NEIGHBORHOOD SNAPSHOT

Rancho San Joaquin
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 Rancho San Joaquin.

TEAMIRI

REDFIN

PARKS

Rancho San Joaquin | Irvine, CA

William R. Mason Regional Park

18712 University Dr, Irvine, CA 92612

Drive Time: ~3 min | 1.1 miles

William R. Mason Regional Park is a 339-acre OC Parks regional park with a 9-acre lake and rows of shade trees. It offers biking and hiking trails, three tot lot playgrounds, two sand volleyball courts, a fitness course, an amphitheater, model boat sailing and reservable group picnic shelters. A 123-acre wilderness area is part of the park. Hours are 7 a.m. to 6 p.m. in fall and winter and 7 a.m. to 9 p.m. in spring and summer, and vehicle entry is $3 on weekdays and $5 on weekends.

University Community Park

1 Beech Tree Lane, Irvine, CA 92612

Drive Time: ~4 min | 1.1 miles

University Community Park is a 16.3-acre City of Irvine community park open 6 a.m. to 10 p.m. daily. It has three lighted soccer fields, four lighted tennis courts, three lighted racquetball and handball courts, two lighted sand volleyball courts, a lighted basketball court and a lighted ball diamond. The University Community Center offers reservable multipurpose rooms, kitchens, an exercise room and a craft room. The city's Adventure Playground, a drop-in play area with a tree house and sensory garden, sits next to the park.

San Leandro Park

12 Paseo Westpark, Irvine, CA 92614

Drive Time: ~5 min | 1.7 miles

San Leandro Park is a 4-acre City of Irvine neighborhood park with a restroom. It has a soccer field, two ball diamonds, two children's play areas and an open play lawn. A group picnic area, nine picnic tables and two barbecues are on site. Picnic areas are first-come, first-served for groups of 49 or fewer.

MOVIE THEATERS

Rancho San Joaquin | Irvine, CA

Regal Edwards University Town Center

4245 Campus Dr, Irvine, CA 92612

Drive Time: ~5 min | 1.8 miles

Regal Edwards University Town Center is a Regal Cinemas theater on Campus Drive in Irvine, also known as the Edwards University Town Center 6. It screens current first-run releases daily. Auditoriums have recliner seating and laser projection. Closed captioning is offered on its showtimes, and the theater is listed as wheelchair accessible.

AMC Classic Woodbridge 5

4626 Barranca Pkwy, Irvine, CA 92604

Drive Time: ~7 min | 3.0 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.

The LOT Fashion Island

999 Newport Center Dr, Newport Beach, CA 92660

Drive Time: ~11 min | 5.7 miles

A dine-in movie theater at Fashion Island that opened in April 2018. Guests order food and drinks from their seats by mobile or through a server. It shows current first-run releases daily.

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

MALLS & SHOPPING CENTERS

Rancho San Joaquin | Irvine, CA

University Park Center

18002-18112 Culver Dr, Irvine, CA 92612

Drive Time: ~3 min | 0.6 miles

University Park Center is an Irvine Company neighborhood center at the corner of Culver Drive and Michelson Drive. Wholesome Choice is the grocery anchor, and the center also has a Chevron station, banks and casual restaurants including Ameci Pizza & Pasta, Poke Me and Tacos & Co. ATMs, bicycle parking and curbside pickup are available.

Campus Plaza

4501-4547 Campus Dr, Irvine, CA 92612

Drive Time: ~4 min | 1.5 miles

Campus Plaza is an Irvine Company neighborhood shopping center on Campus Drive, built around a patio dining area. Albertsons is the grocery anchor, joined by Chase Bank, The Habit Burger Grill, Jersey Mike's, Del Taco, Paris Baguette, Botan Sushi and other casual eateries. Amenities include ATMs, an Amazon Hub Locker, bicycle parking and free WiFi.

Westpark Plaza

3735-3995 Alton Pkwy, Irvine, CA 92606

Drive Time: ~4 min | 2.0 miles

Westpark Plaza is an Irvine Company center at Culver Drive and Alton Parkway. Groceries come from Sprouts Farmers Market and H Mart, and Marshalls and Ross Dress for Less cover apparel and home goods. Restaurants include Olive Garden and The Great Greek Mediterranean Grill, along with beauty and wellness services.

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COFFEE SHOPS

Rancho San Joaquin | Irvine, CA

Starbucks

18100 Culver Dr, Irvine, CA 92612

Drive Time: ~3 min | 0.6 miles

This company-operated Starbucks serves espresso drinks, brewed coffee, Nitro Cold Brew and oven-warmed food. It is open daily 5 a.m. to 7 p.m. It offers in-cafe seating, outdoor seating and free Wi-Fi. Mobile ordering and Starbucks Rewards work here through the Starbucks app.

Peet's Coffee

4213 Campus Dr, Suite P-166A, Irvine, CA 92612

Drive Time: ~5 min | 1.9 miles

This Peet's Coffee coffee bar serves Peet's coffee and espresso drinks with warm breakfast items. It is open 6 a.m. to 7 p.m. Monday through Friday, 6 a.m. to 6 p.m. Saturday and 6:30 a.m. to 6 p.m. Sunday. The store offers free Wi-Fi, order-ahead pickup and delivery, and takes part in Peetnik Rewards.

KRISP Fresh Living

2272 Michelson Dr, Suite 100, Irvine, CA 92612

Drive Time: ~7 min | 2.6 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.

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CHILDCARE FACILITIES

Rancho San Joaquin | Irvine, CA

Catalyst Kids University Park

4572 Sandburg Way, Irvine, CA 92612

Drive Time: ~3 min | 0.9 miles

Catalyst Kids runs before- and after-school child care on an Irvine Unified elementary school campus, operated by the nonprofit Catalyst Family Inc. The program is licensed for 70 school-age children, from transitional kindergarten up to age 13. Hours are 7 a.m. to 6 p.m. on weekdays, and the site also offers TK and kindergarten enrichment and camps. State licence #304270269.

Village Montessori School of Irvine

4552 Sandburg Way, Irvine, CA 92612

Drive Time: ~3 min | 0.9 miles

Village Montessori School of Irvine is the original campus of Montessori Schools of Irvine, a group operating since 1976. It enrolls children from about age 3 through third grade, carrying the Montessori approach past preschool into the early elementary years. The City of Irvine's child care directory lists it as enrolling, open 7:30 a.m. to 6 p.m. State licence #300602008.

Michelson KinderCare

3661 Michelson Dr, Irvine, CA 92612

Drive Time: ~3 min | 1.1 miles

Michelson KinderCare is a KinderCare daycare and preschool for children from 6 weeks to 6 years. Its infant program is licensed for 32 babies from 6 weeks to 24 months. Hours are 6:30 a.m. to 6:30 p.m. on weekdays, and the center is accredited by NAEYC. State licence #304270552.

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PRIVATE SCHOOLS

Rancho San Joaquin | Irvine, CA

Fusion Academy Irvine | Grades 4-12

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

Drive Time: ~7 min | 3.4 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: ~8 min | 4.4 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.

Harbor Day School | Grades K-8

3443 Pacific View Dr, Corona del Mar, CA 92625

Drive Time: ~12 min | 6.3 miles

Harbor Day School is a private, independent, co-educational school for kindergarten through grade 8, founded in 1952 and described by the school as Orange County's first independent school. It is a full member of the California Association of Independent Schools (CAIS), which lists it as affiliated with NAIS and WASC. The 6-acre campus has 56 faculty members, and programs include outdoor education, character education, advisory, community service and intramural athletics. Tuition for 2026-2027 is $39,350, and need-based aid awards range from about 10% to 90% of tuition.

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GYMS

Rancho San Joaquin | Irvine, CA

LA Fitness Irvine - Michelson Dr (Signature)

3021 Michelson Dr, Irvine, CA 92612

Drive Time: ~5 min | 2.0 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.

Pure Barre Irvine

6791 Quail Hill Pkwy, Irvine, CA 92603

Drive Time: ~8 min | 4.1 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.

9Round Irvine Center Dr

6610 Irvine Center Dr, Irvine, CA 92618

Drive Time: ~9 min | 4.9 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.

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HOSPITALS

Rancho San Joaquin | Irvine, CA

UCI Health - Irvine

19210 Jamboree Rd, Irvine, CA 92612

Drive Time: ~6 min | 3.0 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.

Hoag Hospital Irvine

16200 Sand Canyon Ave, Irvine, CA 92618

Drive Time: ~8 min | 4.4 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: ~8 min | 4.4 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.

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GROCERY STORES

Rancho San Joaquin | Irvine, CA

Wholesome Choice

18040 Culver Dr, Irvine, CA 92612

Drive Time: ~3 min | 0.8 miles

Wholesome Choice is an independent supermarket on Culver Drive. It is open daily from 7 a.m. to 11 p.m., with delivery from 10 a.m. to 8 p.m. The store has its own parking lot and is wheelchair accessible.

Albertsons

4541 Campus Dr, Irvine, CA 92612

Drive Time: ~4 min | 1.5 miles

This Albertsons on Campus Drive is a full-service supermarket open daily from 6 a.m. to 11 p.m. It has a bakery, deli, meat and seafood, produce, floral, and beer, wine and liquor departments. A pharmacy with a drive-thru, a Starbucks cafe and a sushi counter are inside. DriveUp & Go pickup and grocery delivery are available.

Super Irvine International Market

5331 University Dr, Irvine, CA 92612

Drive Time: ~5 min | 2.3 miles

Super Irvine International Market is an international grocery store in Parkview Center, known for Middle Eastern, Mediterranean and specialty foods. It is open daily from 8 a.m. to 10 p.m. Departments include produce, meat and seafood, a deli, a bakery, a juice and coffee bar and fresh sandwiches, and there is an in-house restaurant. The roughly 30,000-square-foot store opened in October 2025.

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FARMERS MARKETS

Rancho San Joaquin | Irvine, CA

Irvine Farmers' Market

5001 Newport Coast Dr, Irvine, CA 92603

Drive Time: ~7 min | 3.2 miles

The Irvine Farmers' Market is a certified farmers market run by the Orange County Farm Bureau every Saturday from 8 a.m. to noon, rain or shine. It sets up in the Mariners Church parking lot at Newport Coast Drive and Bonita Canyon Drive. The market is closed on the Fourth of July.

Kaiser Permanente Irvine Farmers' Market

6670 Alton Pkwy, Irvine, CA 92618

Drive Time: ~7 min | 4.2 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.

The District Certified Farmers Market

2411 Park Ave, Tustin, CA 92782

Drive Time: ~9 min | 4.1 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.

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