

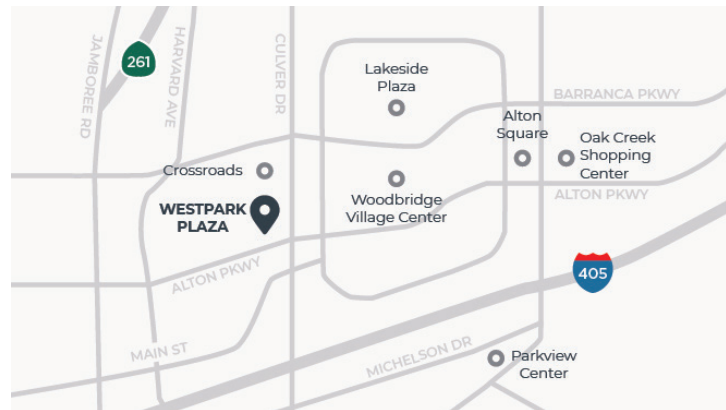
Westpark™ Plaza

3735 - 3995 ALTON PARKWAY | IRVINE, CA 92606



283,480 SF GROSS LEASABLE AREA

- Westpark™ Plaza is a Community Hub Center. Community Hubs are designed to be vibrant, central gathering places that foster a strong sense of connection and belonging.
- Strong local business population nearby from Irvine City Hall and Jamboree Center, a 1.6 million sf workplace community home to companies such as MetLife, Wells Fargo, Microsoft, Troutman Pepper, JP Morgan Chase, and K&L Gates.
- Surrounded by over 15 Irvine Company-owned apartment communities totaling nearly 5,000 apartment homes within the Westpark™ and Woodbridge Village areas.
- Located near University of California, Irvine (36,000+ students), Irvine Valley College (11,000+ students), Concordia University (3,400+ students), and Woodbridge High School (2,200+ students).
- Westpark Plaza primary trade area has a desirable customer base with an average household income of \$157K.



KEY TENANTS

H Mart	Starbucks Coffee
Marshalls	The Great Greek Mediterranean Grill
Olive Garden	
Sprouts Farmers Market	

TRADE AREA DEMOGRAPHICS

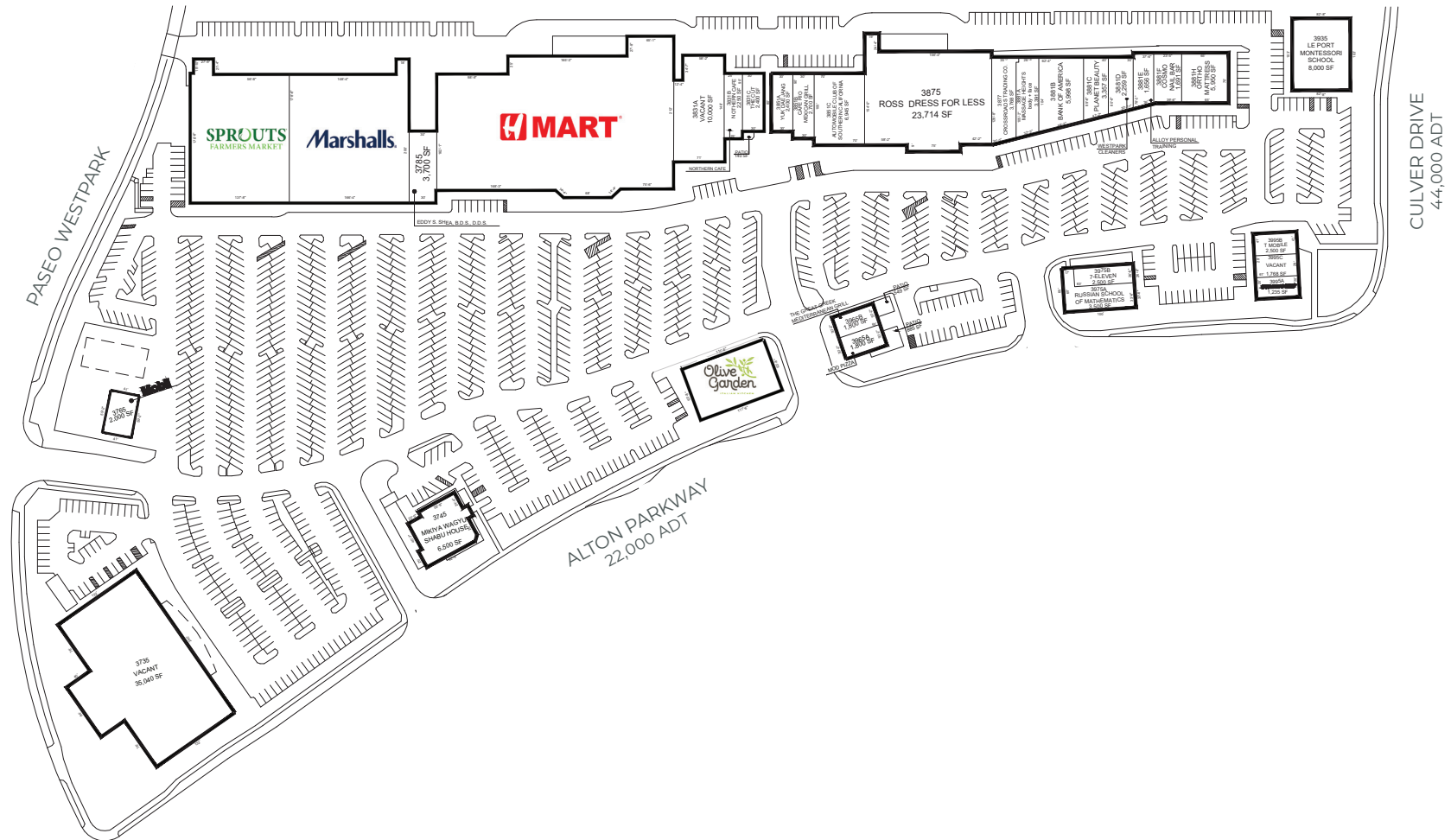
(TOTAL)	(PRIMARY)
4.4M	\$157K
ANNUAL VISITS ¹	AVG HOUSEHOLD INCOME ²
451K	39%
POPULATION ²	HIGHER SPEND ON FOOD ²
	Vs. The National Average
35	31%
AVERAGE AGE ²	HIGHER SPEND ON RETAIL GOODS ²
	Vs. The National Average

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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