



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

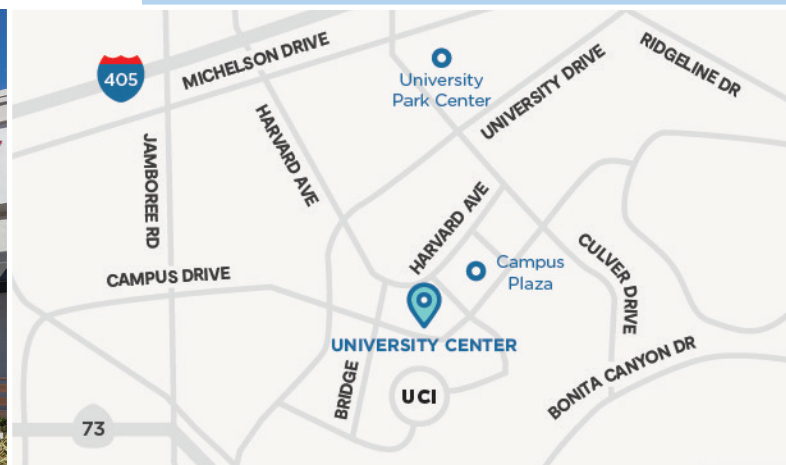
\$1,215,558

AVERAGE
HOME VALUE

\$148,386

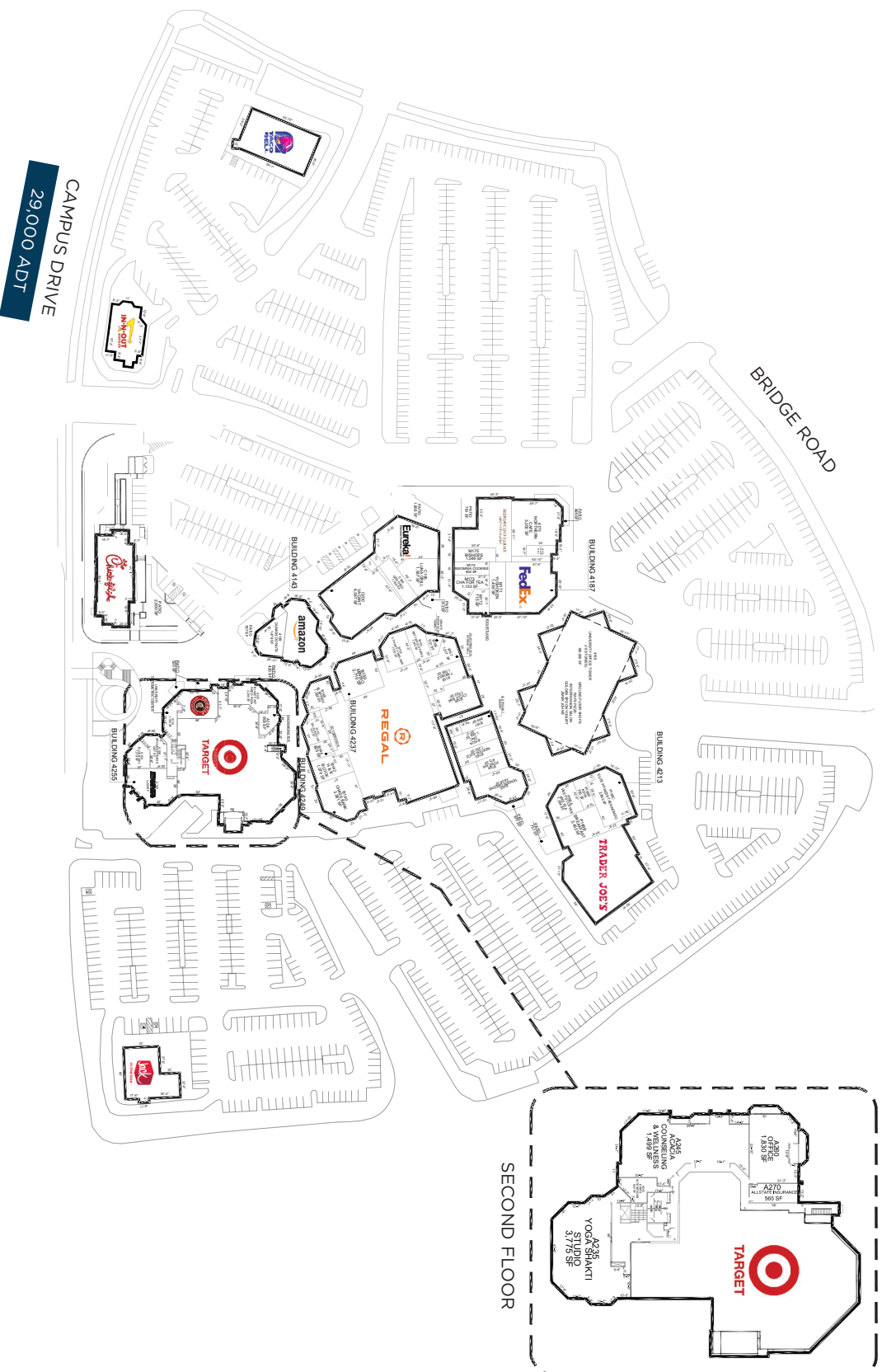
AVERAGE
HOUSEHOLD INCOME

For leasing information,
call Irvine Company at 949.720.2535



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Irvine, California



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