



# UNIVERSITY CENTER

4100 - 4255 Campus Dr. | 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 37,000+ students and 17,200+ faculty/staff
- Caters to the affluent business population at UCI Research Park: 2.2 million sf workplace community, home to companies such as Toshiba, Cisco, Intel, Paciolan, Skyworks Solutions, and UCI Beall Applied Innovation @ the Cove
- Nearby points of interest that draw customers include University High School (2,300+ 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 \$1.5 million

## KEY TENANTS

Target  
Trader Joe's  
Blaze Fast Fire'd Pizza  
Poke Kai Island Ahi Poke  
Luna Grill  
Mendocino Farms

## AVERAGE DAILY TRAFFIC COUNTS

**29,000**

Campus Dr. at Bridge Rd.

## DEMOGRAPHICS

3 MILE RADIUS

**128,280**

POPULATION

**166,297**

DAYTIME POPULATION

**40**

AVERAGE AGE

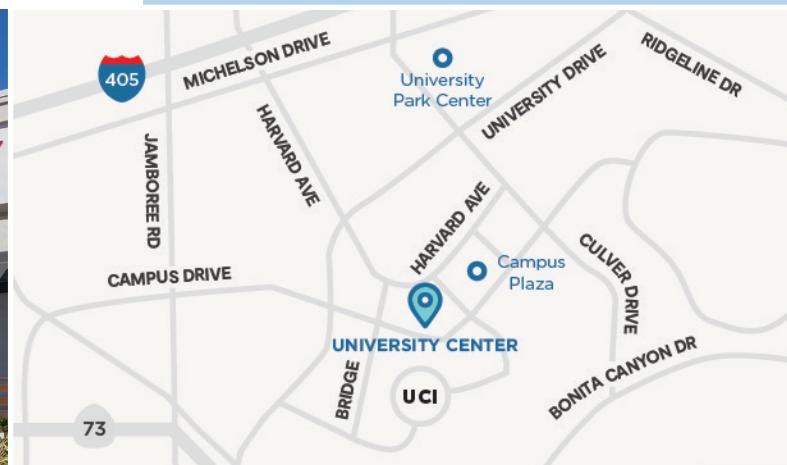
**\$1,215,558**

AVERAGE HOME VALUE

**\$148,386**

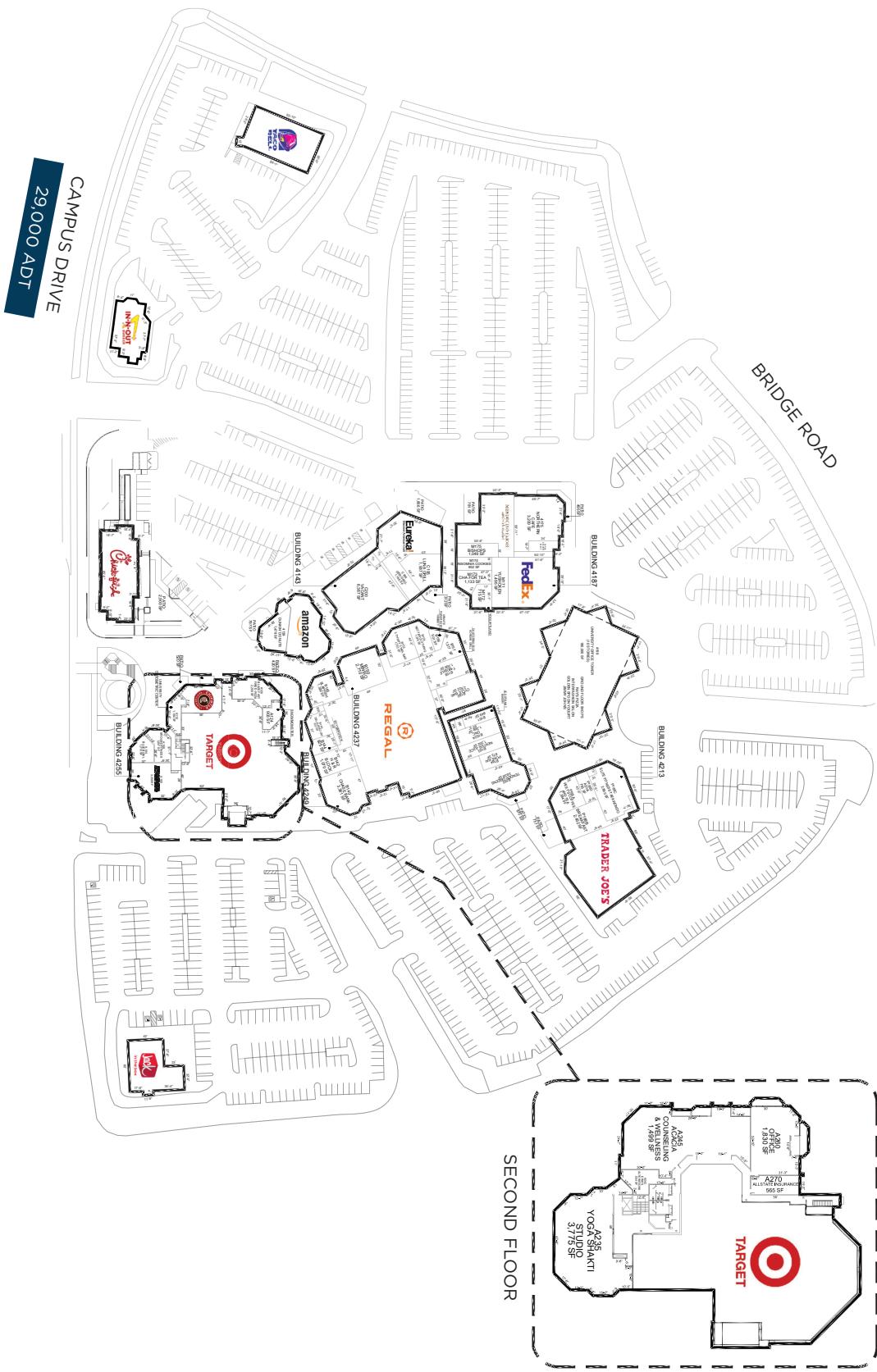
AVERAGE HOUSEHOLD INCOME

For leasing information,  
call Irvine Company at 949.720.2535



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Irvine, California



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