

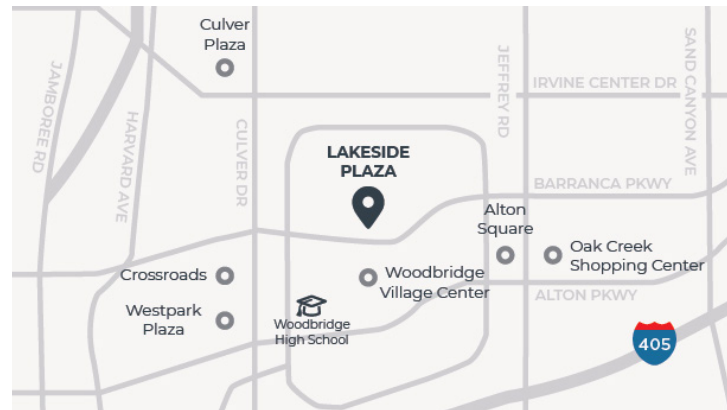
Lakeside Plaza

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 over \$1.2 million₂.
- 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 walking score rating, this area is extremely pedestrian friendly, making it very convenient to accomplish most errands by foot.



KEY TENANTS

Signature Plastic Surgery & Aesthetics

TRADE AREA DEMOGRAPHICS

(TOTAL)

(PRIMARY)

163K

Annual Visits₁

\$173K

Avg Household Income₂

262K

Total
Population₂

50%

Higher Spend on Food₂
Vs. the National Average

36

Average
Age₂

43%

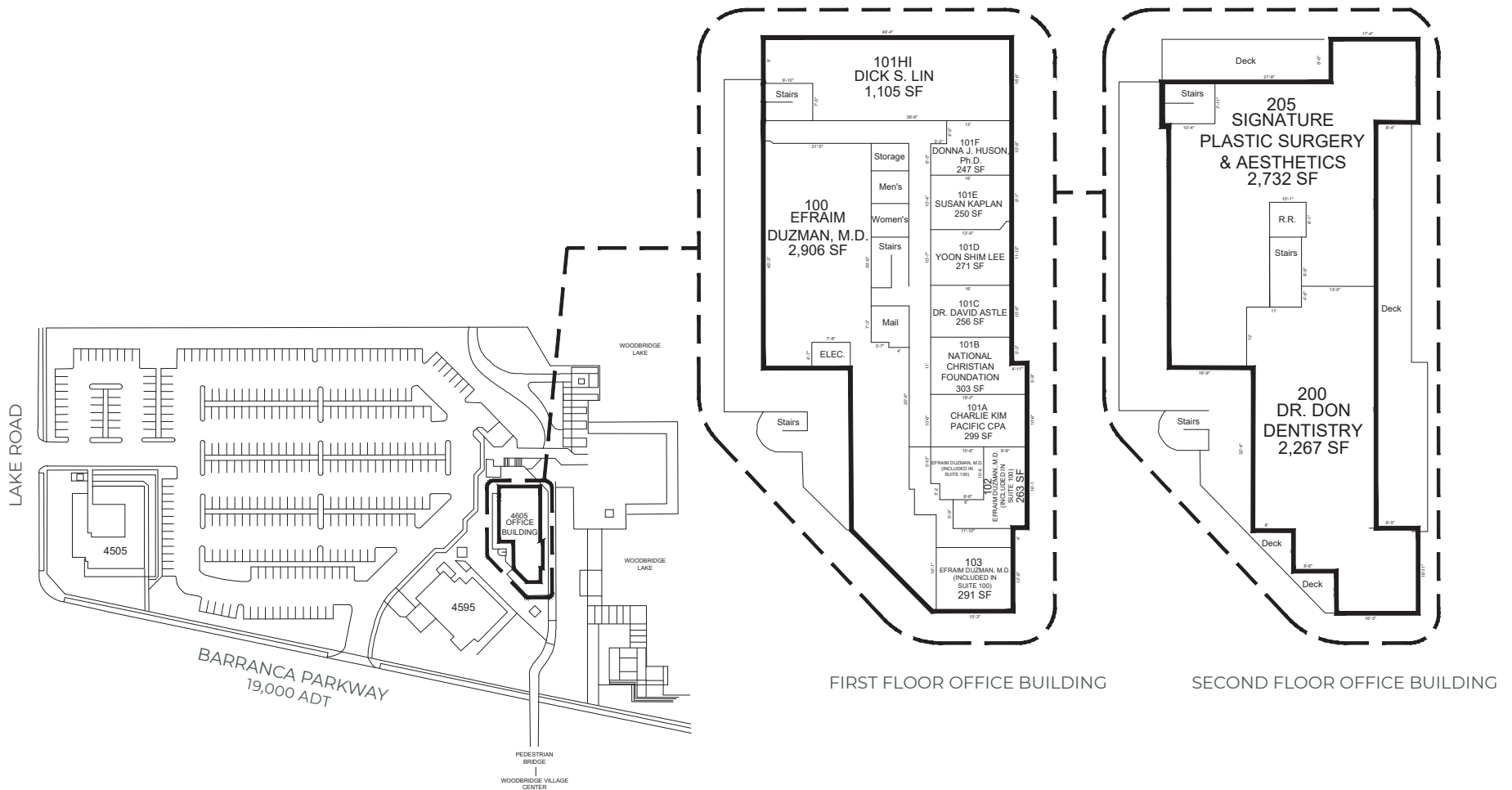
Higher Spend on Retail Goods₂
Vs. the National Average

Total = 70% of visits; Primary = 30% of visits

Sources: (1) Placer.ai, (2) Esri 2024

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FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.IrvineCompanyRetail.com)

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