NEIGHBORHOOD SNAPSHOT

West Irvine

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 West Irvine.

TEAMIRI

REDFIN

PARKS

West Irvine | Irvine, CA

Irvine Ranch Historic Park

13042 Old Myford Rd, Irvine, CA 92602

Drive Time: ~1 min | 0.4 miles

Irvine Ranch Historic Park is a 16.5-acre OC Parks special use park that preserves 24 original structures from the Irvine Ranch. Exhibits tell the story of the ranch's agricultural past, from Valencia oranges to dry farming and livestock. The grounds have picnic areas and restrooms, and annual passes are sold at the park office.

Valencia Park

3081 Trevino Dr, Irvine, CA 92602

Drive Time: ~2 min | 1.2 miles

Valencia Park is a 6-acre City of Irvine neighborhood park next to a school, with trail access. It has an unlighted soccer field, a children's play area, an open play lawn and a restroom. A group picnic area with picnic tables, two barbecues and electrical outlets is on site, and bounce houses are allowed with a city permit. Picnic areas are first-come, first-served for groups of 49 or fewer.

Homestead Park

8 Cliffwood, Irvine, CA 92602

Drive Time: ~3 min | 1.1 miles

Homestead Park is a City of Irvine neighborhood park of about 2.1 acres. It has three tennis courts, a children's play area, an open lawn, a restroom and a picnic area with four tables. The park connects to a trail. City parks are open daily from 6 a.m. to 10 p.m.

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

MOVIE THEATERS

West Irvine | Irvine, CA

Regal Edwards Market Place

13782 Jamboree Rd, Irvine, CA 92602

Drive Time: ~3 min | 0.8 miles

Regal Edwards Market Place is a Regal Cinemas multiplex at The Market Place shopping center on Jamboree Road in Irvine. It was formerly known as the Edwards Marketplace Stadium 10. Current first-run releases screen daily with laser projection and stadium seating. Closed captioning is offered on its showtimes, and the theater is listed as wheelchair accessible.

AMC Tustin 14 at The District

2457 Park Ave, Tustin, CA 92782

Drive Time: ~7 min | 4.4 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.

The Frida Cinema

305 E 4th St, Suite 100, Santa Ana, CA 92701

Drive Time: ~10 min | 6.1 miles

The Frida Cinema is an independent art house cinema in downtown Santa Ana. It opened in February 2014 in the former Metropolitan Fiesta Twin. Programming mixes new independent films with repertory series, classic and horror revivals, trivia nights and live-score events, and the theater runs enhanced accessibility screenings. A Film Club membership supports the theater.

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MALLS & SHOPPING CENTERS

West Irvine | Irvine, CA

The Market Place

13200 Jamboree Rd, Irvine, CA 92602

Drive Time: ~1 min | 0.3 miles

The Market Place is a 145-plus-acre open-air Irvine Company shopping and dining center at I-5 and Jamboree Road, straddling Tustin and Irvine. Large-format anchors include Target, The Home Depot, Sprouts Farmers Market, REI, Nordstrom Rack and a Regal Edwards cinema. Dozens of restaurants and services, EV charging stations and an Amazon Hub Locker are on site.

Northpark Plaza

3901-3997 Irvine Blvd, Irvine, CA 92602

Drive Time: ~3 min | 1.0 miles

Northpark Plaza is an Irvine Company shopping center at Culver Drive and Irvine Boulevard anchored by H Mart and CVS Pharmacy. Dining includes Bruegger's Bagels, Starbucks, Chipotle, Kiyo Sushi and several Korean and Chinese restaurants. Services include an AT&T store, banks, a dental office and an animal hospital.

Northwood Town Center

4800 Irvine Blvd, Irvine, CA 92620

Drive Time: ~4 min | 2.0 miles

Northwood Town Center is a 187,890-square-foot neighborhood center on Irvine Boulevard anchored by Zion Market, a Korean supermarket. It has a strong mix of family services, including Pacific Dance, music and tutoring schools, a Montessori school and kids' enrichment programs. Dining includes McDonald's, Del Taco, Carl's Jr., Dada Shabu Shabu Buffet and Korean restaurants, plus banks and The UPS Store.

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COFFEE SHOPS

West Irvine | Irvine, CA

Blk Dot Coffee

13788 Jamboree Rd, Irvine, CA 92602

Drive Time: ~2 min | 0.8 miles

Blk Dot Coffee is a specialty coffee shop in The Market Place shopping center. Hours are 6:30 a.m. to 7 p.m. Monday through Thursday, 6:30 a.m. to 8 p.m. Friday and Saturday, and 6:30 a.m. to 6 p.m. Sunday. It offers free Wi-Fi, is wheelchair accessible and welcomes pets.

Starbucks

13384 Jamboree Rd, Irvine, CA 92602

Drive Time: ~3 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 11 p.m. Tuesday through Saturday and 4 a.m. to 6 p.m. Sunday and Monday. It offers in-cafe seating, a drive-thru and free Wi-Fi. Mobile ordering and Starbucks Rewards work here through the Starbucks app.

The Mugs

4840 Irvine Blvd #111, Irvine, CA 92620

Drive Time: ~4 min | 2.0 miles

The Mugs is an independent cafe on Irvine Boulevard, open since October 2023 and billed as a study spot. Its own account lists hours of 8 a.m. to 8 p.m. daily. The menu centers on espresso drinks such as the Honey Lavender and Tiramisu lattes, served with croffles. Seating ranges from two-person tables to larger work tables, plus a glass room that can be reserved for private gatherings.

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CHILDCARE FACILITIES

West Irvine | Irvine, CA

Tutor Time of Irvine

12860 Central Park Ave, Irvine, CA 92602

Drive Time: ~2 min | 1.0 miles

Tutor Time of Irvine is a child care and early learning center for children from 6 weeks to 12 years. Programs run from infant and toddler care through preschool, transitional kindergarten, before- and after-school care and summer camp. Hours are 6:30 a.m. to 6 p.m., Monday to Friday. Its infant program is licensed for up to 32 babies up to age 2. State licence #304370297.

Catalyst Kids Tustin Ranch

12950 Robinson Dr, Tustin, CA 92782

Drive Time: ~3 min | 1.1 miles

Catalyst Kids runs before- and after-school child care on a public elementary school campus, operated by the nonprofit Catalyst Family Inc. The program is licensed for 105 school-age children, from transitional kindergarten up to age 12. Hours are 7 a.m. to 6 p.m. on weekdays, and the site also offers TK and kindergarten enrichment and camps. State licence #304270170.

TUSD Kindergarten Readiness Preschool at Myford Elementary

3181 Trevino Dr, Irvine, CA 92602

Drive Time: ~3 min | 1.3 miles

Tustin Unified School District runs this licensed preschool class at Myford Elementary as part of its Kindergarten Readiness program. It is a full-day, fee-based class for 3- and 4-year-olds, held 7 a.m. to 4:30 p.m. on weekdays during the school year. The class is licensed for 24 children, and families living within district boundaries get enrollment priority. State licence #304371435.

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PRIVATE SCHOOLS

West Irvine | Irvine, CA

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

12421 Newport Ave, Santa Ana, CA 92705

Drive Time: ~6 min | 3.1 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.

The Prentice School | Grades 1-8

18341 Lassen Dr, North Tustin, CA 92705

Drive Time: ~8 min | 4.4 miles

The Prentice School is an independent school for children with language-based learning disabilities such as dyslexia, including co-occurring conditions like ADHD. It serves more than 140 students in grades 1 to 8 and was started by a group of parents more than 37 years ago. The school is accredited by WASC, is a member of CAIS and is a founding member of the Association of LD Schools. Tuition for 2026-27 is $38,250 for grades 1 to 6 and $39,500 for grades 7 and 8.

Fusion Academy Irvine | Grades 4-12

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

Drive Time: ~8 min | 5.8 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.

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GYMS

West Irvine | Irvine, CA

24 Hour Fitness Irvine Marketplace Super-Sport

13692 Jamboree Rd, Irvine, CA 92602

Drive Time: ~3 min | 1.3 miles

A 24 Hour Fitness Super-Sport club that is open 24 hours a day. It has an indoor lap pool, whirlpool, steam room, sauna and infrared sauna. Training space includes a turf zone, free weights, strength machines, cardio equipment and TRX suspension training. Group exercise classes are offered, and personal training is available for an added fee.

Orangetheory Fitness Tustin - The Market Place

2865 El Camino Real, Tustin, CA 92782

Drive Time: ~3 min | 1.3 miles

Orangetheory Fitness is a coach-led group fitness studio, and this location is in The Market Place shopping center in Tustin. The studio is open seven days a week. Classes and memberships are booked through Orangetheory.

CorePower Yoga Tustin

2872 El Camino Real, Tustin, CA 92782

Drive Time: ~3 min | 1.5 miles

CorePower Yoga Tustin is a heated yoga studio in the Tustin Marketplace. The studio has showers, hair dryers, lockers and cubbies. Mats and towels can be rented, and weights, blocks and straps are provided. Parking is directly outside the studio.

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HOSPITALS

West Irvine | Irvine, CA

Foothill Regional Medical Center

14662 Newport Ave, Tustin, CA 92780

Drive Time: ~8 min | 4.1 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.

Orange County Global Medical Center

1001 N Tustin Ave, Santa Ana, CA 92705

Drive Time: ~8 min | 4.1 miles

Orange County Global Medical Center is a general acute care hospital with 282 licensed beds and an emergency department open 24 hours a day. It is a designated Level II Trauma Center and a Comprehensive Stroke Center, and the county designates it a STEMI Receiving Center for heart attacks. It is also home to the Orange County Burn Center, which has a 7-bed intensive care unit.

Hoag Hospital Irvine

16200 Sand Canyon Ave, Irvine, CA 92618

Drive Time: ~10 min | 6.4 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.

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GROCERY STORES

West Irvine | Irvine, CA

Ralphs

13321 Jamboree Rd, Tustin, CA 92782

Drive Time: ~2 min | 0.7 miles

A full-service Ralphs supermarket on Jamboree Road in Tustin. The store is open every day from 5 a.m. to 1 a.m. A Starbucks counter operates inside, and curbside pickup is offered.

Sprouts Farmers Market

3011 El Camino Real, Tustin, CA 92782

Drive Time: ~2 min | 1.0 miles

A Sprouts Farmers Market specialty grocery store in The Market Place in Tustin, open daily from 7 a.m. to 10 p.m. It carries beer and wine, Boar's Head deli meats and cheeses and fresh sushi, and has a sandwich bar and catering trays. Delivery and pickup are offered through Instacart.

H Mart Irvine NorthPark

3931 Irvine Blvd, Irvine, CA 92602

Drive Time: ~2 min | 1.0 miles

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

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FARMERS MARKETS

West Irvine | Irvine, CA

Stonegate Elementary Certified Farmers Market

100 Honors, Irvine, CA 92620

Drive Time: ~6 min | 3.4 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.

Old Town Tustin Saturday Farmers' Market

245 El Camino Real, Tustin, CA 92780

Drive Time: ~6 min | 3.3 miles

A certified farmers market run by the Orange County Farm Bureau every Saturday from 9 a.m. to 1 p.m., rain or shine. It sets up at the corner of El Camino Real and 3rd Street in Old Town Tustin. The Farm Bureau holds a Wednesday market on the same corner, and the Saturday market stays open on the Fourth of July.

The District Certified Farmers Market

2411 Park Ave, Tustin, CA 92782

Drive Time: ~7 min | 4.4 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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