

Lakeside Plaza

4605 - 4615 BARRANCA PARKWAY | IRVINE, CA 92604

10,636 SF GROSS LEASABLE AREA | 11 MERCHANTS

Reflecting the village feel of Woodbridge, this center serves an established residential base of 9.5K+ homes where average values exceed \$1.2M₃. Designed for true pedestrian access, a trail network connects the site to the surrounding community. This hub is further strengthened by its position within the Barranca Medical Corridor, providing essential services to a professional base that includes Hoag Medical Group and Kaiser Permanente.

KEY STATISTICS

162K

Annual Visits
3X Visitor Frequency₄

37

Average Age₁

23%

Higher Spend on Retail Goods
Vs. the National Avg.₂

237K

Total Population₂

\$138K

Average Household Income
33% Higher than the National Avg.₂

31%

Higher Spend on Food
Vs. the National Avg.₂

65%

Family Households₂

\$1.2M

Average Home Value
142% Higher than the National Avg.₂

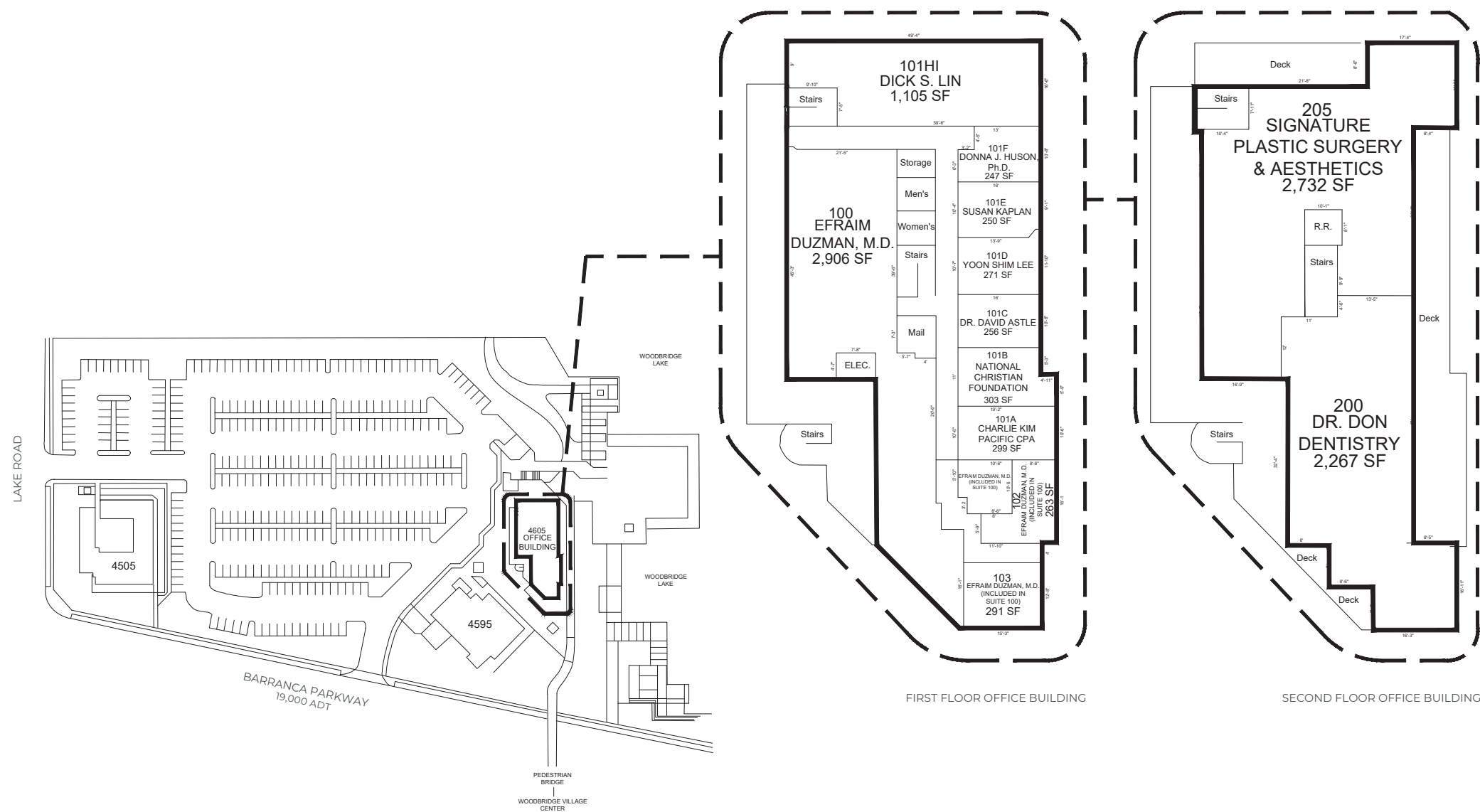
40%

Higher Spend on Health and Wellness
Vs. the National Avg.₂



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