# CROSSROADS

3720 - 3996 BARRANCA PARKWAY | IRVINE, CA 92606





## 296,501 SF GROSS LEASABLE AREA

- Strong local business population nearby from Irvine City Hall and Jamboree Center, a 1.6 million sf workplace community home to companies such as MetLife, Wells Fargo, Microsoft, Troutman Pepper, K&L Gates, and Chase.
- Surrounded by 18 Irvine Company-owned apartment communities totaling nearly 5,000 apartment homes within the Westpark<sup>™</sup> and Woodbridge Village areas.
- Located near University of California, Irvine (36,000+ students), Irvine Valley College (20,000+ students), Concordia University (3,700+ students) and Woodbridge High School (2,200+ students).
- With a high walk score rating, this area is extremely pedestrian-friendly, making it very convenient to accomplish most errands on foot.





#### **KEY TENANTS**

California Fish Grill LA Fitness
CAVA Peet's Coffee
Urban Plates Target

**DEMOGRAPHICS** (3 MILE RADIUS)

66,000

AVG DAILY TRAFFIC

181,000+

POPULATION

274,000+
DAYTIME POPULATION

35

MEDIAN AGE

\$1 million+

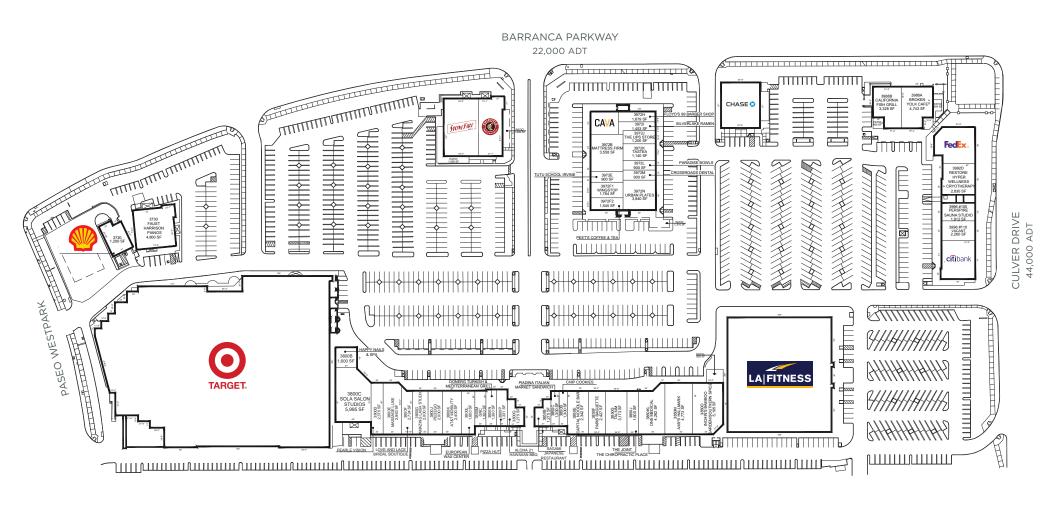
\$145,000+

AVG HOUSEHOLD INCOME

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### IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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