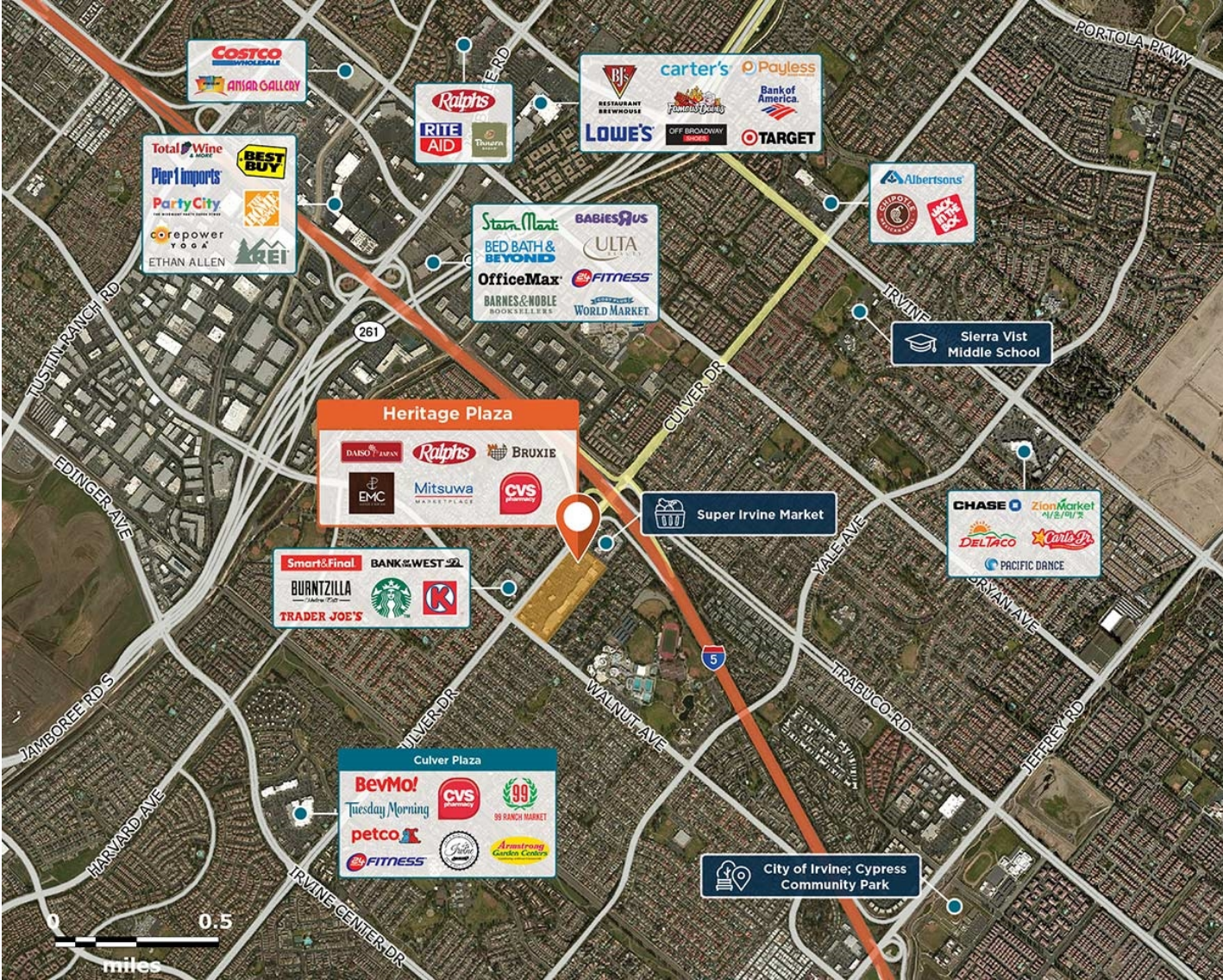


# Heritage Plaza

📍 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	221,123
Avg. Household Income	175,233
Avg. Home Value	\$1,172,174
Annual Visits	5,982,892
Vehicles Per Day	65,000

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

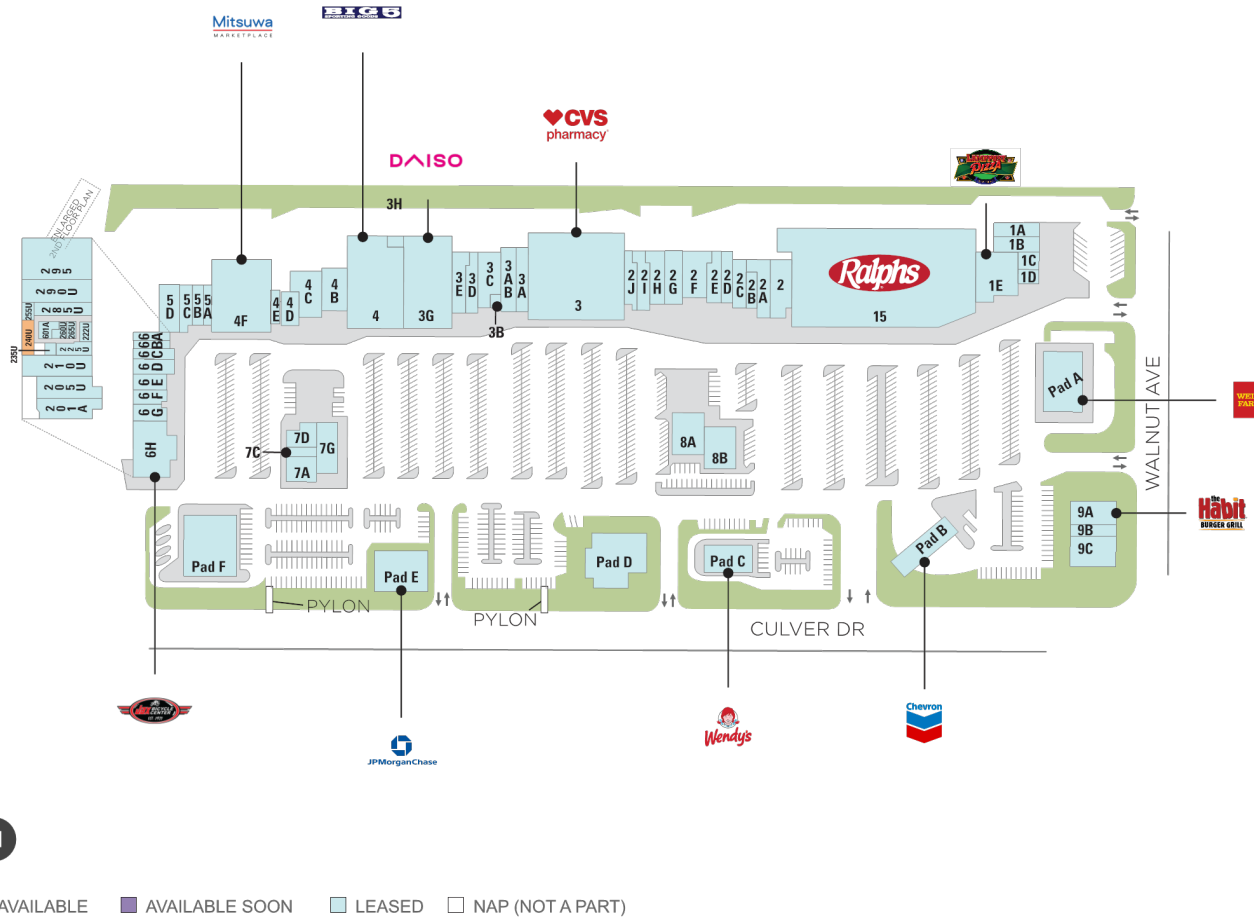


# Heritage Plaza

📍 14200-14474 Culver Drive, Irvine, CA 92604

**Center Size: 230,396**

SPACE	TENANT	SF
240U	AVAILABLE	510
15	RALPHS	44,376
1A	ANNAPOORNA	1,400
1B	HERITAGE ONE DAY CLEANERS	1,750
1D	PARIS BAGUETTE	2,290
1E	LAMP POST PIZZA	4,144
2	DENTISTRY FOR KIDS	2,500
201A	THE CODER SCHOOL	1,785
205U	BROW THEORY	1,116
210U	EVERGREEN ACUPUNCTURE AND NATU	1,318
222U	GLOW LEARNING CENTER	212
225U	FARMERS INSURANCE	419
235U	THE LITTLE BEAUTIQUE	125
255U	WOORI EXPRESS	198
260U	GREAT RETAIL COMING SOON	140
265U	SOCAL ELECTRICAL CONTRACTOR	192
285U	ROY ART STUDIO	701
290U	DR. ALEXANDER CHANG, DDS	1,591
295U	PIANO FORTE	2,478
2A	CBB BANK	2,308
2B	EAST COAST BAGEL	1,215
2C	KITAKATA RAMEN BAN NAI	1,615
2D	DESOURO	1,630
2E	IRVINE GOLD MINE AND JEWELRY M	1,444
2F	SUPER MEX	3,307
2G	ROL HAND ROLL BAR	1,350
2H	SUP NOODLES	2,830
2I	COLD STONE CREAMERY	966
2J	KAJU TOFU	2,279
3	CVS	21,360
3A	L & L HAWAIIAN BARBECUE	1,500
3AB	SPICY CITY	2,500
3B	CULVER SHOE REPAIR	790



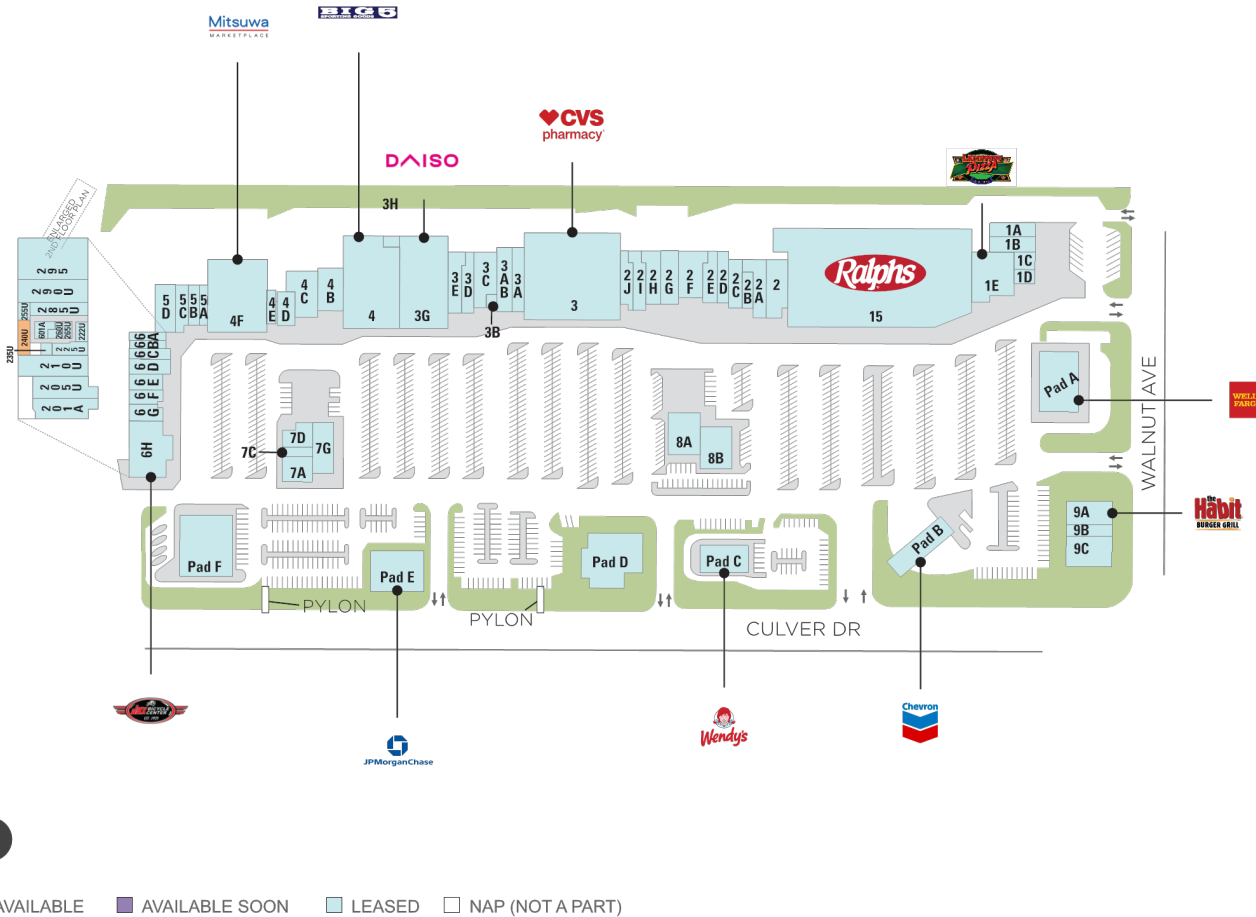
1 of 3

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

# 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	PAPI'S GELATERIA	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	KIRIN EXPRESS	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

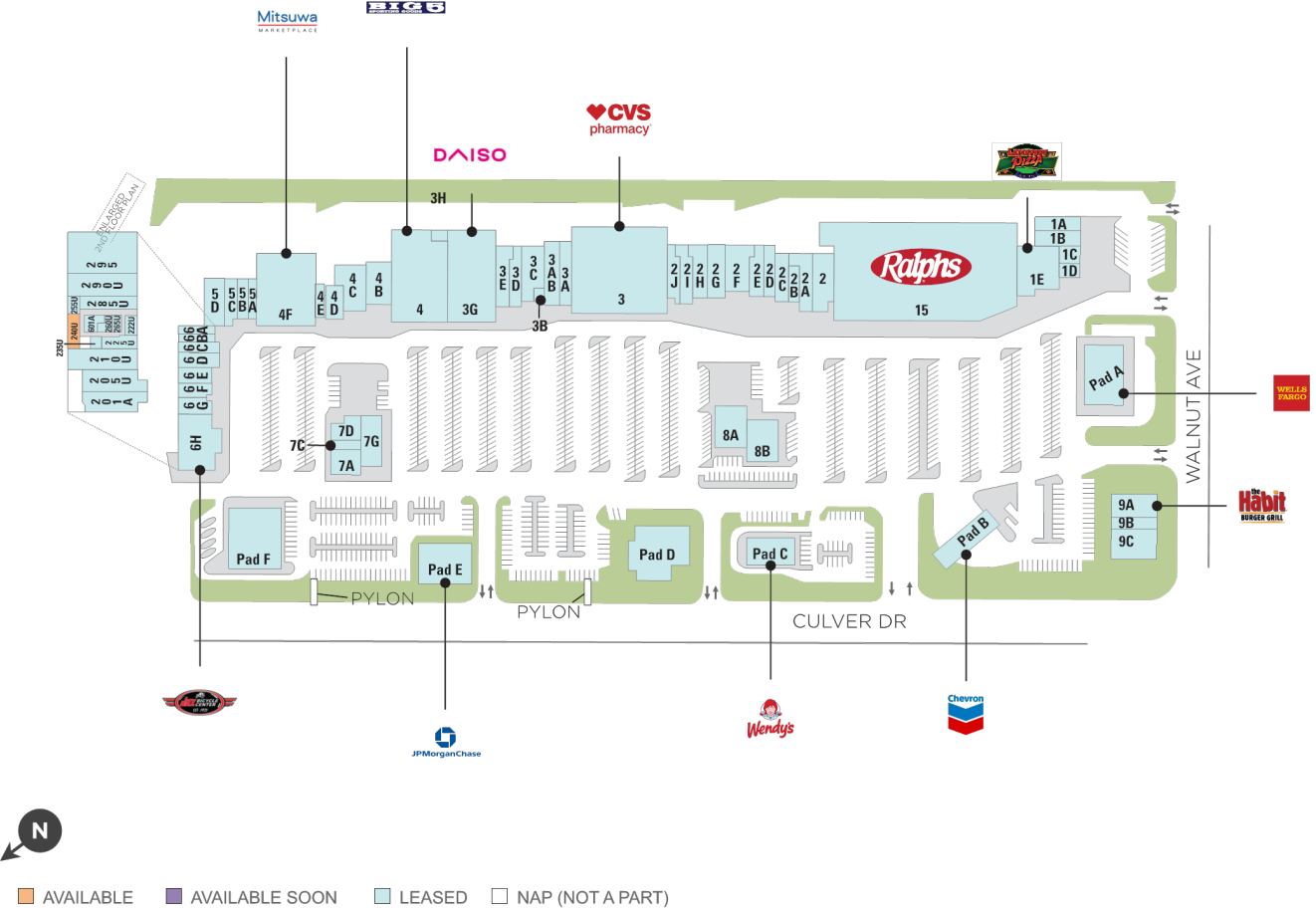
2 of 3

# 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



3 of 3

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.