

Crossroads

3720 - 3996 BARRANCA PARKWAY | IRVINE, CA 92606

297,396 SF GROSS LEASABLE AREA | 45 MERCHANTS

Positioned near City Hall and Jamboree Center, this engaging community hub balances tree-lined charm with high-impact reach. The center neighbors a 1.6M SF office district home to Microsoft, JPMorgan Chase, and MetLife. Expect a built-in audience: 5K nearby apartment homes and a collective student body of over 51K from UC Irvine, Irvine Valley College, and Concordia University.

KEY STATISTICS

6.4M

Annual Visits
7X Visitor Frequency₄

322K

Total
Population₁

64%

Family
Households₁

35

Average
Age₁

\$158K

Average Household Income
36% Higher than the National Avg.₂

\$1.2M

Average Home Value
151% Higher than the National Avg.₂

27%

Higher Spend on Retail Goods
Vs. the National Avg.₂

34%

Higher Spend on Food
Vs. the National Avg.₂

42%

Higher Spend on Health
and Wellness
Vs. the National Avg.₂

NOTABLE TENANTS

Peet's Coffee

CAVA



TARGET



LA | FITNESS

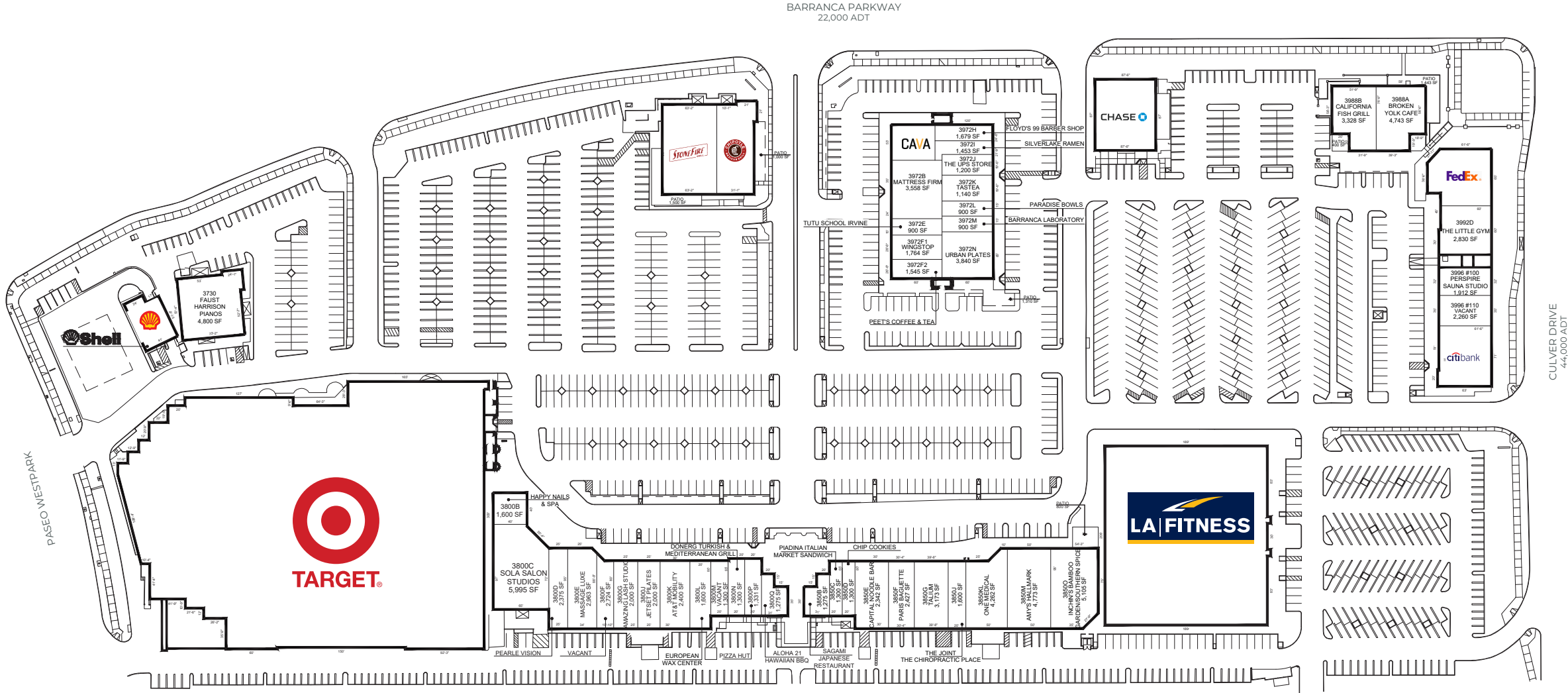
URBAN
PLATES



Crossroads



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