

THE SQUARE *at Culver*

14100-14150 CULVER DRIVE | IRVINE, CA 92604



INLINE RETAIL FOR LEASE

TOKYO CENTRAL
Specialty Market

COMING SOON



MemorialCare

BAEKJEONG
KOREAN BARBECUE

AVAILABLE FOR LEASE - INLINE RETAIL $\pm 1,200$ & $\pm 2,400$ SF

Highlights

PREMIER SHOPPING CENTER

The Square at Culver is a newly renovated ±88,000 SF shopping center located in the heart of Irvine. The center offers retail and restaurant appeal plus a variety of services all within a strong demographical reach. The center is anchored by a newly constructed Tokyo Central market as well as Baekjeong Korean BBQ and Buffalo Wild Wings, and the in-line retail is currently undergoing major exterior renovations with a modern design that is estimated to be completed in 2024.

HIGHLY ACCESSIBLE

The property benefits from immediate access to I-5 Freeway via Culver Dr., offering convenient access for visitors and connecting the site with neighboring cities.

FREEWAY VISIBLE

Great visibility from I-5 Freeway where 302,728 cars per day pass the site, as well as Culver Dr. which is a major thoroughfare with over 52,000 cars per day.

STRONG DEMOGRAPHICS

The property is in an affluent trade area surrounded by the master-planned communities of Walnut Village, Northpark Square, El Camino Real, Northwood, Westpark, Woodbridge Village, and Orchard Hills.

STRATEGIC LOCATION

Ideally situated in a thriving retail corridor that serves the dense Irvine area with over 8.8 million SF of office nearby as well as Irvine High School (1,800+ students) and Beckman High School (2,800+ students) less than a mile away.



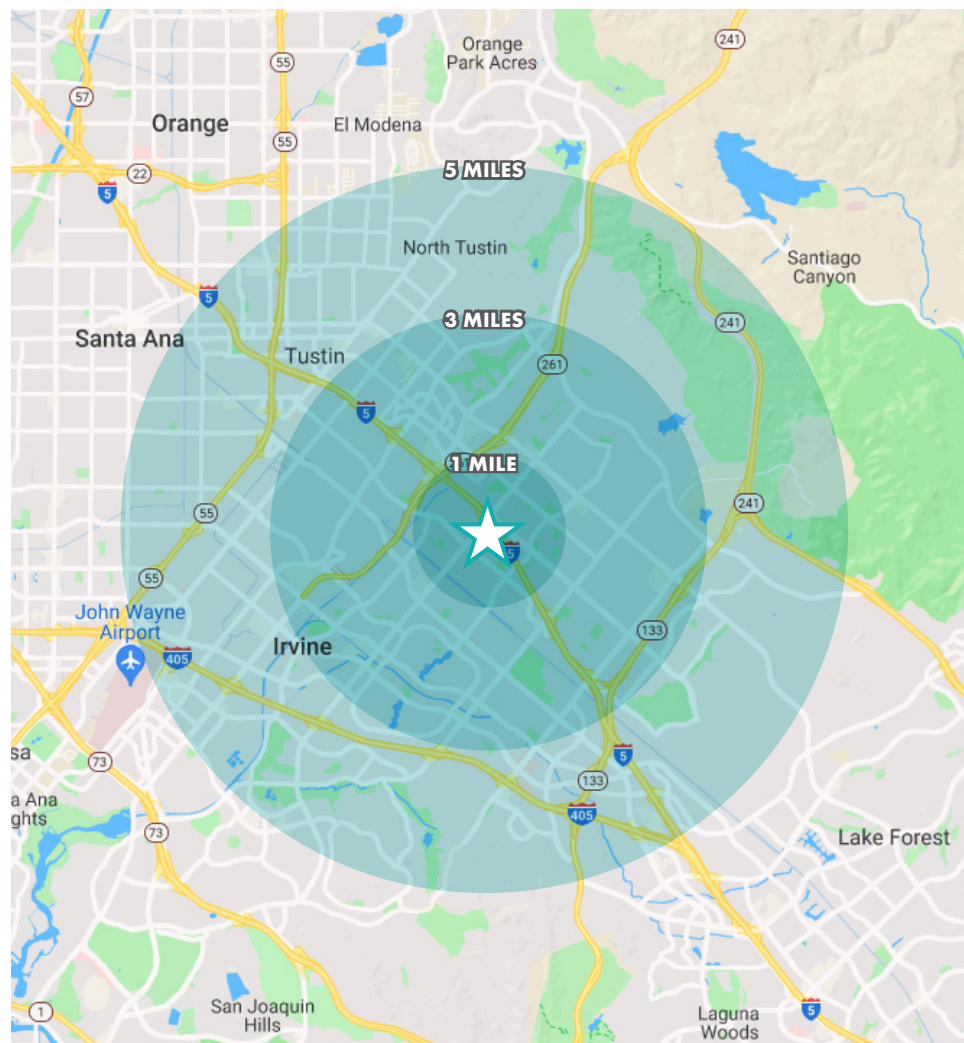
Demographics

STRONG IRVINE TRADE AREA

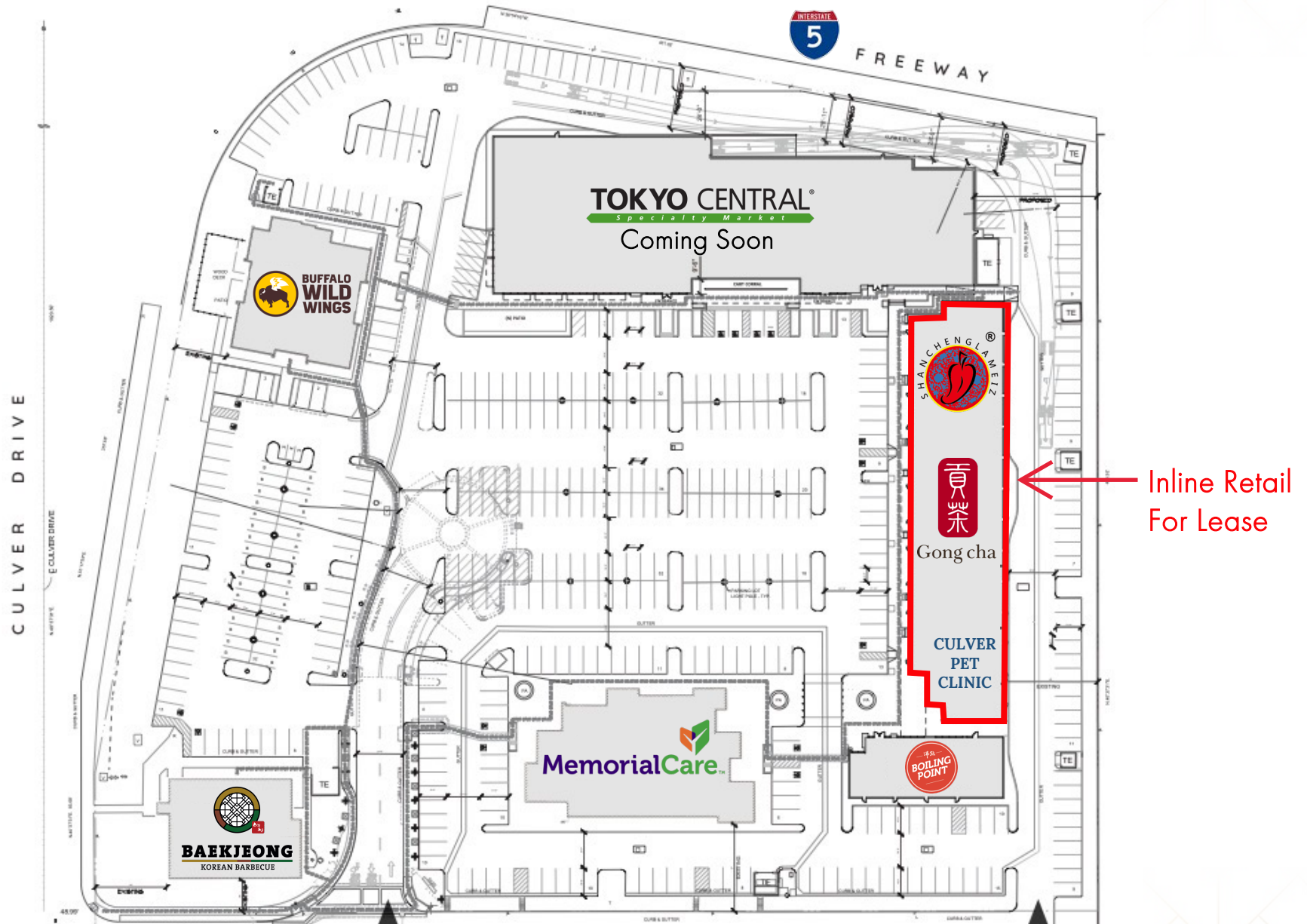
Irvine is one of the nation's largest planned urban communities. It encompasses over 65 square miles and is home to over 309,000 residents. Irvine is known for being one of the safest cities in the nation with a highly educated and affluent population. The city is home to UC Irvine, one of the nation's top academic institutions, and the Irvine Unified School District which consistently ranks among the finest educational systems in the nation. Irvine boasts first-class amenities including premier retail centers, immaculate parks, trails, and sports fields, quality housing, community events, fine arts centers, and an overall high quality of life.

2023 DEMOGRAPHIC ESTIMATES

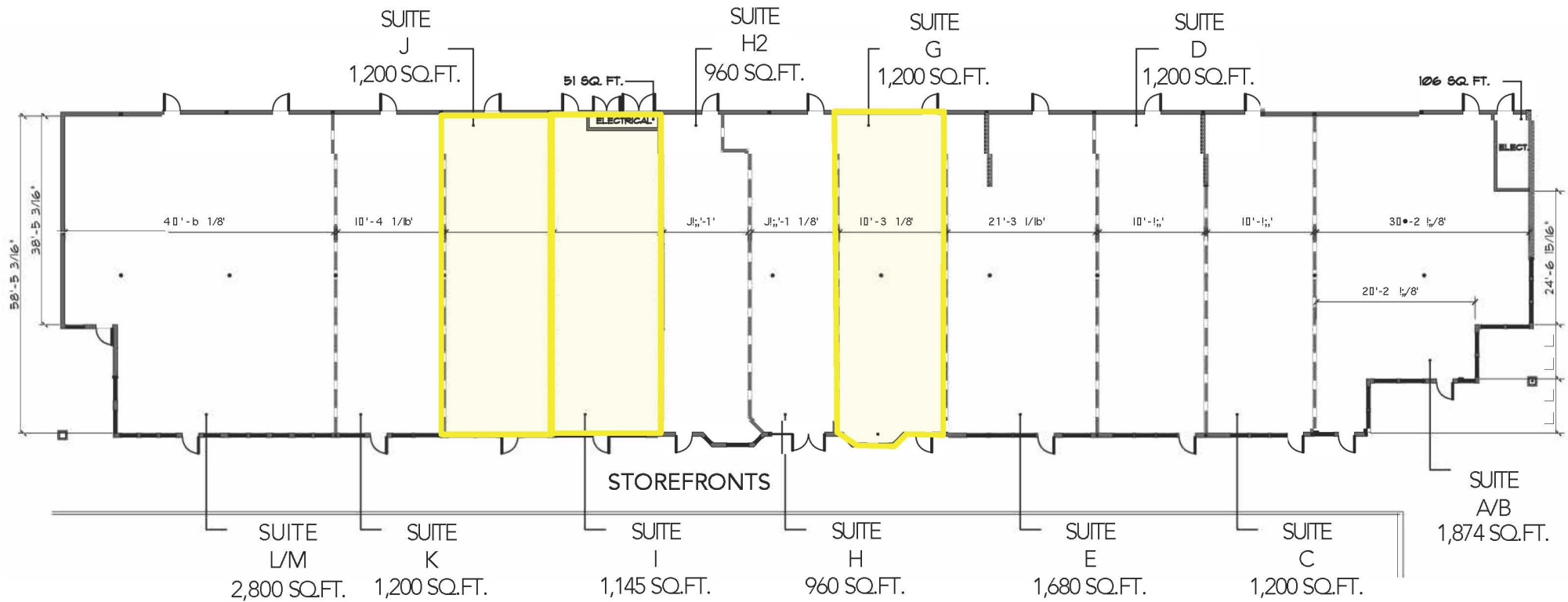
	1 Mile	3 Miles	5 Miles
Population	27,098	229,762	441,158
Daytime population	26,019	198,439	475,334
Avg. Household Income	\$137,772	\$135,917	\$133,123
No. of Households	8,830	78,181	148,438
Median Age	40.9	39.5	38.7
Bachelor Degree or Higher	62%	59.2%	54.0%



Site Plan



Inline Retail



AVAILABLE FOR LEASE

Renderings



Renderings



Aerial Map



2,800 STUDENTS

THE SQUARE
at Culver

BANK OF AMERICA

STACKS
PANCAKE HOUSE

CHASE

ups

TOGO'S

Smart & Final

WESTERN UNION

DAISO JAPAN

Wendy's

FIRST BANK

CVS pharmacy

OMOMO
TEA SHOPPE

TRADER JOE'S

BANK OF WEST
BNP PARIBAS

Chevron

the Habit
BURGER GRILL

WELLS FARGO

Ralphs



COLLEGE PARK
ELEMENTARY

CULVER DR. (52,000 CPD)

INTERSTATE
5

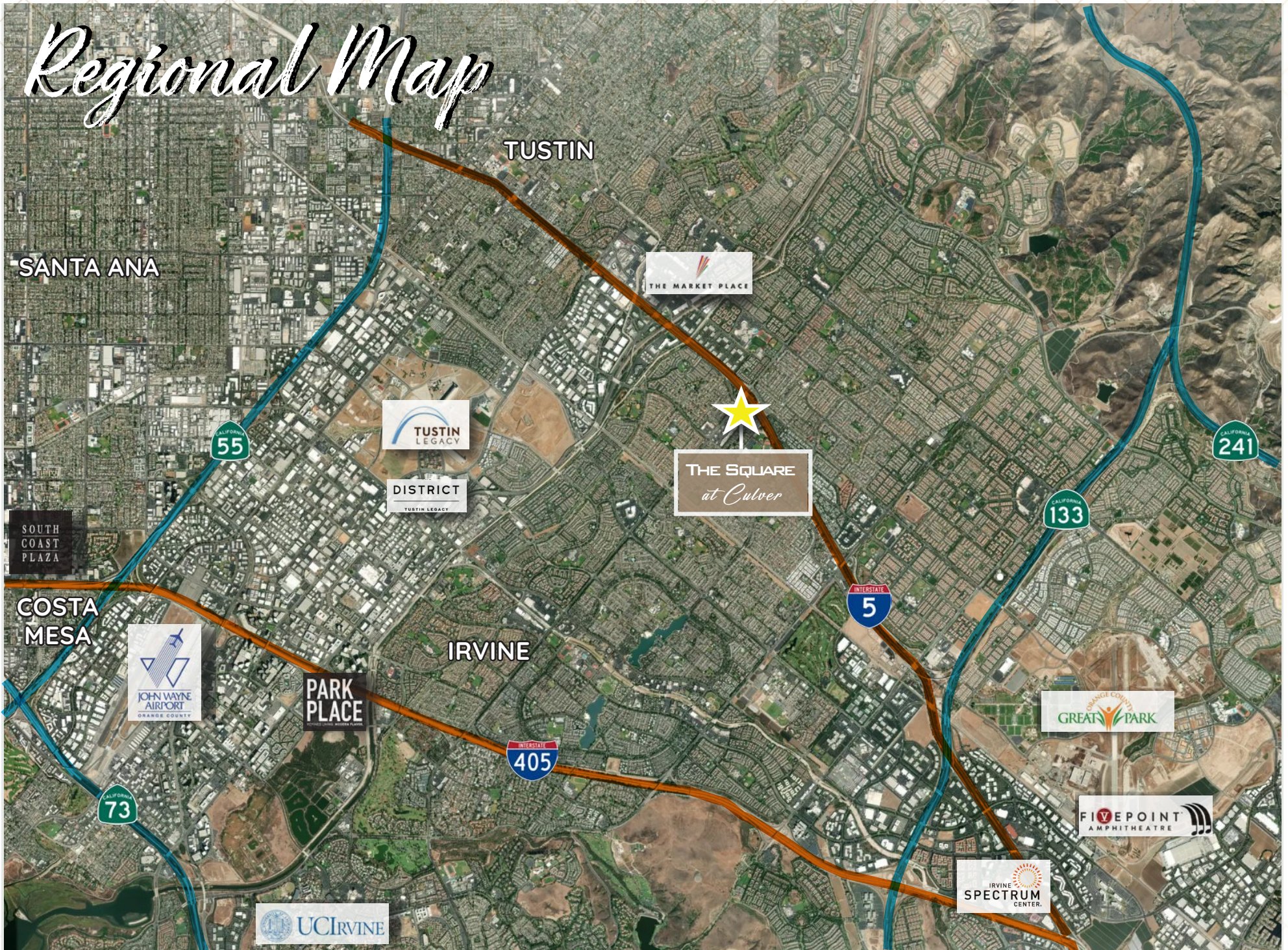
302,728 CPD

TRABUCO RD



IRVINE HIGH SCHOOL
1,800 STUDENTS

Regional Map





MEADOWS
ASSET MANAGEMENT

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