NEIGHBORHOOD SNAPSHOT

Irvine Business Complex
Irvine, California

Parks | Movie Theaters | Malls | Coffee Shops | Childcare
Private Schools | Gyms | Hospitals | Grocery Stores | Farmers Markets

Drive times are measured by road from the center of Irvine Business Complex.

TEAMIRI

REDFIN

PARKS

Irvine Business Complex | Irvine, CA

San Carlo Park

15 San Carlo, Irvine, CA 92614

Drive Time: ~3 min | 1.5 miles

San Carlo Park is a 6-acre City of Irvine neighborhood park next to a school. It has two tennis courts and two pickleball courts, plus a children's play area and an open play lawn. Two group picnic areas, 12 picnic tables and five barbecues serve larger gatherings, and bounce houses are allowed with a city permit. Picnic areas are first-come, first-served for groups of 49 or fewer.

San Marco Park

1 San Carlo, Irvine, CA 92614

Drive Time: ~3 min | 1.6 miles

San Marco Park is a 5.1-acre City of Irvine neighborhood park with a restroom and trail access. It has an unlighted basketball court and an open play lawn. A group picnic area, six picnic tables and two barbecues round out the amenities, and bounce houses are allowed with a city permit. Picnic areas are first-come, first-served for groups of 49 or fewer.

Alley Grove Promenade

Armstrong Ave & Flight Way, Tustin, CA 92782

Drive Time: ~4 min | 1.9 miles

Alley Grove Promenade is a 2.8-acre public park run by the City of Tustin at the corner of Armstrong Avenue and Flight Way. It is open daily from 6 a.m. to 10 p.m. The park has two half basketball courts, a bocce ball court and pickleball courts. It also includes a walking trail.

All information sourced from publicly available records as of October 2026. Drive times are actual driving routes from the center of Irvine Business Complex.

MOVIE THEATERS

Irvine Business Complex | Irvine, CA

AMC Tustin 14 at The District

2457 Park Ave, Tustin, CA 92782

Drive Time: ~4 min | 1.9 miles

A 14-screen AMC multiplex at The District, at the corner of Jamboree Road and Barranca Parkway. Premium formats on the current schedule include Dolby Cinema, IMAX and AMC Prime, with recliners in the premium auditoriums. All seats are reserved, and showings offer closed captioning and descriptive audio.

Regal Edwards Metro Pointe

901 South Coast Dr, Costa Mesa, CA 92626

Drive Time: ~6 min | 3.9 miles

A Regal multiplex at Metro Pointe on South Coast Drive, formerly the Edwards Metro Pointe Stadium 12. It shows current first-run releases daily in digital projection, with laser projection in some auditoriums. Showings include closed captioning.

Starlight Triangle Square Cinemas

1870 Harbor Blvd, Costa Mesa, CA 92627

Drive Time: ~9 min | 6.3 miles

Starlight Triangle Square Cinemas is a multiplex in the Triangle Square shopping center on Harbor Boulevard in Costa Mesa, run by Starlight Cinemas. It shows current releases with Dolby Atmos sound, laser projection, recliners and reserved seating. Bargain pricing applies all day on Tuesdays and Wednesdays and to Sunday shows before 6 p.m., and seniors 55 and over get a discount every day.

All information sourced from publicly available records as of October 2026. Drive times are actual driving routes from the center of Irvine Business Complex.

MALLS & SHOPPING CENTERS

Irvine Business Complex | Irvine, CA

Harvard Place Shopping Center

17575-17675 Harvard Ave, Irvine, CA 92614

Drive Time: ~3 min | 1.2 miles

Harvard Place Shopping Center is an Irvine Company center at Main Street and Harvard Avenue anchored by Ralphs Fresh Fare and CVS Pharmacy. Casual dining includes Corner Bakery, Einstein Bros. Bagels, Rubio's, Pick Up Stix, Fresh Brothers and Poached Neighborhood Kitchen. Fitness options include Co-op Pilates and Body Fit Training, and Harvard Place Auto Plaza for car service is next door.

Diamond Jamboree

2700-2750 Alton Pkwy, Irvine, CA 92606

Drive Time: ~4 min | 1.4 miles

Diamond Jamboree is an open-air retail center at Alton Parkway and Jamboree Road, best known for Asian dining. About 20 restaurants and dessert shops include Haidilao hot pot, 85C Bakery Cafe, Marugame Udon, BCD Tofu House, Kura Revolving Sushi Bar and Somi Somi. H Mart supermarket anchors the shops, and the center also has a karaoke lounge and a pottery studio.

The District at Tustin Legacy

2437 Park Ave, Tustin, CA 92782

Drive Time: ~4 min | 1.9 miles

The District at Tustin Legacy is a large open-air shopping and dining center in Tustin. Costco and the AMC Tustin 14 cinema anchor the center, and the theater has IMAX with laser projection, Dolby and PRIME auditoriums and recliner seating. Other tenants include Barnes & Noble, Bowlero, Bar Louie and In-N-Out Burger.

All information sourced from publicly available records as of October 2026. Drive times are actual driving routes from the center of Irvine Business Complex.

COFFEE SHOPS

Irvine Business Complex | Irvine, CA

Starbucks

17913 MacArthur Blvd, Irvine, CA 92614

Drive Time: ~2 min | 0.8 miles

This company-operated Starbucks serves espresso drinks, brewed coffee, Nitro Cold Brew and oven-warmed food. It is open 4 a.m. to 8 p.m. Monday through Friday and 4:30 a.m. to 8 p.m. on weekends. It offers in-cafe seating and free Wi-Fi. Mobile ordering and Starbucks Rewards work here through the Starbucks app.

KRISP Fresh Living

2272 Michelson Dr, Suite 100, Irvine, CA 92612

Drive Time: ~3 min | 1.0 miles

KRISP Fresh Living is an independent cafe serving premium coffee, ceremonial-grade matcha and fine teas, alongside food. It is known for its farm-direct matcha. It is open 7 a.m. to 7 p.m. on weekdays and 9 a.m. to 5 p.m. on weekends, with holiday hours varying. Orders can be placed online.

Daydrift

2981 Bristol St, Suite B6, Costa Mesa, CA 92626

Drive Time: ~6 min | 3.2 miles

Daydrift is an independent cafe at The CAMP serving specialty coffee and tea, including matcha. It opens at 8 a.m. every day and closes at 8 p.m. Monday through Thursday and at 10 p.m. Friday through Sunday. Orders can be placed ahead online for pickup.

All information sourced from publicly available records as of October 2026. Drive times are actual driving routes from the center of Irvine Business Complex.

CHILDCARE FACILITIES

Irvine Business Complex | Irvine, CA

Marco Polo Children's School

17861 Von Karman Ave, Irvine, CA 92614

Drive Time: ~1 min | 0.3 miles

Marco Polo Children's School is a Reggio Emilia preschool with a Mandarin immersion program. It is accepting applications for the 2026-2027 school year and offers in-person campus tours. Hours are 7:30 a.m. to 5:30 p.m. on weekdays, and the school is licensed for 168 children, including up to 48 toddlers. State licence #304371246.

Irvine Montessori School

17575 Cartwright Rd, Irvine, CA 92614

Drive Time: ~2 min | 0.6 miles

Irvine Montessori School is a private, independent Montessori school for children from 18 months to 6 years, with sister campuses in Newport Beach and Torrance. Hours are 7 a.m. to 6 p.m., Monday through Friday. The school is licensed for up to 197 children, including 24 toddlers. State licence #304370495.

Rainbow Rising - Westpark

25 San Carlo, Irvine, CA 92614

Drive Time: ~3 min | 1.6 miles

Rainbow Rising runs before- and after-school child care on an Irvine Unified elementary school campus, and has served Irvine Unified families since 1989. The program includes homework time, recreational play, arts, music, science and math. It also offers all-day care on school breaks and minimum days, plus summer day camp. The program is licensed for up to 130 children from about age 5 to 12. State licence #300613947.

All information sourced from publicly available records as of October 2026. Drive times are actual driving routes from the center of Irvine Business Complex.

PRIVATE SCHOOLS

Irvine Business Complex | Irvine, CA

Fusion Academy Irvine | Grades 4-12

17875 Von Karman Ave, Suite 200, Irvine, CA 92614

Drive Time: ~1 min | 0.3 miles

Private one-to-one school for grades 4 to 12, where each class has one student and one teacher. The campus is accredited by WASC and Cognia. Students choose from more than 300 classes for credit and use an on-campus Homework Cafe for peer collaboration. Virtual small-group classes of 2 to 5 students are also offered.

Sage Hill School | Grades 7-12

20402 Newport Coast Dr, Newport Coast, CA 92657

Drive Time: ~12 min | 6.7 miles

Independent college preparatory day school for grades 7 to 12, with 730 students. It has been accredited by WASC since 2003 and is also accredited by the California Association of Independent Schools. The average upper school class size is 14, and the school fields 54 teams across 22 interscholastic sports. Twenty students were named National Merit Scholarship Semifinalists for 2025.

Fairmont Private Schools - North Tustin Campus | Grades PK-8

12421 Newport Ave, Santa Ana, CA 92705

Drive Time: ~12 min | 7.0 miles

Fairmont's North Tustin campus is a secular independent day school for children ages 3 to 14, from preschool through grade 8. It is accredited by WASC and Cognia and belongs to the California Association of World Schools. The curriculum runs a full grade ahead through grade 5, and students have won awards in FIRST LEGO League and the Orange County Debate League. Fairmont is part of the International Schools Partnership network.

All information sourced from publicly available records as of October 2026. Drive times are actual driving routes from the center of Irvine Business Complex.

GYMS

Irvine Business Complex | Irvine, CA

LA Fitness Irvine - Michelson Dr (Signature)

3021 Michelson Dr, Irvine, CA 92612

Drive Time: ~4 min | 1.6 miles

A full-size LA Fitness Signature club open 5 a.m. to 11 p.m. Monday through Thursday, 5 a.m. to 10 p.m. Friday and 7 a.m. to 8 p.m. on weekends. It has an indoor pool, whirlpool spa, sauna, basketball court, free weights, cardio and functional training areas, and group fitness classes. Racquetball, Pilates, towel service and personal training are offered at an added charge.

Planet Fitness

2495 Park Ave, Tustin, CA 92782

Drive Time: ~4 min | 2.1 miles

This Planet Fitness is a membership gym on Park Avenue in Tustin. It is open from 5 a.m. to 11 p.m. Monday through Thursday, 5 a.m. to 10 p.m. on Friday, and 7 a.m. to 7 p.m. on Saturday and Sunday. The club has a parking lot, and street parking is also available.

Trim Fitness Studio Costa Mesa

2937 Bristol St, A200, Costa Mesa, CA 92626

Drive Time: ~6 min | 3.1 miles

Trim Fitness Studio Costa Mesa is a Lagree Method studio. Its 45-minute Lagree classes are low-impact, high-intensity strength workouts on the Megaformer. The studio also runs Climb, a 30-minute rhythm-based cardio class on the VersaClimber.

All information sourced from publicly available records as of October 2026. Drive times are actual driving routes from the center of Irvine Business Complex.

HOSPITALS

Irvine Business Complex | Irvine, CA

UCI Health - Irvine

19210 Jamboree Rd, Irvine, CA 92612

Drive Time: ~5 min | 2.1 miles

This UCI Health hospital is a seven-story, 144-bed general acute care hospital that opened on December 10, 2025, as UCI Health's sixth hospital. Its 24-hour emergency department has 20 treatment rooms. UCI Health describes it as the nation's first all-electric hospital, and the campus sits beside the San Joaquin Marsh Reserve. The medical campus also includes a cancer center that is part of Orange County's only NCI-designated comprehensive cancer center.

South Coast Global Medical Center

2701 S Bristol St, Santa Ana, CA 92704

Drive Time: ~8 min | 4.0 miles

South Coast Global Medical Center is a general acute care hospital with 178 licensed beds and a basic-level emergency department, according to state HCAI records. Orange County EMS designates it an Emergency Receiving Center. Services include cardiology, stroke care, behavioral health, orthopedics and gastroenterology, and the hospital holds The Joint Commission's Gold Seal of Approval.

Foothill Regional Medical Center

14662 Newport Ave, Tustin, CA 92780

Drive Time: ~8 min | 4.8 miles

Foothill Regional Medical Center is a general acute care hospital with 177 licensed beds, according to state HCAI records. Its emergency department is open 24/7, receives paramedic transports and treats everything from minor illness to critical injury. The hospital is accredited by The Joint Commission and highlights its multilingual care team.

All information sourced from publicly available records as of October 2026. Drive times are actual driving routes from the center of Irvine Business Complex.

GROCERY STORES

Irvine Business Complex | Irvine, CA

Ralphs

17605 Harvard Ave, Irvine, CA 92614

Drive Time: ~3 min | 1.3 miles

A full-service Ralphs supermarket in Harvard Place Shopping Center. The store is open every day from 5 a.m. to 1 a.m. Curbside pickup is offered, and the store has its own parking lot.

H Mart Irvine

2600 Alton Pkwy, Irvine, CA 92606

Drive Time: ~4 min | 1.4 miles

H Mart is an Asian supermarket chain, and this is one of its Irvine stores on Alton Parkway. It is open daily from 8 a.m. to 10 p.m. H Mart also offers online ordering and delivery through its website.

Mother's Market & Kitchen

2963 Michelson Dr, Irvine, CA 92612

Drive Time: ~4 min | 1.6 miles

Mother's Market & Kitchen is a full grocery store with an in-store kitchen. This Irvine store is open daily from 6:30 a.m. to 10 p.m. Its juice bar closes at 8:30 p.m., and the cafe serves dine-in meals from 7 a.m. to 3 p.m.

All information sourced from publicly available records as of October 2026. Drive times are actual driving routes from the center of Irvine Business Complex.

FARMERS MARKETS

Irvine Business Complex | Irvine, CA

The District Certified Farmers Market

2411 Park Ave, Tustin, CA 92782

Drive Time: ~4 min | 1.9 miles

A certified farmers market held every Sunday from 9 a.m. to 1 p.m. at The District shopping center on Park Avenue, near Barranca Parkway and Tustin Ranch Road. It is run by Farm & Craft Market. Stalls include seasonal mushrooms and many kinds of eggs, alongside a handmade craft section, family games and music. EBT is accepted.

Costa Mesa Farmers' Market

88 Fair Dr, Costa Mesa, CA 92626

Drive Time: ~7 min | 4.6 miles

The Costa Mesa Farmers' Market is a certified farmers market run by the Orange County Farm Bureau every Thursday from 9 a.m. to 1 p.m., rain or shine. It sets up in Lot D at the OC Fair & Event Center, with free admission and free parking. Vendors sell produce, fresh flowers, fish, hummus, honey and hot sauce, and some serve hot lunch such as tamales, tacos and burritos.

Kaiser Permanente Irvine Farmers' Market

6670 Alton Pkwy, Irvine, CA 92618

Drive Time: ~8 min | 5.8 miles

A certified farmers market held every Wednesday from 9 a.m. to 2 p.m. on the Kaiser Permanente Irvine campus, on Alton Parkway at Sand Canyon Avenue. It is run by the Southland Farmers' Market Association, which operates eleven markets across Southern California. The market appears on the Orange County Agricultural Commissioner's list of certified farmers markets.

All information sourced from publicly available records as of October 2026. Drive times are actual driving routes from the center of Irvine Business Complex.