

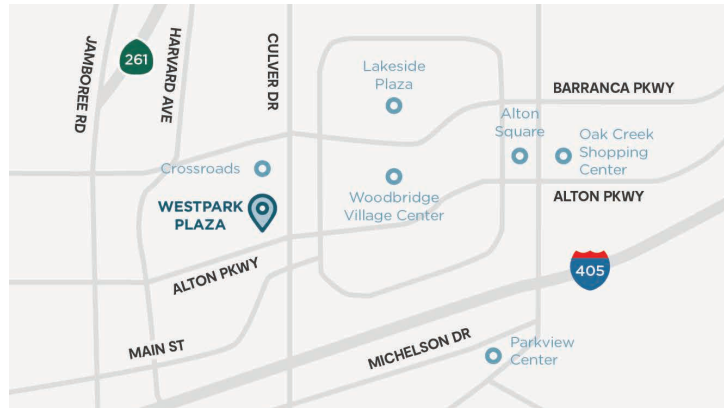
WESTPARK™ PLAZA

3735 - 3995 ALTON PARKWAY | IRVINE, CA 92606



283,508 SF GROSS LEASABLE AREA

- 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, K&L Gates, and Chase.
- Surrounded by 18 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 (20,000+ students), Concordia University (3,700+ students), and Woodbridge High School (2,200+ students).



KEY TENANTS

Cafe Rio Mexican Grill
H Mart
Marshalls

Olive Garden
Sprouts Farmers Market
Starbucks Coffee

DEMOGRAPHICS (3 MILE RADIUS)

60,000
AVG DAILY TRAFFIC

34
MEDIAN AGE

175,000+
POPULATION

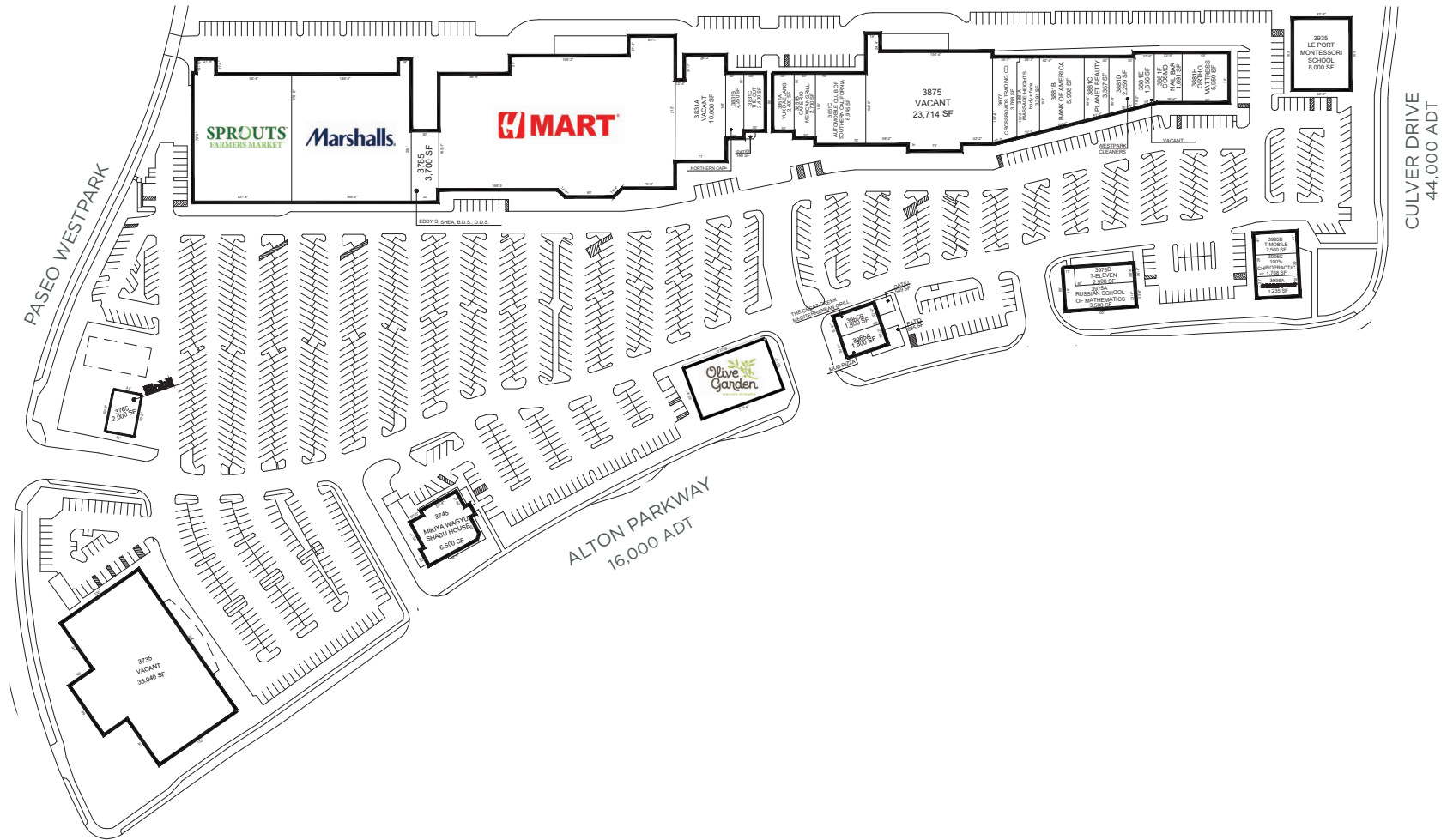
\$1 million+
AVG HOME VALUE

280,000+
DAYTIME POPULATION

\$145,000+
AVG HOUSEHOLD INCOME

WESTPARK™ PLAZA

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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