

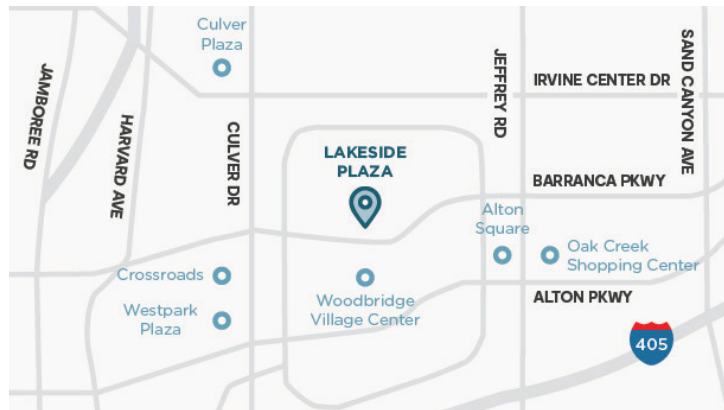
LAKE SIDE PLAZA

4605 - 4615 BARRANCA PARKWAY | IRVINE, CA 92604



10,636 SF GROSS LEASABLE AREA

- Overlooking scenic North Lake in the established residential community of Woodbridge Village featuring over 9,500 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 and AMC Woodbridge 5.
- With a high walk score rating, this area is extremely pedestrian-friendly, making it very convenient to accomplish most errands on foot.



KEY TENANTS

Signature Plastic Surgery & Aesthetics

DEMOGRAPHICS (3 MILE RADIUS)

23,000

AVG DAILY TRAFFIC

36

MEDIAN AGE

182,000+

POPULATION

\$984,000+

AVG HOME VALUE

208,000+

DAYTIME POPULATION

\$159,000+

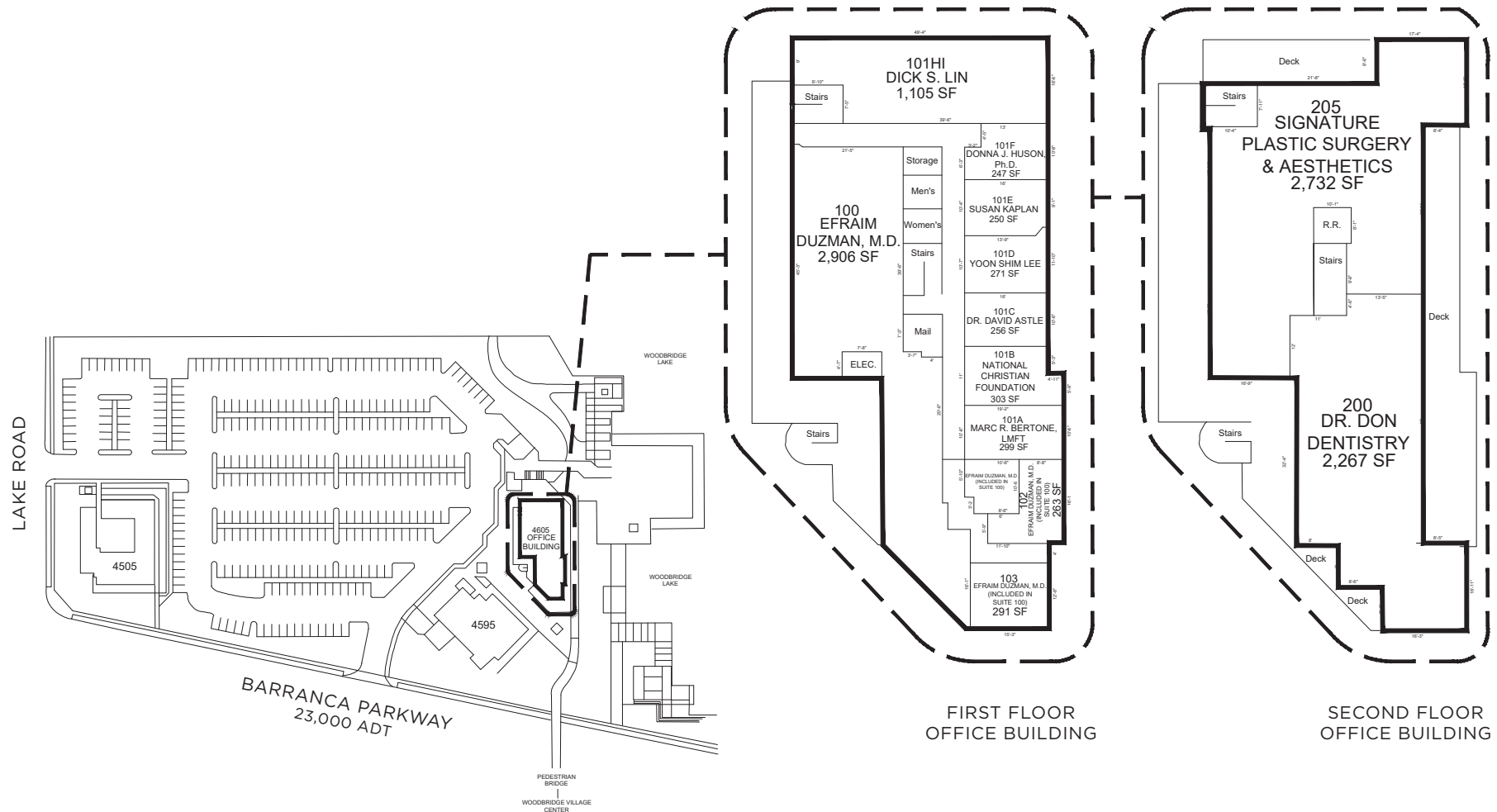
AVG HOUSEHOLD INCOME



IRVINE COMPANY
RETAIL PROPERTIES

LAKE SIDE PLAZA

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