With a high walking score of 87 and biking score of 98₃, this area is extremely pedestrian friendly, making it very convenient to accomplish most errands by foot.



KEY TENANTS

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

TOTAL TRADE AREA DEMOGRAPHICS

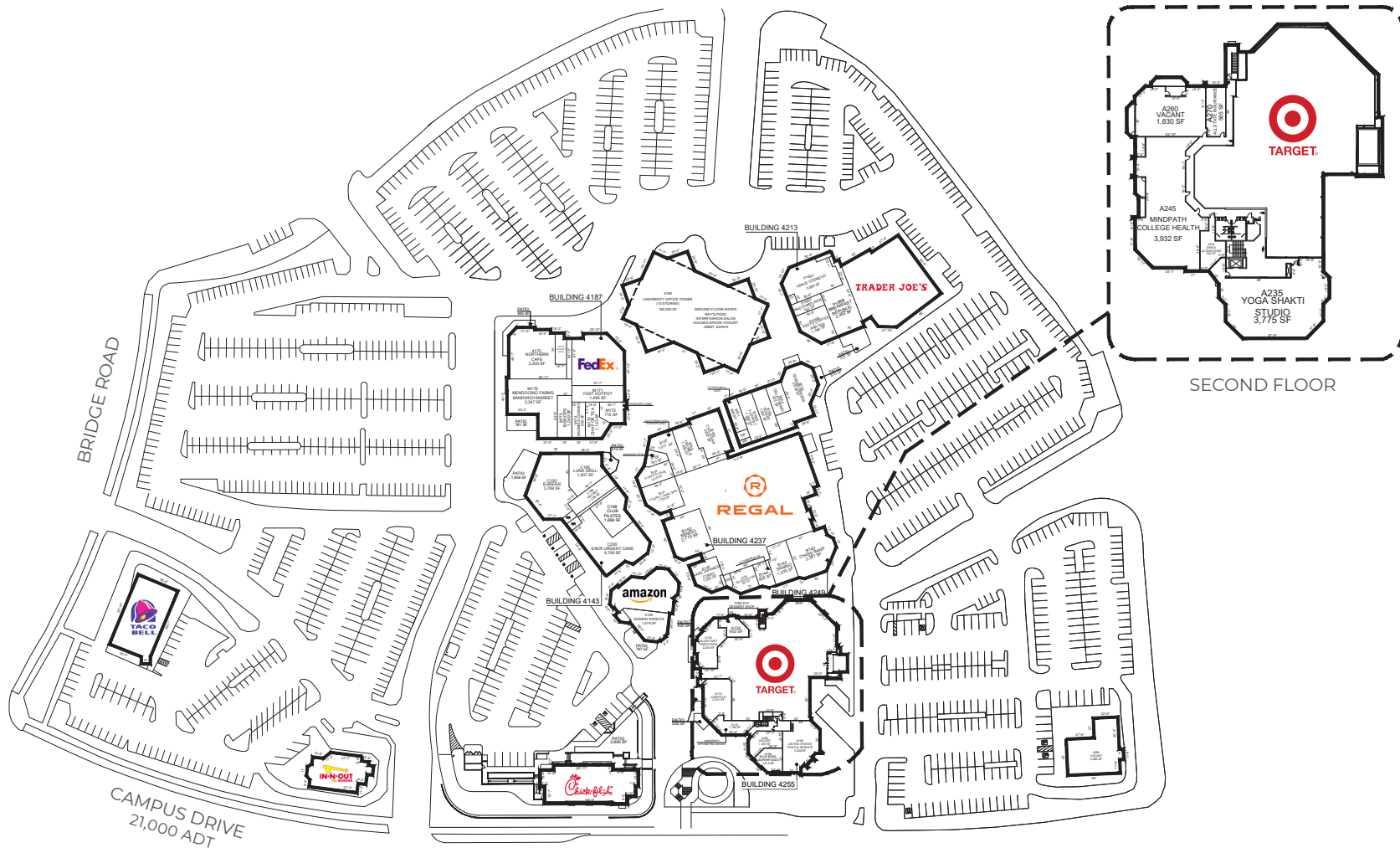
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|--|---|
| 9.5M Annual Visits ₁ | \$171K Avg Household Income ₂ |
| 481K Total Population ₂ | 52% Higher Spend on Food ₂ Vs. the National Average |
| 36 Average Age ₂ | 43% Higher Spend on Retail Goods ₂ Vs. the National Average |

Total = 70% of visits

Sources: (1) Placer.ai, (2) Esri 2024, (3) Walkscore.com

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FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)

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