

# WALNUT VILLAGE CENTER

Irvine, California



Walnut Village is a neighborhood center offering a variety of retail shops, services and casual dining options.

## Center Highlights

Walnut Village Center features such tenants as Trader Joe's, Starbucks Coffee, Smart & Final and Bank of the West. This 74,000-square-foot center draws from the surrounding communities of Walnut Village, Northwood and Northpark Square. Conveniently accessible off the I-5, the center benefits from the busy intersection of Walnut Avenue and Culver Drive, where average daily traffic counts are 48,500 vehicles.

Demographics: 3 Mile Radius

Population: 173,755

Average Household Income: \$114,283

Median Age: 35.7

## Customer Profile

Walnut Village Center attracts upper-middle-income families, as well as owners of high-value condominiums and single-family homes.

For leasing information call  
the Irvine Company 949.720.2535

Source: ESRI Business Information Solutions, 2010. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

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