

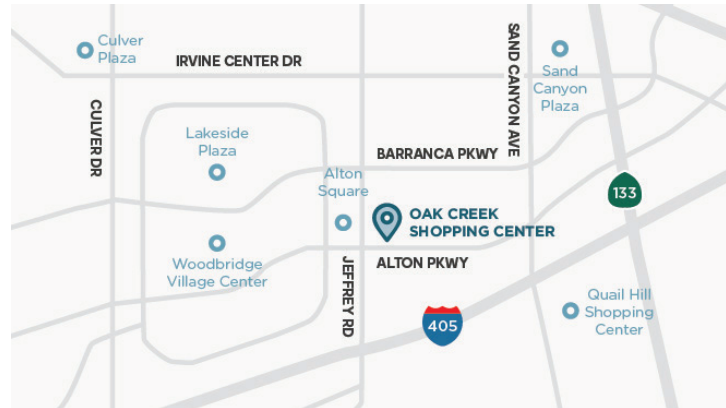
OAK CREEK[®] SHOPPING CENTER

5501 - 5797 ALTON PARKWAY | IRVINE, CA 92618



139,323 SF GROSS LEASABLE AREA

- Located near Irvine Spectrum[®] district, Orange County's fastest-growing commercial and residential community, home to companies such as Amazon, Blizzard, Johnson & Johnson, Mazda, Rivian, Taco Bell and others.
- Surrounded by the established residential communities of Woodbridge Village and Oak Creek[®] with average home values of over \$940,000.
- Located near Irvine Valley College (16,000+ students) and Woodbridge High School (2,200+ students).
- Less than one mile from the high traffic areas of Hoag Hospital Irvine, Hoag Health Center and Kaiser Permanente.
- With a high bike and walk score rating, this area provides unparalleled convenience in completing most errands within close proximity.



KEY TENANTS

- | | |
|------------------------|----------------------|
| Club Studio | OC Fish Grill |
| Gelson's Market | Orangetheory Fitness |
| I Can BBQ Korean Grill | Walgreens |

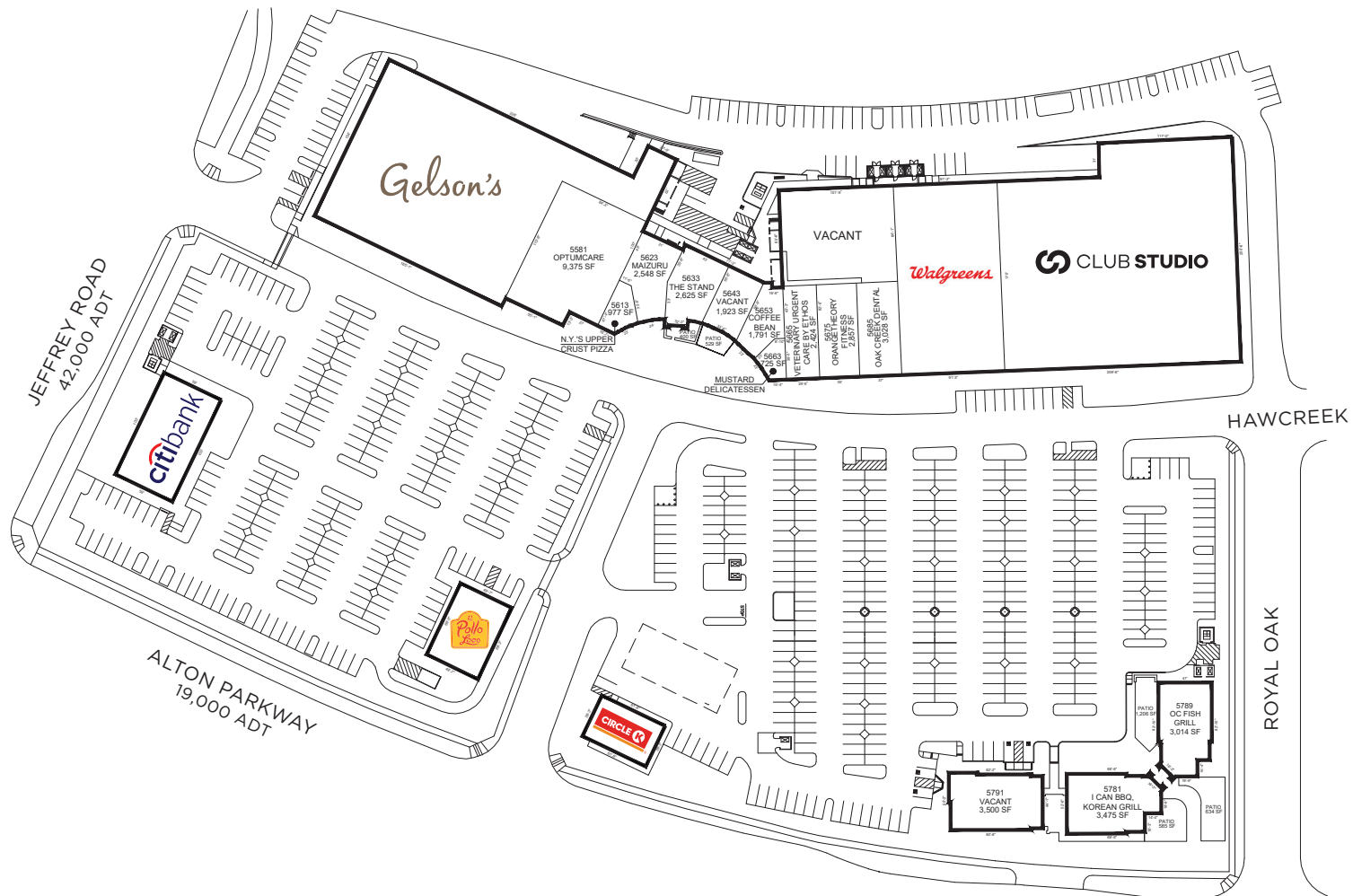
DEMOGRAPHICS (3 MILE RADIUS)

- | | |
|---------------------------------------|---|
| 60,000
AVG DAILY TRAFFIC | 37
MEDIAN AGE |
| 177,000+
POPULATION | \$1 million+
AVG HOME VALUE |
| 180,000+
DAYTIME POPULATION | \$168,000+
AVG HOUSEHOLD INCOME |



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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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