

# Oak Creek® Shopping Center

5501 - 5797 ALTON PARKWAY | IRVINE, CA 92618



## 139,323 SF GROSS LEASABLE AREA

- Oak Creek® Shopping Center is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- Located near Irvine Spectrum® district, Orange County's fastest-growing commercial and residential community, home to companies such as Amazon, Core Logic, KPMG, Mazda, and Taco Bell.
- Surrounded by the established residential communities of Woodbridge Village and Oak Creek® with average home values of over \$1.2 million<sub>2</sub>.
- Located near Irvine Valley College (11,000+ students) and Woodbridge High School (2,200+ students).
- Less than one mile from the high-traffic medical district of Hoag Hospital Irvine, Hoag Health Center, and Kaiser Permanente.
- With a high biking and walking score rating, this area provides unparalleled convenience in completing most errands within close proximity.



## KEY TENANTS

Board & Brew	Mr. Moto Pizza
Club Studio	OC Fish Grill
Gelson's Market	Orangetheory Fitness
I Can BBQ Korean Grill	Walgreens

## TRADE AREA DEMOGRAPHICS

(TOTAL)	(PRIMARY)
<b>2.2M</b> Annual Visits <sub>1</sub>	<b>\$169K</b> Avg Household Income <sub>2</sub>
<b>338K</b> Total Population <sub>2</sub>	<b>49%</b> Higher Spend on Food <sub>2</sub> Vs. the National Average
<b>35</b> Average Age <sub>2</sub>	<b>40%</b> Higher Spend on Retail Goods <sub>2</sub> Vs. the National Average

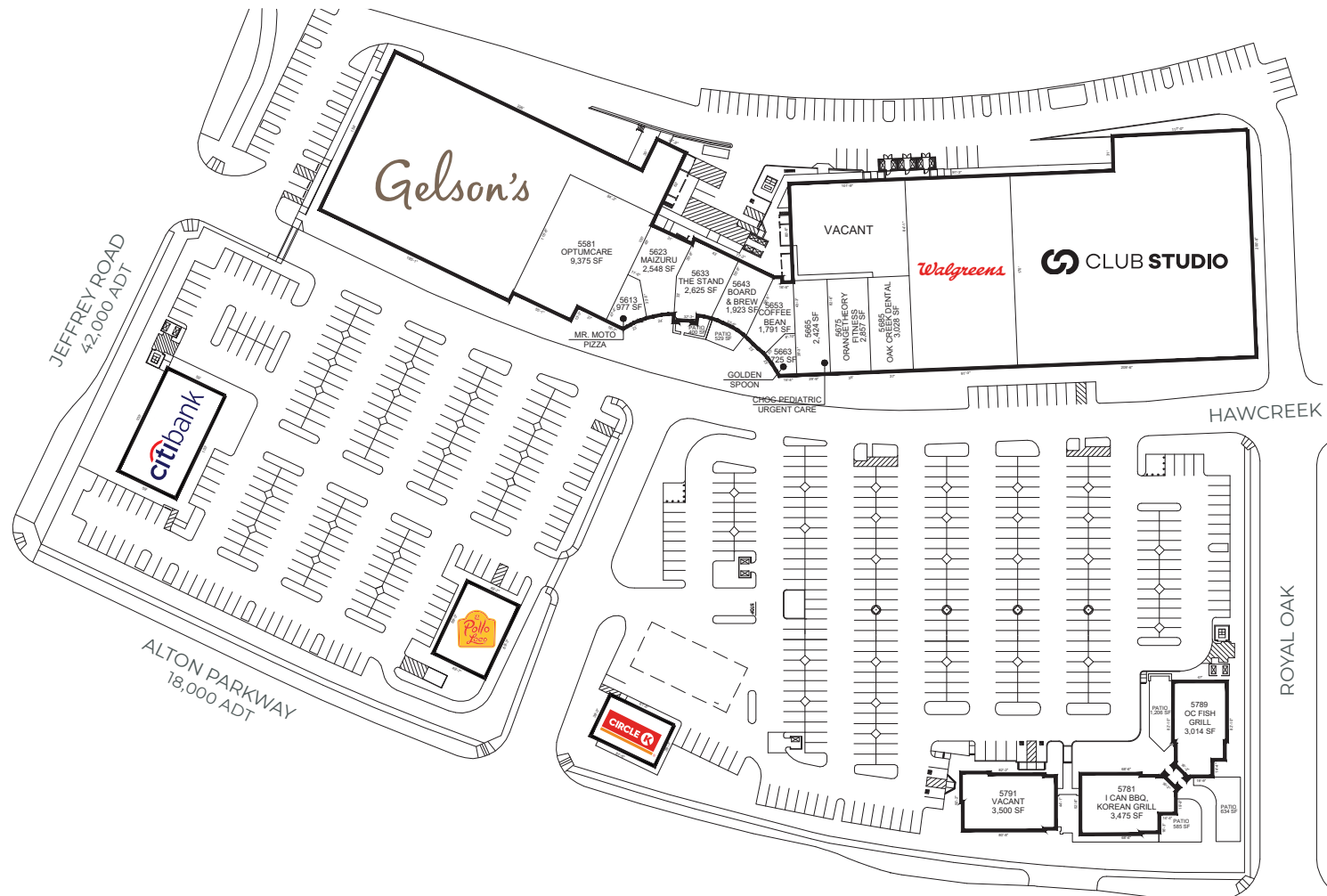
Total = 70% of visits; Primary = 30% of visits

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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