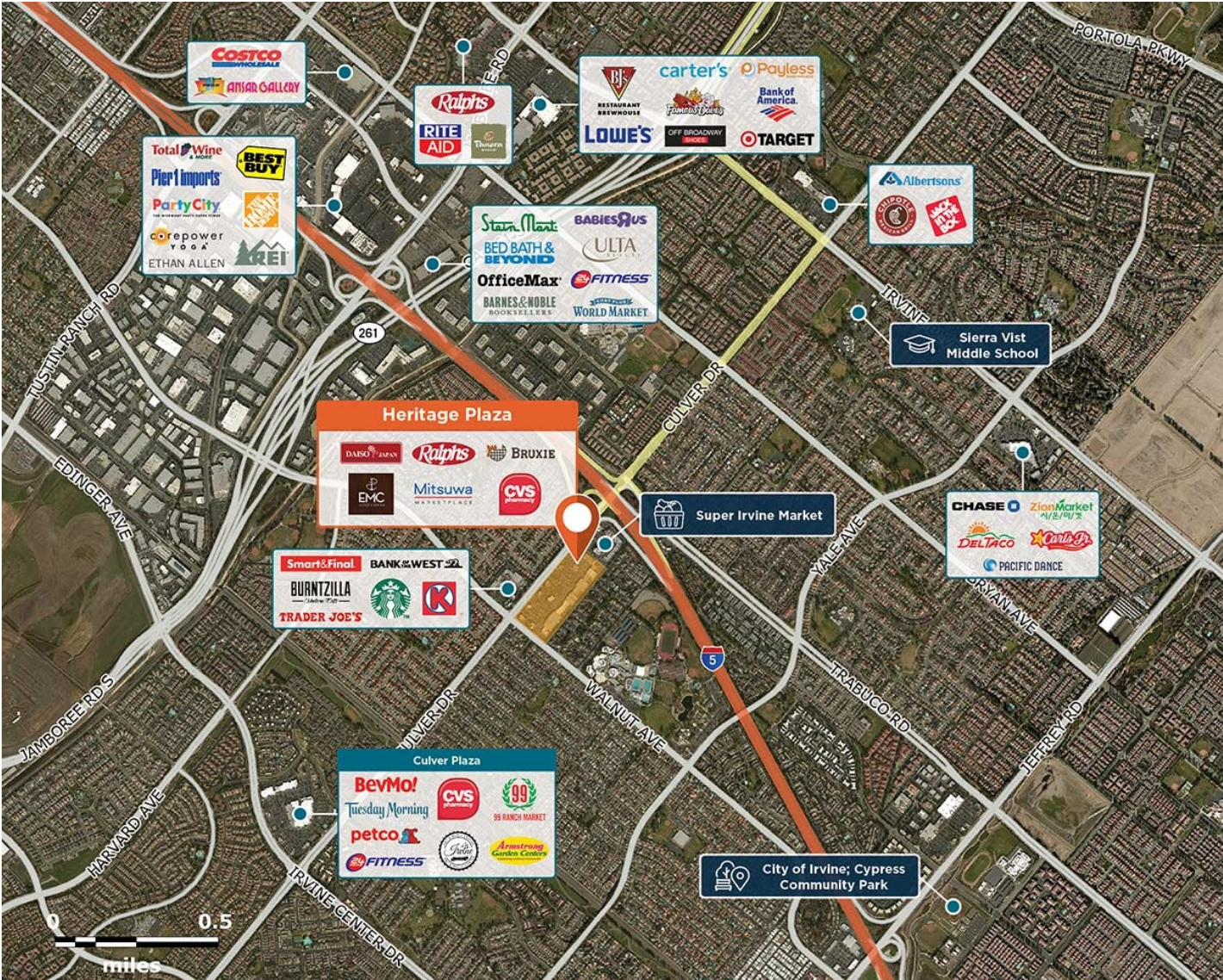


Heritage Plaza

📍 14200-14474 Culver Drive, Irvine, CA 92604



A dual grocery anchored center located at one of Irvine's busiest intersections, close to I-5.

Center Size: 230,396
Spaces Available: 1

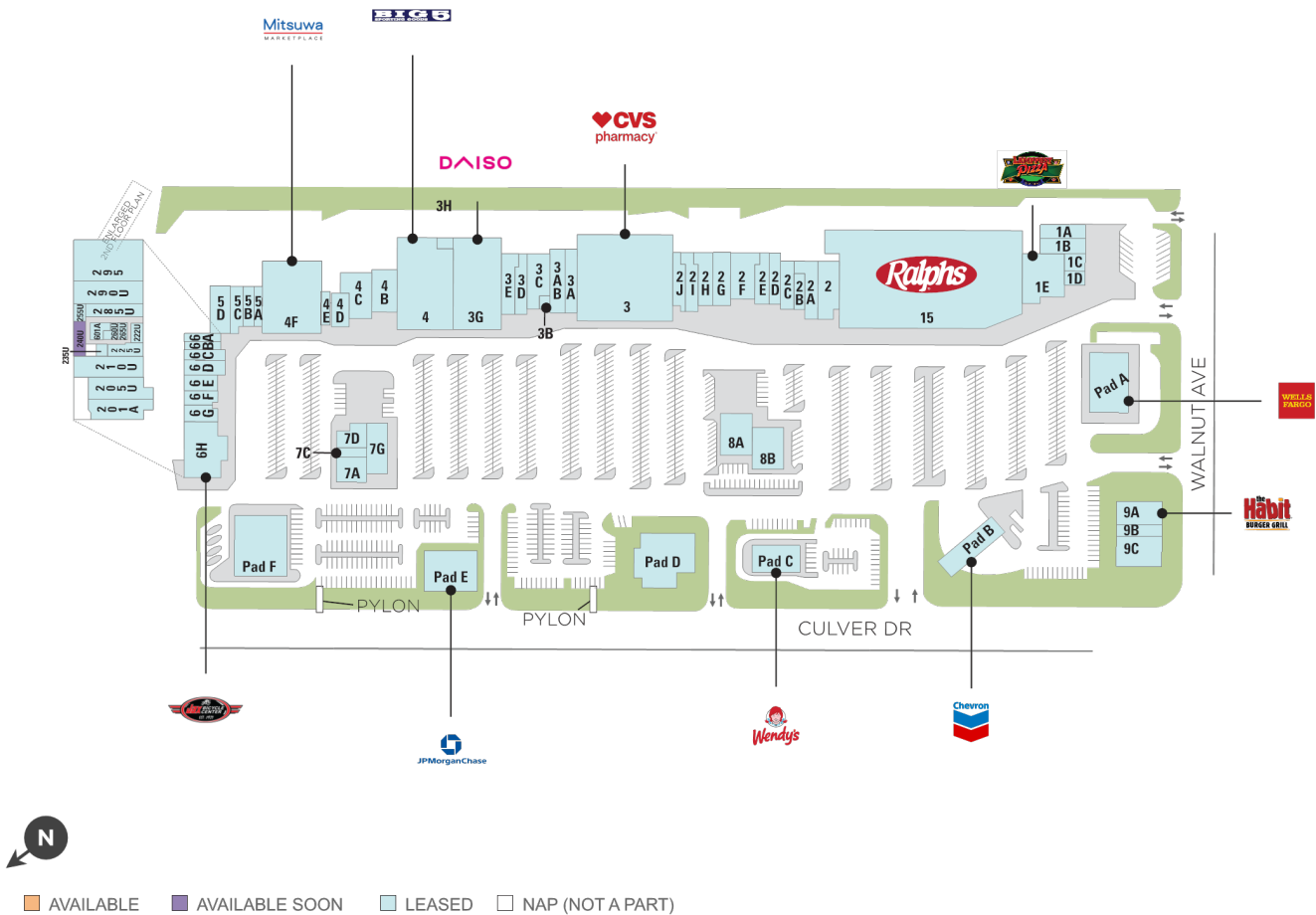
Within 3 Miles

Population	210,269
Avg. Household Income	149,966
Avg. Home Value	\$1,153,836
Annual Visits	4,651,013
Vehicles Per Day	65,000

Heritage Plaza

📍 14200-14474 Culver Drive, Irvine, CA 92604

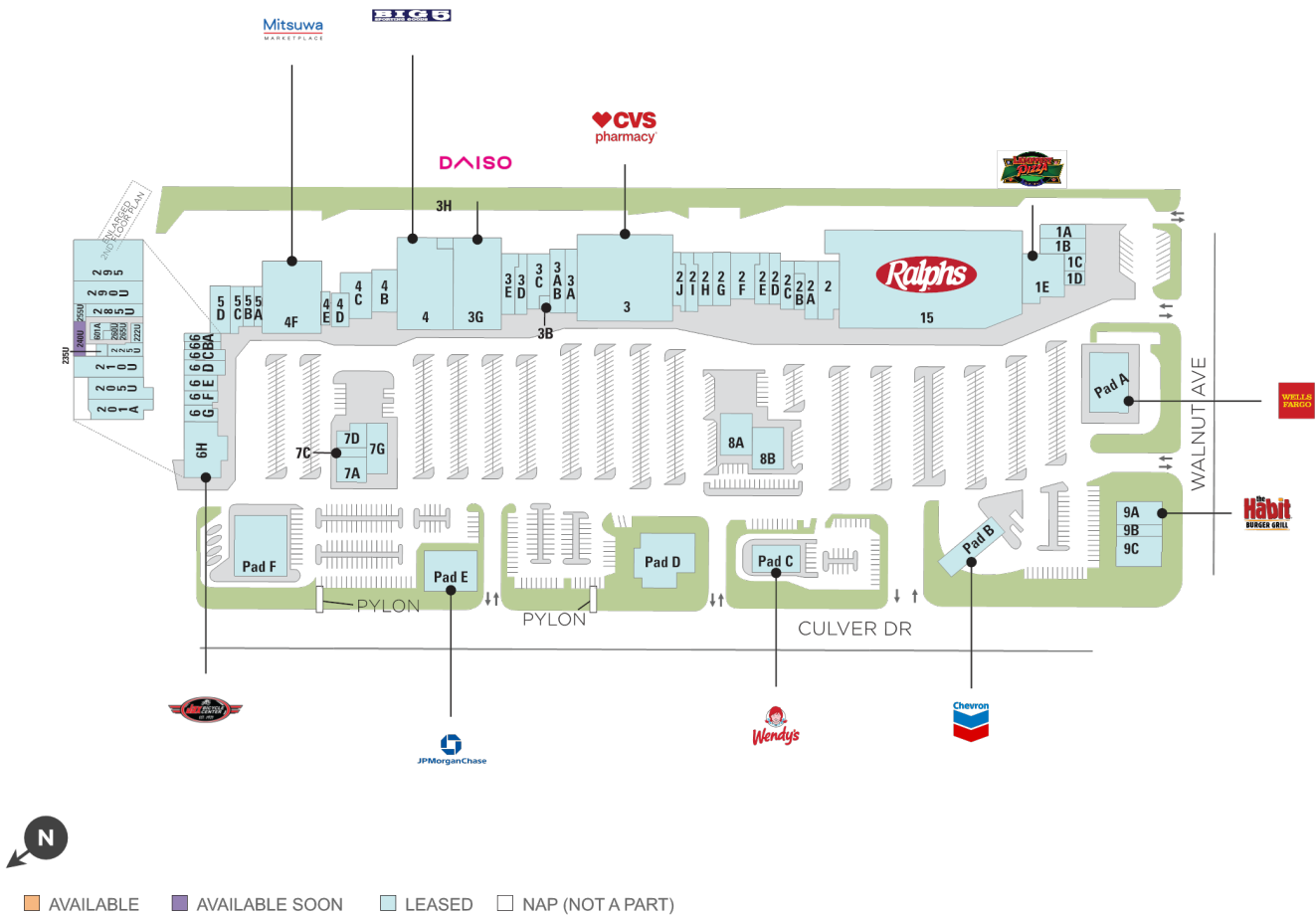
Center Size: 230,396



Heritage Plaza

📍 14200-14474 Culver Drive, Irvine, CA 92604

Center Size: 230,396



SPACE	TENANT	SF
3C	LOUIS CASTEL	2,600
3D	MACTAVISH JEWELRY	1,775
3E	MOCHI BEARD PAPA	1,985
3G	DAISO	11,448
3H	ELECTRICAL ROOM	20
4	BIG 5 SPORTING GOODS	12,304
4B	CHAN CHAN	2,670
4C	EVERTRUST BANK	3,006
4D	VINA NAILS	1,388
4E	ORABAE SPECIALTY TEA	644
4F	MITSUWA MARKETPLACE	13,853
5A	RICHARDS HAIR WORLD	1,063
5B	FM 2050	1,063
5C	H & R BLOCK	1,050
5D	IL-DO TAE KWON DO	2,800
6A	STATE FARM INSURANCE	911
6B	CCK PETS STUDIO	911
6C	HARRY'S FINE JEWELRY	902
6D	SORA ANIMAL HOSPITAL	1,415
6E	RAPHAEL WELLNESS CENTER	1,200
6F	MINT OPTOMETRY	1,458
6G	RONG LI JI	1,483
6H	JAX BICYCLE CENTER	6,233
7A	THE UPS STORE	1,600
7C	IN2WISHIN	520
7D	TOGO'S	1,080
7G	WOORI AMERICA BANK	3,095
8A	FIRST BANK AND TRUST	3,000
8B	FIRE WINGS	3,083
9A	THE HABIT BURGER GRILL	2,400
9B	ACE DONUTS	900
9C	HANMI BANK	2,700
PADA	WELLS FARGO BANK	5,000

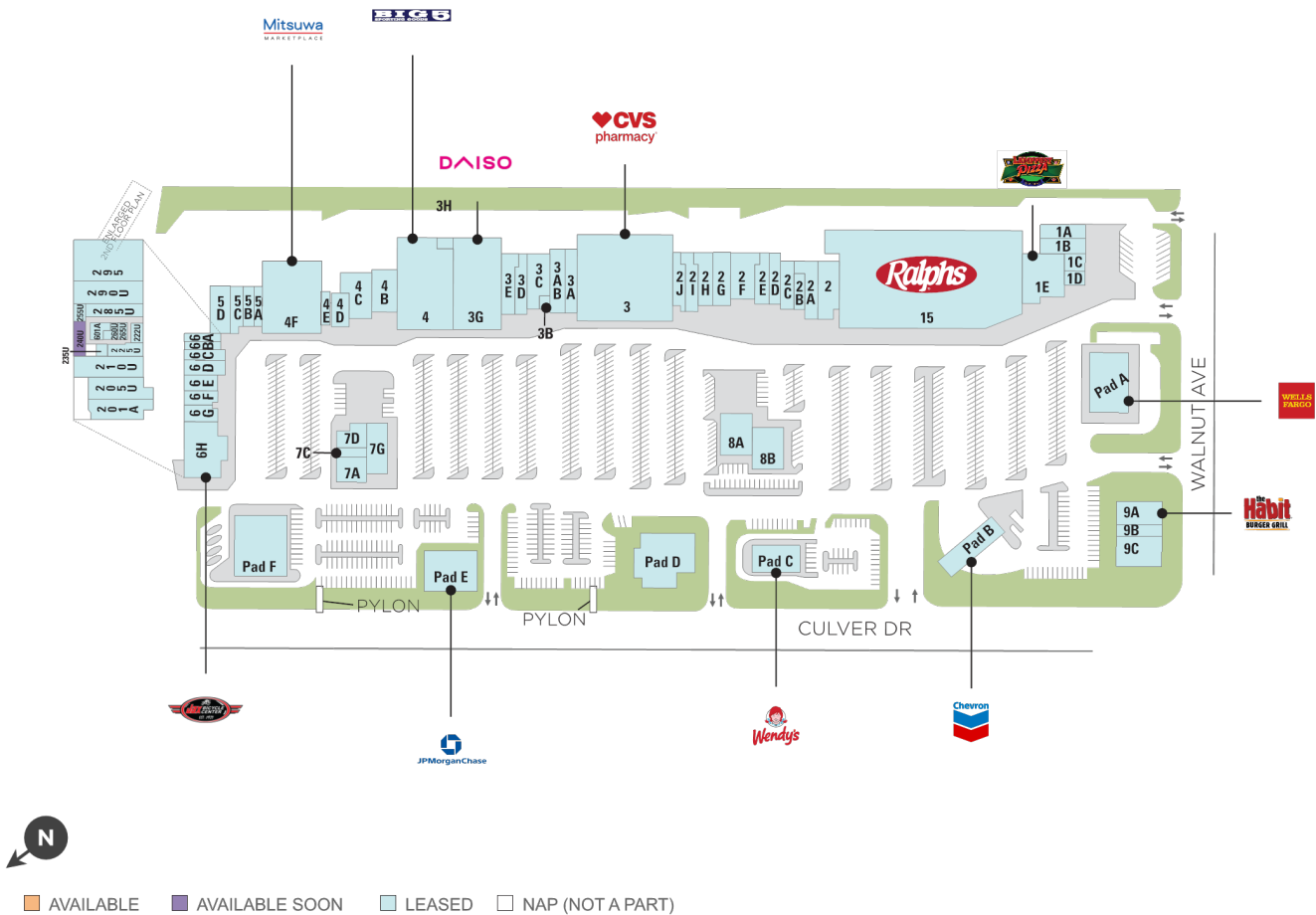
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Heritage Plaza

📍 14200-14474 Culver Drive, Irvine, CA 92604

Center Size: 230,396

SPACE	TENANT	SF
PADB	CHEVRON	500
PADC	WENDY'S	2,454
PADD	NEP CAFE & BRUNCH	7,100
PADE	JPMORGAN CHASE BANK	5,239
PADF	BANK OF AMERICA	7,000



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