

# CROSSROADS

3720 - 3996 BARRANCA PARKWAY | IRVINE, CA 92606



## 296,649 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 (37,000+ students), Irvine Valley College (16,000+ 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

CAVA

Urban Plates

LA Fitness

Peet's Coffee

Target

### DEMOGRAPHICS (3 MILE RADIUS)

**66,000**

AVG DAILY TRAFFIC

**178,000+**

POPULATION

**250,000+**

DAYTIME POPULATION

**35**

MEDIAN AGE

**\$919,000+**

AVG HOME VALUE

**\$151,000+**

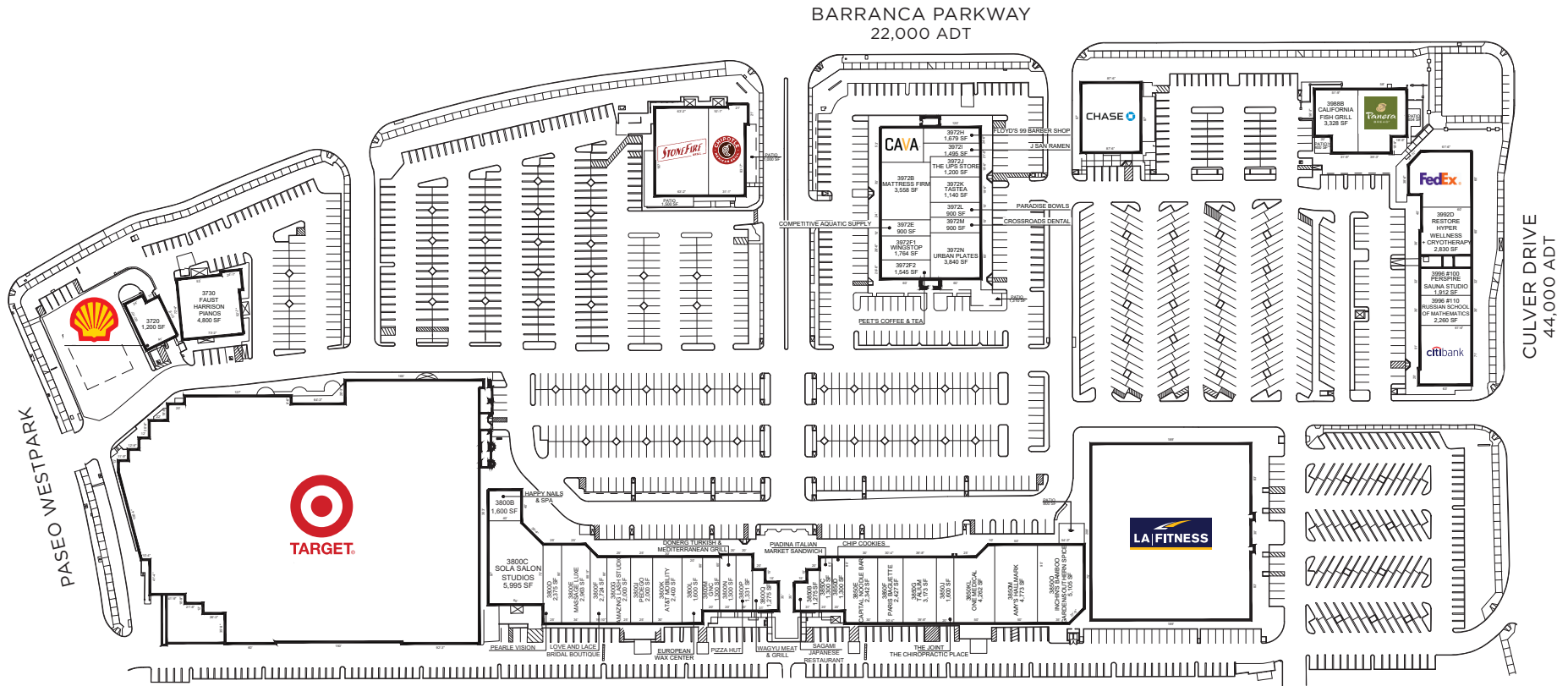
AVG HOUSEHOLD INCOME



**IRVINE COMPANY**  
RETAIL PROPERTIES

# CROSSROADS

3720 - 3996 BARRANCA PARKWAY | IRVINE, CA 92606



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

© 2023 Irvine Management Company. All Rights Reserved. Sources: 2022 Esri; OCTA Traffic Flow Map; 2022 uci.edu, 2022-2023 ivc.edu; 2022 cui.edu; 2021-2022 Ed-Data. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the Premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curb cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.