NEIGHBORHOOD SNAPSHOT

Los Olivos

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 Los Olivos.

TEAMIRI

REDFIN

PARKS

Los Olivos | Irvine, CA

Los Olivos Community Park

101 Alfonso, Irvine, CA 92618

Drive Time: ~4 min | 0.9 miles

Los Olivos Community Park is a City of Irvine community park of about 12.5 acres with a community center. Its children's play area has a musical theme, and the park has a lighted baseball field, a lighted soccer field and a lighted basketball court. Racket players get three lighted tennis courts, three lighted pickleball courts and two lighted badminton courts. There are also picnic shelters, barbecues, an open play area and trail access, and city parks are open daily from 6 a.m. to 10 p.m.

Santa Vittoria Park

Santa Vittoria Dr, Laguna Hills, CA 92653

Drive Time: ~4 min | 1.8 miles

Santa Vittoria Park is a City of Laguna Hills neighborhood park. It has a tennis court, a handball court, a sand volleyball court and a tot lot. Walkways and benches run through the park.

Veeh Ranch Park

Santa Vittoria Dr, Laguna Hills, CA 92653

Drive Time: ~4 min | 1.8 miles

Veeh Ranch Park is a City of Laguna Hills neighborhood park. It has a sports field, a basketball court and a tot lot. Picnic tables, benches, walkways and a drinking fountain are also on site.

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

MOVIE THEATERS

Los Olivos | Irvine, CA

Regal Irvine Spectrum

500 Spectrum Center Dr, Irvine, CA 92618

Drive Time: ~4 min | 1.3 miles

A Regal multiplex at the Irvine Spectrum Center, opened in November 1995 as the Edwards Irvine Spectrum 21. Premium formats include IMAX, 4DX, ScreenX, RPX and VIP auditoriums with recliners. Alongside first-run releases it also books event cinema such as concert films.

AMC Classic Woodbridge 5

4626 Barranca Pkwy, Irvine, CA 92604

Drive Time: ~10 min | 5.5 miles

A five-screen AMC Classic movie theater on Barranca Parkway in Irvine. It operated as Starplex Cinemas Woodbridge 5 before AMC acquired Starplex in 2015. It shows current first-run releases daily, with evening shows running past 10 p.m.

Regency Theatres Director's Cut & DCX

25471 Rancho Niguel Rd, Laguna Niguel, CA 92677

Drive Time: ~14 min | 9.7 miles

Regency Theatres Director's Cut & DCX is a multiplex on Rancho Niguel Road in Laguna Niguel, operated by the Regency Theatres chain. It shows current first-run releases alongside classic and holiday revivals, with reserved seating. It was formerly the Edwards Rancho Niguel 8.

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MALLS & SHOPPING CENTERS

Los Olivos | Irvine, CA

Alton Marketplace

51-107 Technology Dr W, Irvine, CA 92618

Drive Time: ~4 min | 2.0 miles

Alton Marketplace is an Irvine Company shopping center on Technology Drive West, built around large home and outdoor stores. Its directory lists Bass Pro Shops, Living Spaces, Bassett Furniture and PGA Tour Superstore. Carl's Jr., Del Taco and Wendy's, plus a Shell station, round out the center.

Sand Canyon Plaza

6500-6659 Irvine Center Dr, Irvine, CA 92618

Drive Time: ~6 min | 2.6 miles

Sand Canyon Plaza is an Irvine Company center at Sand Canyon Avenue and Irvine Center Drive. It focuses on casual dining and everyday services, including Left Coast Brewing Co., HiroNori Craft Ramen, Chipotle, Bay Poke and a Starbucks drive-thru. A 9Round fitness studio, FedEx Office and medical offices are also here.

Lake Forest Gateway Center

23592 Rockfield Blvd, Lake Forest, CA 92630

Drive Time: ~6 min | 3.1 miles

Lake Forest Gateway Center is a retail center on Rockfield Boulevard at Lake Forest Drive, rebuilt in a redevelopment whose retail portion was completed in 2017. Tenants include an IHOP with dine-in, takeout and curbside pickup. A Starbucks with a drive-thru is also here, open daily from 4 a.m. to 8 p.m.

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COFFEE SHOPS

Los Olivos | Irvine, CA

Starbucks

505 Spectrum Center Drive, Irvine, CA 92618

Drive Time: ~4 min | 1.3 miles

This company-operated Starbucks serves espresso drinks, brewed coffee, Nitro Cold Brew and oven-warmed food. It is open 7 a.m. to 9:30 p.m. Sunday through Thursday and 7 a.m. to 11 p.m. Friday and Saturday. It offers in-cafe seating and free Wi-Fi. Mobile ordering and Starbucks Rewards work here through the Starbucks app.

The Coffee Bean & Tea Leaf Willow Tree Center

24380 Moulton Pkwy, Laguna Woods, CA 92637

Drive Time: ~8 min | 3.5 miles

The Coffee Bean & Tea Leaf at the Willow Tree Center serves espresso drinks, lattes, cold brew and the chain's Original Ice Blended drinks, along with hand-blended teas. It is open Monday to Saturday from 6:30 a.m. to 6:30 p.m. and Sunday from 7 a.m. to 6:30 p.m. The store has outdoor seating and Wi-Fi, and points can be earned through The Coffee Bean Rewards app.

Sana'a Cafe Lake Forest

22621 Lake Forest Dr, Lake Forest, CA 92630

Drive Time: ~8 min | 3.7 miles

Sana'a Cafe is a coffee shop chain that brings Yemeni-inspired hospitality to a modern cafe, serving premium organic coffee. The menu includes Adeni chai, Adeni chai with honeycomb and pistachio lattes, alongside bakery items baked fresh each morning. The company's locations page showed the Lake Forest cafe open from 6 a.m. to midnight, and orders can be placed ahead for pickup.

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CHILDCARE FACILITIES

Los Olivos | Irvine, CA

Piper Preschool Orange County

8673 Irvine Center Dr, Irvine, CA 92618

Drive Time: ~2 min | 0.5 miles

Piper Preschool's Orange County campus is in the Los Olivos Marketplace shopping center. The school blends Reggio and Montessori approaches in a home-like setting, with programs from baby and toddler classes through pre-K and TK, and is enrolling for 2026-2027. It is licensed for 36 toddlers and 147 preschoolers, with hours of 8 a.m. to 6 p.m. on weekdays. State licence #304371581.

Little Tree Montessori International School - Irvine

1 Doppler, Irvine, CA 92618

Drive Time: ~4 min | 1.2 miles

Little Tree Montessori International School teaches in English and Mandarin, with one English-speaking and one Mandarin-speaking teacher in every classroom. The Irvine campus offers preschool and TK and kindergarten programs. It is licensed for 268 preschool children aged 2 to 6 plus 20 toddlers, with hours of 7:30 a.m. to 6:30 p.m. State licence #304371692.

LePort Montessori Irvine Spectrum North

1 Technology Dr, Bldg A, Irvine, CA 92618

Drive Time: ~5 min | 2.3 miles

This LePort Montessori campus runs from toddler and preschool programs through elementary and middle school, for ages 18 months to 14 years. Classrooms are mixed-age, with before- and after-care and summer camp. Hours are 7 a.m. to 6 p.m. on weekdays. Its preschool program is licensed for 95 preschoolers and 24 toddlers. State licence #304371214.

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PRIVATE SCHOOLS

Los Olivos | Irvine, CA

New Vista School | Grades 6-12

23092 Mill Creek Dr, Laguna Hills, CA 92653

Drive Time: ~5 min | 2.0 miles

New Vista School is a private nonprofit school for students with autism and similar learning differences, serving grades 6 to 12 plus an adult transition program for students up to age 22. It is accredited by WASC, and school districts can place qualifying autistic students there through the non-public school option. Admission includes a parent tour, academic testing and a required student visit of one to three days.

Stratford School Mission Viejo | Grades PK-8

24741 Chrisanta Dr, Mission Viejo, CA 92691

Drive Time: ~10 min | 6.7 miles

Stratford School Mission Viejo is a secular private preschool, elementary and middle school for children from age 4 through grade 8, accredited by WASC. The campus has a music room, an elementary library, a middle school science lab and Pioneer Park, a three-acre nature area with a playground, gardens, sports fields, an amphitheater and a creek. Annual tuition for 2026-2027 is $21,080 for kindergarten, $23,940 for grades 1 to 5 and $28,380 for middle school. The academic day runs 7:45 a.m. to 2:45 p.m., with extended care from 7 a.m. to 6 p.m.

Fusion Academy Mission Viejo | Grades 4-12

23456 Madero, Suite 140, Mission Viejo, CA 92691

Drive Time: ~11 min | 6.9 miles

Fusion Academy Mission Viejo is a secular private school for grades 4 to 12 built around one-to-one classes, with one student and one teacher in each class, plus small-group classes of two to five students. The campus is accredited by Cognia and WASC. Students choose from more than 300 classes for credit, and the campus Homework Cafe and clubs give them time with peers. Campus hours are 7:30 a.m. to 7:30 p.m. on weekdays, and the school also offers part-time classes, tutoring and college counseling.

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GYMS

Los Olivos | Irvine, CA

9Round Irvine Center Dr

6610 Irvine Center Dr, Irvine, CA 92618

Drive Time: ~6 min | 2.6 miles

9Round is a kickboxing-style fitness studio built around a 30-minute circuit of nine 3-minute rounds with 30-second active breaks. Workouts combine heavy-bag work with functional strength training, and trainers guide members through each round. Heart rate is tracked with wearable monitors. A free first-time workout can be booked in advance, and gloves are provided.

Pure Barre Irvine

6791 Quail Hill Pkwy, Irvine, CA 92603

Drive Time: ~6 min | 3.5 miles

Pure Barre Irvine is a barre fitness studio from the Pure Barre chain. It is open 6 a.m. to 8 p.m. on Monday, Wednesday and Friday, 6 a.m. to 9 p.m. on Tuesday and Thursday, and 7 a.m. to noon on weekends. The studio is wheelchair accessible and has a parking lot.

Planet Fitness

23633 El Toro Rd, Lake Forest, CA 92630

Drive Time: ~7 min | 4.4 miles

This Planet Fitness is a membership gym on El Toro Road in Lake Forest. 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. Payment at the front desk can be made with Apple Pay and other contactless options.

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HOSPITALS

Los Olivos | Irvine, CA

Hoag Hospital Irvine

16200 Sand Canyon Ave, Irvine, CA 92618

Drive Time: ~6 min | 3.4 miles

Hoag Hospital Irvine is a general acute care hospital with 96 licensed beds, according to state HCAI records, and an emergency department open 24/7. The campus includes a Surgical Pavilion with eight operating rooms and a 24-room ICU. Services include maternity care, a Comprehensive Breast Center, the Hoag Family Cancer Institute and heart and vascular care. The Hoag Orthopedic Institute has its own building on the campus.

Kaiser Permanente Orange County - Irvine Medical Center

6640 Alton Pkwy, Irvine, CA 92618

Drive Time: ~6 min | 3.4 miles

Kaiser Permanente's Irvine Medical Center is a general acute care hospital. State HCAI records list it with 269 licensed beds. Its emergency department carries California's basic-level designation, the standard for a hospital ER staffed around the clock.

MemorialCare Saddleback Medical Center

24451 Health Center Dr, Laguna Hills, CA 92653

Drive Time: ~8 min | 4.5 miles

MemorialCare Saddleback Medical Center is a general acute care hospital with 248 licensed beds and an emergency department open 24 hours a day. The ER is a designated stroke receiving center and cardiac receiving center. The hospital holds Magnet status, is accredited by The Joint Commission, and was named a Newsweek Best Maternity Hospital for 2025. Its centers of excellence cover cancer, heart and vascular, neuroscience, orthopedics and women's health.

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GROCERY STORES

Los Olivos | Irvine, CA

Whole Foods Market

8525 Irvine Center Dr, Irvine, CA 92618

Drive Time: ~3 min | 0.7 miles

A full Whole Foods Market supermarket, open daily from 7 a.m. to 10 p.m. In-store venues include The IRV Bar, Irvine Smokehouse, a pizza counter, a juice bar and a coffee bar. Grocery delivery and pickup are available.

Albertsons

6601 Quail Hill Pkwy, Irvine, CA 92603

Drive Time: ~6 min | 3.5 miles

This Albertsons on Quail Hill Parkway is a full-service supermarket open daily from 6 a.m. to 10 p.m. It has a bakery, deli, meat and seafood, produce, floral, and beer, wine and liquor departments. A Starbucks cafe and a sushi counter are inside. DriveUp & Go pickup and grocery delivery are available.

Mother's Market & Kitchen

24165 Paseo de Valencia, Laguna Woods, CA 92653

Drive Time: ~7 min | 4.1 miles

Mother's Market & Kitchen is a full grocery store with an in-store kitchen. This Laguna Woods 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.

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FARMERS MARKETS

Los Olivos | Irvine, CA

Kaiser Permanente Irvine Farmers' Market

6670 Alton Pkwy, Irvine, CA 92618

Drive Time: ~5 min | 3.2 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.

Laguna Hills Farmers' Market

24200 Laguna Hills Mall, Laguna Hills, CA 92653

Drive Time: ~7 min | 4.1 miles

A certified farmers market run by the Orange County Farm Bureau every Friday from 9 a.m. to 1 p.m., rain or shine. It sets up at the Laguna Hills Mall site in front of the former JC Penney, at the 5 freeway and El Toro Road. Vendors sell California-grown fruit and vegetables alongside baked goods, nuts, oils, eggs, honey, fish and prepared food, with an artisan craft section.

Stonegate Elementary Certified Farmers Market

100 Honors, Irvine, CA 92620

Drive Time: ~9 min | 5.9 miles

A certified farmers market held every Sunday from 10 a.m. to 2 p.m. on the grounds of Stonegate Elementary School. It is run by My OC Certified Farmers Markets and moved here from the Orange County Great Park. The market appears on the Orange County Agricultural Commissioner's list of certified markets.

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