



LAKESIDE PLAZA

4505 - 4615 Barranca Pkwy. | Irvine, CA 92604
10,636 SF Gross Leasable Area

- Overlooks scenic North Lake in the established residential community of Woodbridge Village, which consists of over 9,600 homes with an average home value of \$900,000+ and seven nationally-recognized schools
- Within the Barranca Medical Corridor, home to major medical buildings that drive traffic to the center including Hoag Medical Group and Kaiser Permanente
- Accessible via pedestrian bridges that connect the center to the community
- Adjacent to Woodbridge Village Center, anchored by Grocery Outlet Bargain Market, AMC CLASSIC Woodbridge 5 and Barnes & Noble

KEY TENANTS

Jamboree Dental
 Signature Plastic
 Surgery & Aesthetics

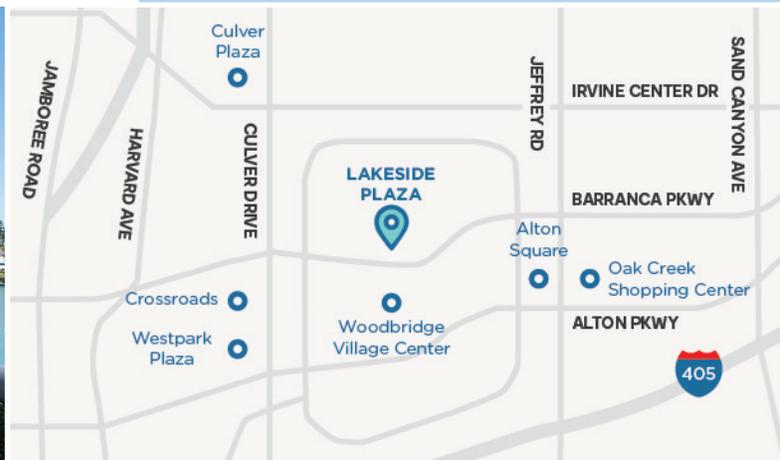
AVERAGE DAILY TRAFFIC COUNTS

24,000
 Barranca Pkwy.
 at Lake Rd.

DEMOGRAPHICS 3 MILE RADIUS

| | | |
|---|---|-------------------------|
| 173,000+ POPULATION | 204,000+ DAYTIME POPULATION | 36 MEDIAN AGE |
| \$959,000+ AVERAGE HOME VALUE | \$139,000+ AVERAGE HOUSEHOLD INCOME | |

For leasing information,
 call Irvine Company at 949.720.2535



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Irvine, California

