DEMOGRAPHICS: 3 MILE RADIUS

Population: 127,124
Average Household Income: $127,654
Daytime Population: 167,179
Average Age: 39
Average Home Value: $910,847

MAJOR TENANTS
Trader Joe's
Target
Edwards Cinemas
Tender Greens
Mendocino Farms
Chick-fil-A
Eureka!
In-N-Out
Luna Grill
Nectar Clothing
Spoletto

MARKET PROFILE
- One block from University Drive and Campus Drive with 26,000 cars passing by each day
- Caters to the affluent business population at University Research Park®, 2.2 million sf of office space with tenants including Irvine Company, Cisco Systems, Skyworks Solutions and more with 8,800+ employees
- Draws customers from University of California, Irvine (UCI) which is connected to the center by a pedestrian bridge, neighboring business campuses and the onsite 180,000 sf office tower
- UCI is home to 33,400+ students and 11,100+ faculty and staff
- Serves affluent communities of Turtle Rock and Turtle Ridge with average home values of $1.4 - $2.3 million
- Nearby points of interest that draw customers include University High School (2,500+ 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

For leasing information, call Irvine Company at 949.720.2535