

# Oak Creek<sup>®</sup> Shopping Center

5501 - 5797 ALTON PARKWAY | IRVINE, CA 92618

**139,323 SF GROSS LEASABLE AREA | 19 MERCHANTS**

A prime location with a park-like environment, the center serves Woodbridge Village and Oak Creek, where home values exceed \$1.1M<sub>3</sub>. The daily energy is consistent: Oak Creek sits at the doorstep of the Irvine Spectrum district—home to Amazon, Mazda, and Taco Bell—while neighboring the Hoag Hospital Irvine medical district. Plus: a combined 13.2K student body from Irvine Valley College and Woodbridge High School.

## KEY STATISTICS

**2.5M**

Annual Visits  
5X Visitor Frequency<sub>4</sub>

**36**

Average  
Age<sub>1</sub>

**30%**

Higher Spend on Retail Goods  
Vs. the National Avg.<sub>2</sub>

**358K**

Total  
Population<sub>2</sub>

**\$162K**

Average Household Income  
40% Higher than the National Avg.<sub>2</sub>

**38%**

Higher Spend on Food  
Vs. the National Avg.<sub>2</sub>

**65%**

Family  
Households<sub>2</sub>

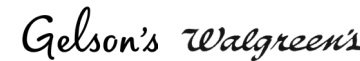
**\$1.3M**

Average Home Value  
168% Higher than the National Avg.<sub>2</sub>

**48%**

Higher Spend on Health  
and Wellness  
Vs. the National Avg.<sub>2</sub>

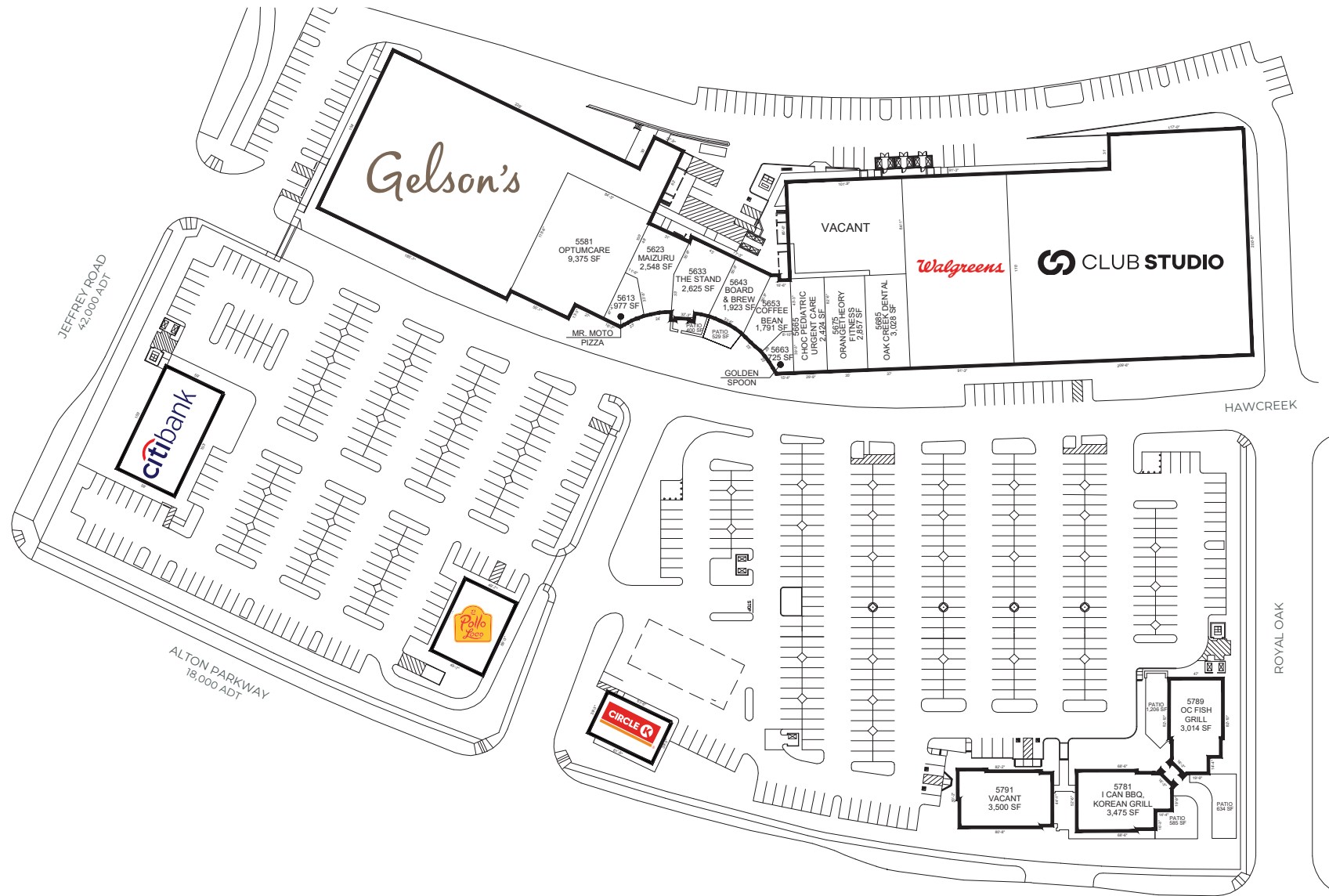
## NOTABLE TENANTS



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