♀ 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

Regency Centers.

Erin SaltzmanLeasing Contact

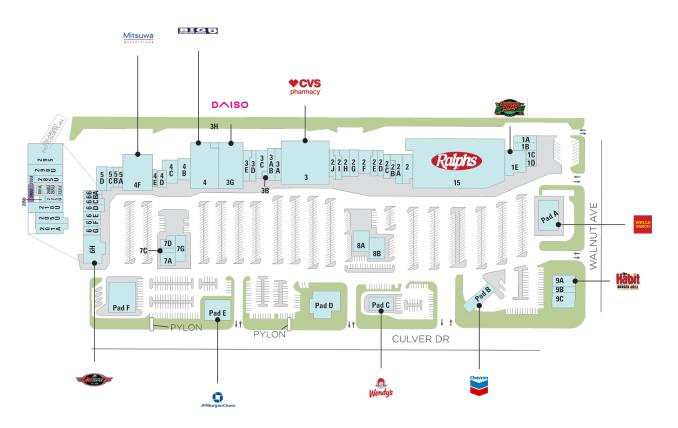
L 213 553 2252

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Updated: Apr 17 2024

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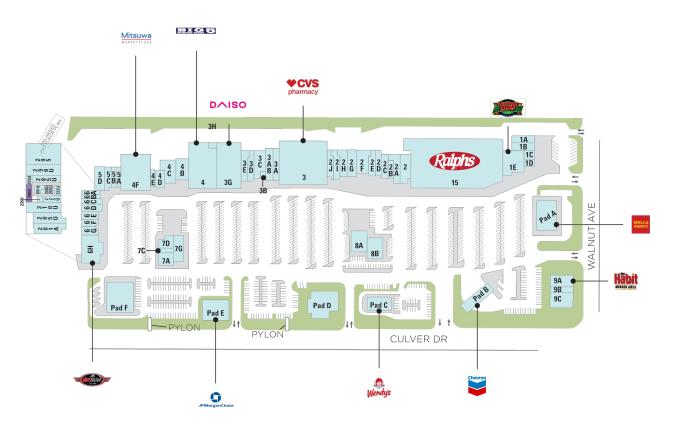


1 of 3

Center Size: 230,396

SPACE	TENANT	SF
240U	AVAILABLE SOON	510
5	RALPHS	44,376
Α	ANNAPOORNA	1,400
В	HERITAGE ONE DAY CLEANERS	1,750
D	PARIS BAGUETTE	2,290
E	LAMP POST PIZZA	4,144
	DENTISTRY FOR KIDS	2,500
.01A	THE CODER SCHOOL	1,785
05U	BROW THEORY	1,116
10U	EVERGREEN ACUPUNCTURE AND NATU	1,318
22U	GLOW LEARNING CENTER	212
25U	FARMERS INSURANCE	419
235U	THE LITTLE BEAUTIQUE	125
:55U	WOORI EXPRESS	198
:60U	GREAT RETAIL COMING SOON	140
265U	SOCAL ELECTRICAL CONTRACTOR	192
.85U	ROY ART STUDIO	701
90U	DR. ALEXANDER CHANG, DDS	1,591
.95U	PIANO FORTE	2,478
:A	CBB BANK	2,308
В	EAST COAST BAGEL	1,215
2C	KITAKATA RAMEN BAN NAI	1,615
.D	CLOUDY CO.	1,630
E.	IRVINE GOLD MINE AND JEWELRY M	1,444
:F	SUPER MEX	3,307
2G	ROL HAND ROLL BAR	1,350
Н	SUP NOODLES	2,830
ı	COLD STONE CREAMERY	966
.J	KAJU TOFU	2,279
	cvs	21,360
A	L & L HAWAIIAN BARBECUE	1,500
АВ	SPICY CITY	2,500
SB	CULVER SHOE REPAIR	790

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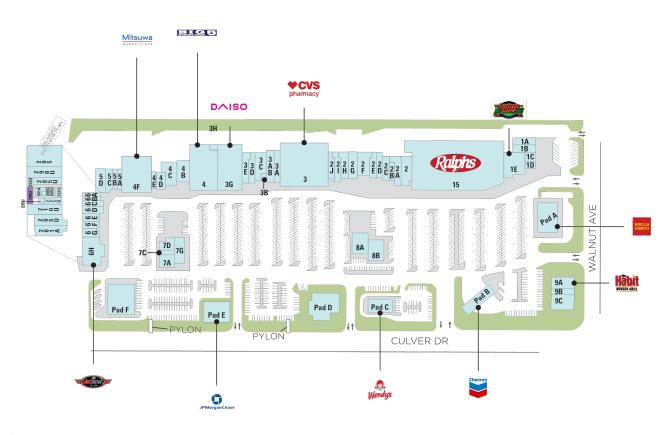


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Center Size: 230,396

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
Đ	VINA NAILS	1,388
ŧΕ	ORABAE SPECIALTY TEA	644
¥F	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
SA.	STATE FARM INSURANCE	911
5B	CCK PETS STUDIO	911
SC	HARRY'S FINE JEWELRY	902
SD	SORA ANIMAL HOSPITAL	1,415
SE.	RAPHAEL WELLNESS CENTER	1,200
6F	MINT OPTOMETRY	1,458
6G	RONG LI JI	1,483
5H	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
ВА	FIRST BANK AND TRUST	3,000
3B	FIRE WINGS	3,083
)A	THE HABIT BURGER GRILL	2,400
ЭВ	ACE DONUTS	900
9C	HANMI BANK	2,700
PADA	WELLS FARGO BANK	5,000

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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

AVAILABLE AVAILABLE SOON

☐ LEASED ☐ NAP (NOT A PART)

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