



CROSSROADS

3720 - 3996 Barranca Pkwy. | 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 Microsoft, Troutman Sanders, K&L Gates, and the Coca-Cola Company
- Surrounded by 17 Irvine Company-owned apartment communities totaling 5,300+ apartment homes within the Westpark™ and Woodbridge Village areas
- Located near University of California, Irvine (37,000+ students), Irvine Valley College (20,000+ students), Concordia University (4,200+ students), and Woodbridge High School (2,400+ students)

KEY TENANTS

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

AVERAGE DAILY TRAFFIC COUNTS

46,000
 Culver Dr. at Barranca Pkwy.
24,000
 Barranca Pkwy. at Culver Dr.
70,000
 Total

DEMOGRAPHICS 3 MILE RADIUS

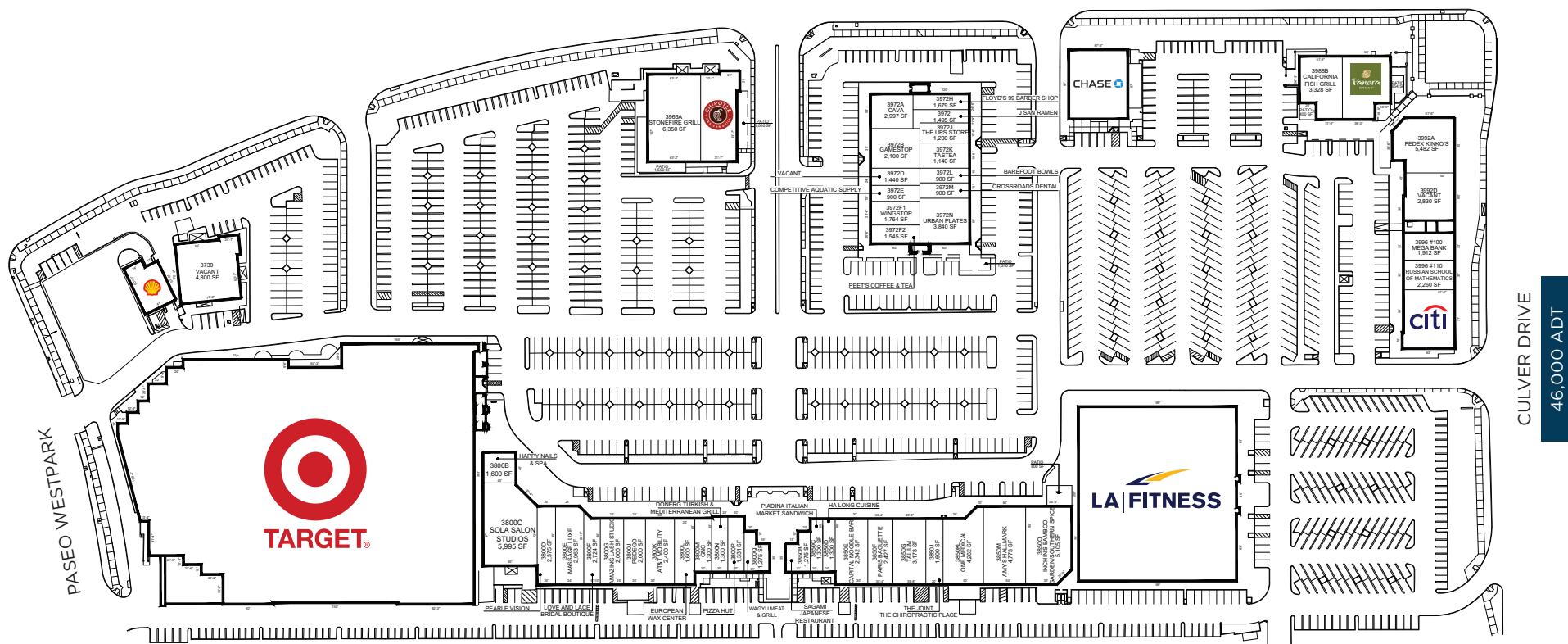
163,000+ **227,000+** **35**
 POPULATION DAYTIME POPULATION MEDIAN AGE
\$880,000+ **\$133,000+**
 AVERAGE HOME VALUE AVERAGE HOUSEHOLD INCOME

For leasing information,
 call Irvine Company at 949.720.2535



Irvine, California

BARRANCA PARKWAY



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