



PARKVIEW CENTER

5301 - 5401 University Dr. | Irvine, CA 92612
72,123 SF Gross Leasable Area

- Located directly south of the I-405 freeway off University Dr./Jeffrey Rd.
- Serves affluent Turtle Rock and Shady Canyon communities where average home values are \$1.4 million and \$1.7 million
- Directly across from popular attractions Strawberry Farms Golf Club and Tanaka Farms
- Recreation areas nearby include William R. Mason Regional Park and Quail Hill Preserve/Bommer Canyon, which are both popular destinations among walkers, hikers, bicyclists and other outdoor enthusiasts throughout Orange County
- Renovation in progress, scheduled for completion in Summer 2020

KEY TENANTS

- Cathay Bank
- Irvine Veterinary Services
- Photasia
- Speedway Gas Station
- Starbucks Coffee
- Zion Mart

AVERAGE DAILY TRAFFIC COUNTS

- 45,000**
University Dr.
at Michelson Dr.
- 6,000**
Michelson Dr. at
University Dr.
- 51,000**
Total

DEMOGRAPHICS 3 MILE RADIUS

155,162 POPULATION	99,501 DAYTIME POPULATION	39 AVERAGE AGE
\$1,026,237 AVERAGE HOME VALUE	\$142,255 AVERAGE HOUSEHOLD INCOME	

For leasing information,
call Irvine Company at 949.720.2535



