

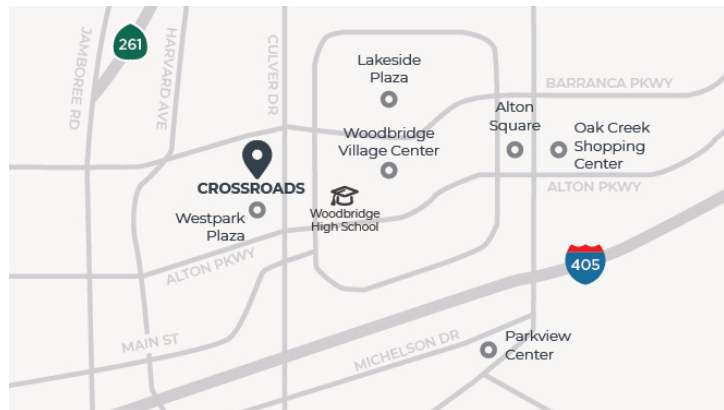
Crossroads

3720 - 3996 BARRANCA PARKWAY | IRVINE, CA 92606



297,396 SF GROSS LEASABLE AREA

- Crossroads is a Community Hub Center designed to be a vibrant, central gathering place that fosters a strong sense of connection and belonging.
- Strong local business population nearby from Irvine City Hall and Jamboree Center, a 1.6 million square foot workplace community home to companies such as MetLife, Wells Fargo, Microsoft, JPMorgan Chase, and K&L Gates.
- 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 (11,000+ students), Concordia University (3,400+ students), and Woodbridge High School (2,200+ students).
- With a high walking score rating, this area is extremely pedestrian friendly, making it very convenient to accomplish most errands by foot.



KEY TENANTS

Broken Yolk

CAVA

Urban Plates

LA Fitness

Peet's Coffee

Target

TRADE AREA DEMOGRAPHICS

(TOTAL)

6.1M

Annual Visits₁

292K

Total
Population₂

35

Average
Age₂

(PRIMARY)

\$162K

Avg Household Income₂

42%

Higher Spend on Food₂
Vs. the National Average

35%

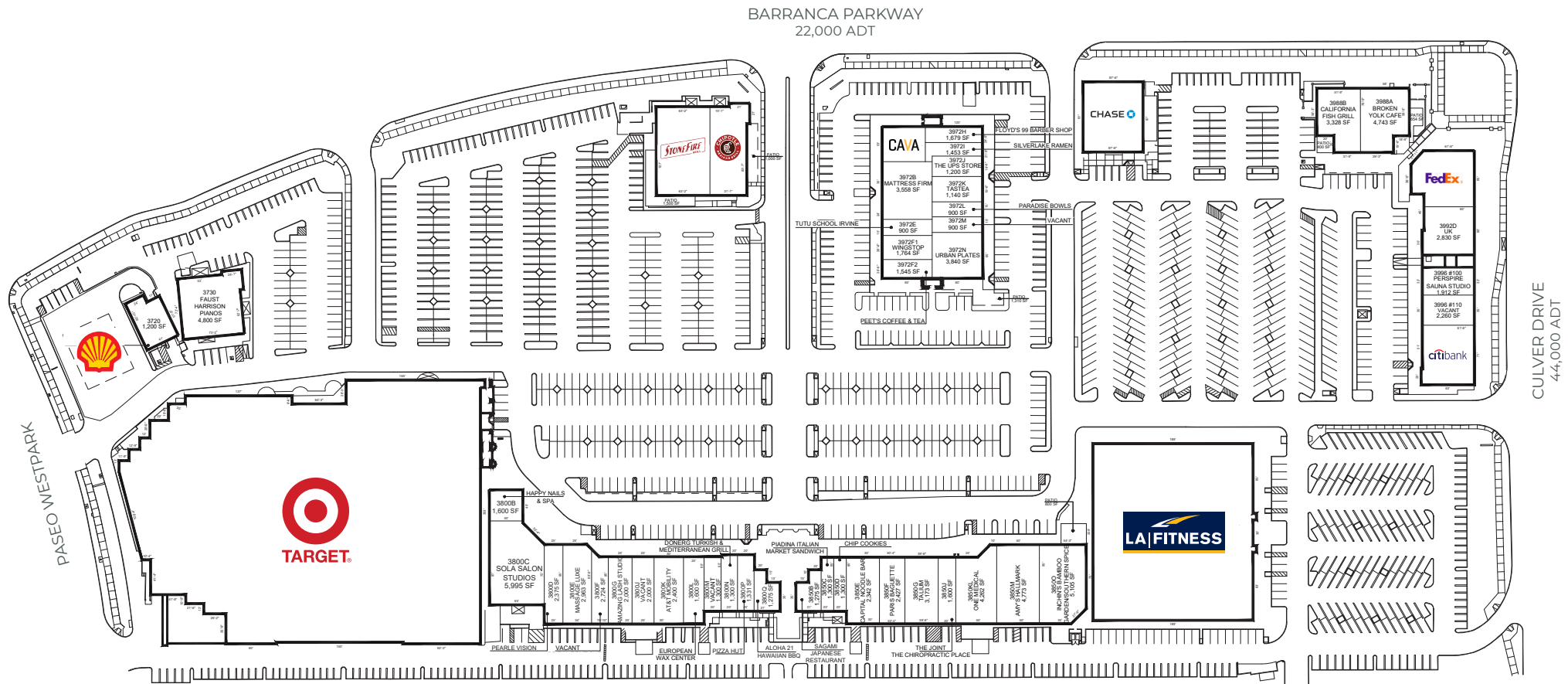
Higher Spend on Retail Goods₂
Vs. the National Average

Total = 70% of visits; Primary = 30% of visits

Sources: (1) Placer.ai, (2) Esri 2024

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FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.IrvineCompanyRetail.com)

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