

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: 0

Within 3 Miles

| | |
|-----------------------|-------------|
| Population | 220,265 |
| Avg. Household Income | 171,493 |
| Avg. Home Value | \$1,221,816 |
| Annual Visits | 5,982,892 |
| Vehicles Per Day | 65,000 |

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■ AVAILABLE ■ AVAILABLE SOON ■ LEASED □ NAP (NOT A PART)

1 of 3

| SPACE | TENANT | SF |
|-------|-----------------------------------|--------|
| 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 | 1,318 |
| 222U | GLOW LEARNING CENTER | 212 |
| 225U | FARMERS INSURANCE | 419 |
| 235U | THE LITTLE BEAUTIQUE | 125 |
| 240U | EVERGREEN ACUPUNCTURE (EXPANSION) | 510 |
| 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 | DESOIRO | 1,630 |
| 2E | IRVINE GOLD MINE AND JEWELRY M | 1,444 |
| 2F | CHEF TIAN | 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 |

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| 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 |

Updated: Jan 17 2026

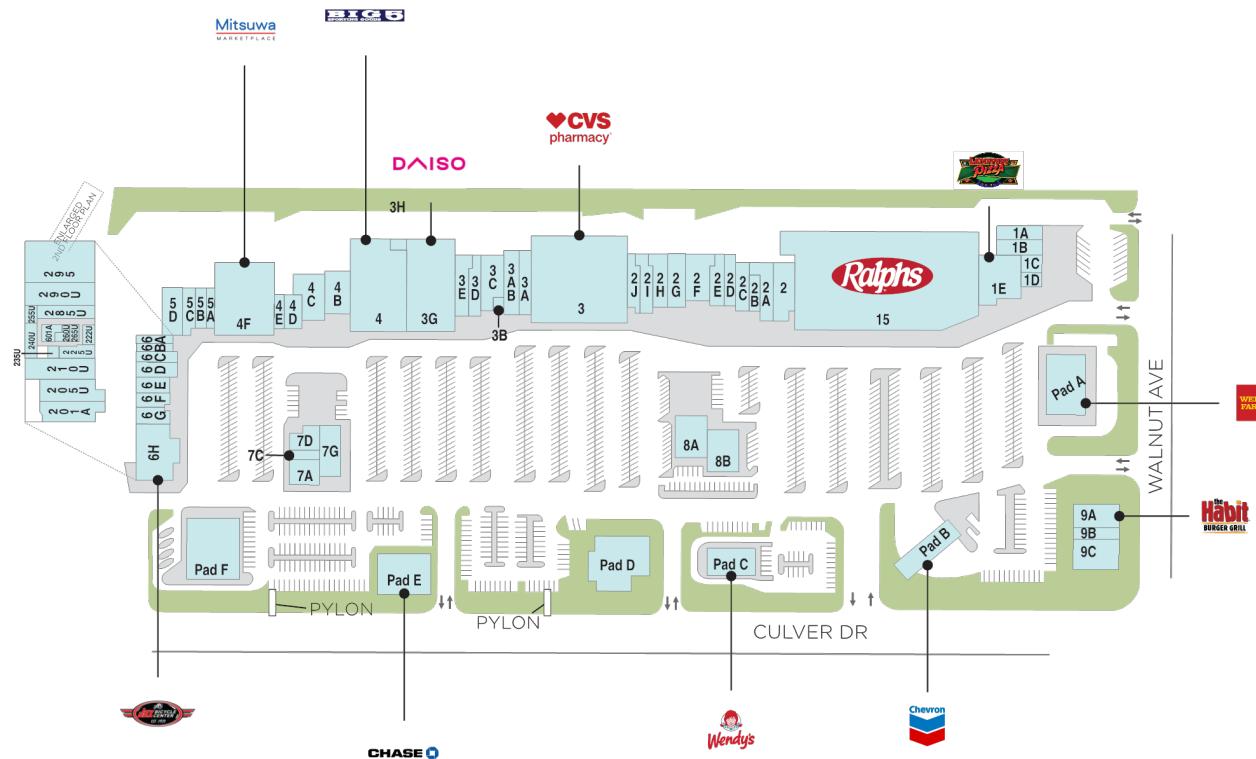
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This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements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

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