

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™ 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+
AVG HOME VALUE

\$145,000+
AVG HOUSEHOLD INCOME

