



OAK CREEK® SHOPPING CENTER

5501 - 5797 Alton Pkwy. | Irvine, CA 92618
146,092 SF Gross Leasable Area

- Located on the edge of the Irvine Spectrum® district, one of Orange County's fastest growing commercial and residential community, home to companies such as Alteryx, Blackberry Cylance, KPMG, Kajabi, Mazda, Rivian, Taco Bell, and others
- Surrounded by the established residential communities of Woodbridge Village and Oak Creek with average home values of over \$920,000+
- Located near Irvine Valley College (20,000+ students) and Woodbridge High School (2,400+ students)
- Less than one mile from the high traffic areas of Hoag Hospital Irvine, Hoag Health Center and Kaiser Permanente

KEY TENANTS

Gelson's Market
I Can BBQ, Korean Grill
NY's Upper Crust Pizza
Orangetheory Fitness
Taquero Taco Patio
Walgreens

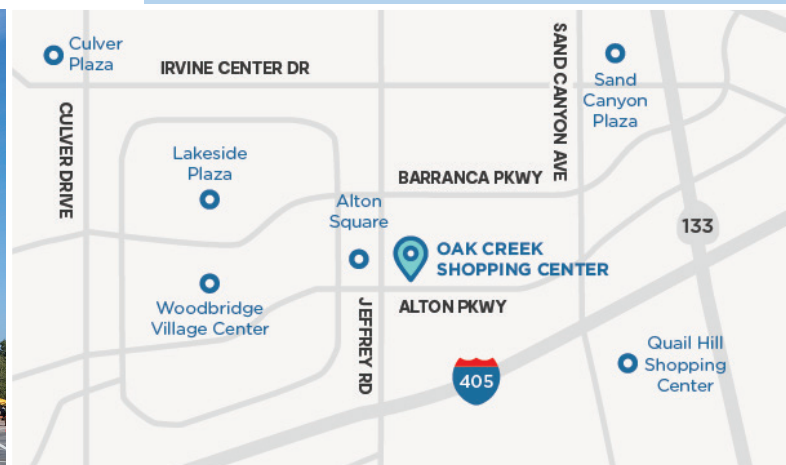
AVERAGE DAILY TRAFFIC COUNTS

40,000
Jeffrey Rd. at Alton Pkwy.
21,000
Alton Pkwy. at Jeffrey Rd.
61,000
Total

DEMOGRAPHICS 3 MILE RADIUS

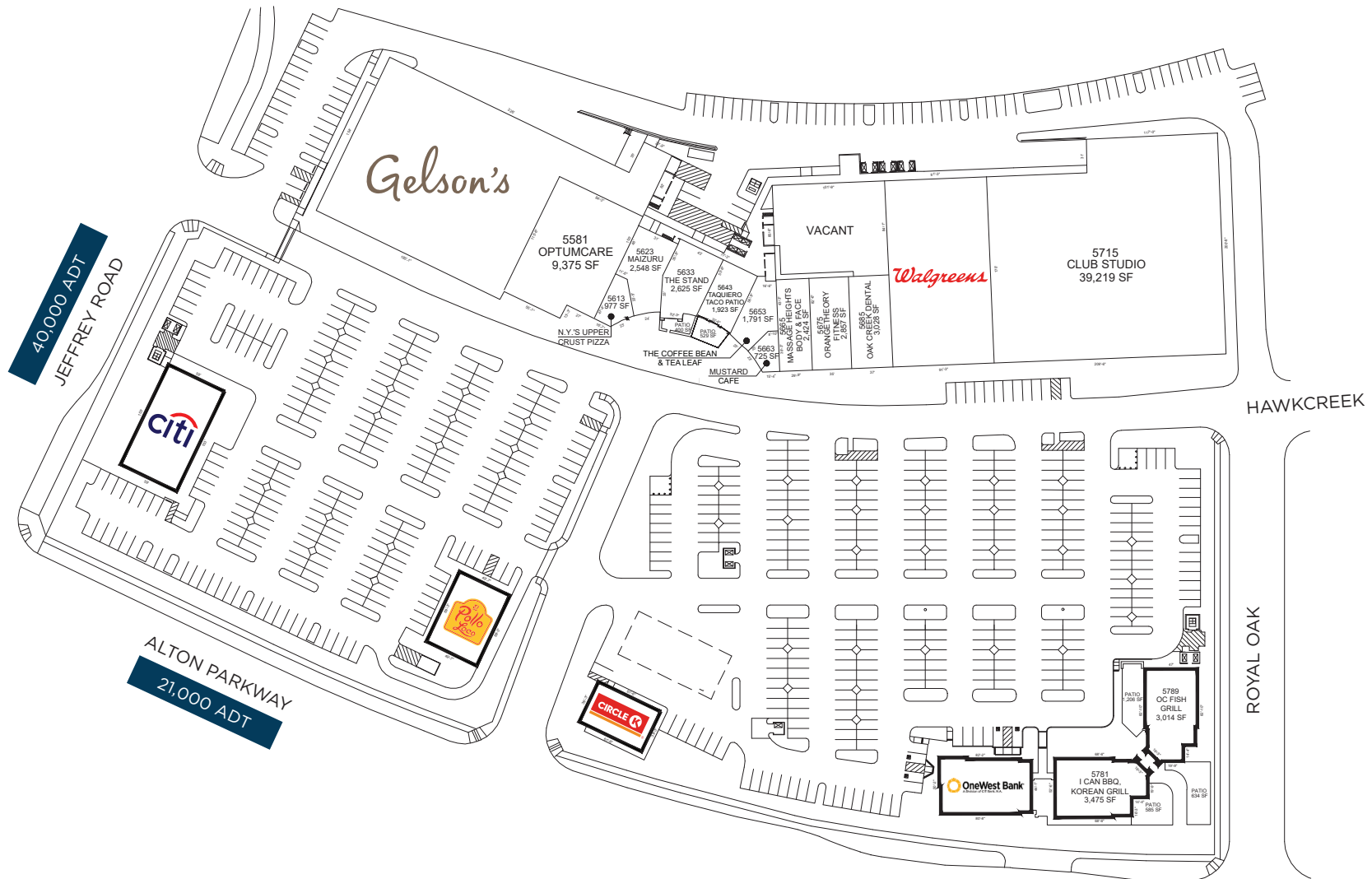
158,000+ POPULATION	173,000+ DAYTIME POPULATION	37 MEDIAN AGE
\$992,000+ AVERAGE HOME VALUE	\$144,000+ AVERAGE HOUSEHOLD INCOME	

For leasing information,
call Irvine Company at 949.720.2535



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Irvine, California



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