

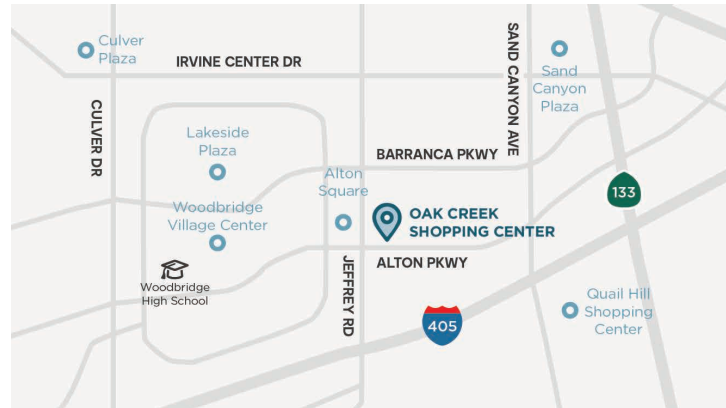
# OAK CREEK® SHOPPING CENTER

5501 - 5797 ALTON PARKWAY | IRVINE, CA 92618



## 146,092 SF GROSS LEASABLE AREA

- 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 million+.
- Located near Irvine Valley College (12,000+ 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

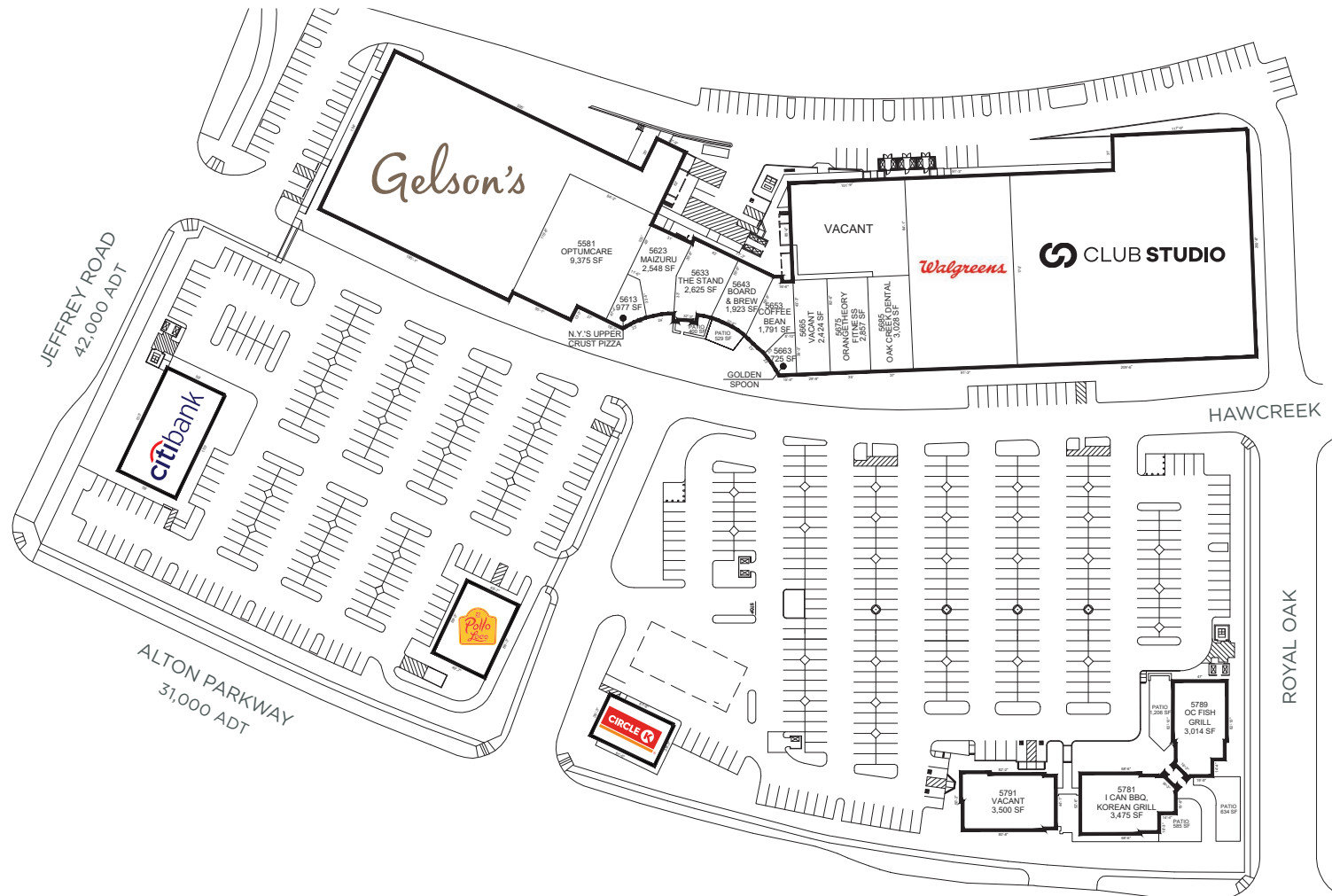
Club Studio	OC Fish Grill
Gelson's Market	Orangetheory Fitness
I Can BBQ Korean Grill	Walgreens

### DEMOGRAPHICS (3 MILE RADIUS)

<b>73,000</b> AVG DAILY TRAFFIC	<b>37</b> MEDIAN AGE
<b>177,000+</b> POPULATION	<b>\$1.1 million+</b> AVG HOME VALUE
<b>181,000+</b> DAYTIME POPULATION	<b>\$162,000+</b> AVG HOUSEHOLD INCOME

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[IRVINECOMPANYRETAIL.COM](http://IRVINECOMPANYRETAIL.COM) / FOR LEASING INFORMATION, CALL 949.720.2535

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