

Westpark™ Plaza

3735 - 3995 ALTON PARKWAY | IRVINE, CA 92606

283,496 SF GROSS LEASABLE AREA | 26 MERCHANTS

One center. Two substantial feeder neighborhoods. That is the thrust of Westpark Plaza, a retail hub serving nearly 5K homes across the Westpark and Woodbridge villages. This deep residential loyalty is paired with the professional momentum of Irvine City Hall and the 1.6M SF Jamboree Center, home to Microsoft, JP Morgan Chase, and MetLife. A multi-gen audience: the center draws from Woodbridge High School and over 50K+ students and faculty from UCI, Irvine Valley College, and Concordia University.

KEY STATISTICS

4.7M

Annual Visits
5X Visitor Frequency₄

36

Average
Age₂

23%

Higher Spend on Retail Goods
Vs. the National Avg.₂

465K

Total
Population₂

\$152K

Average Household Income
31% Higher than the National Avg.₂

30%

Higher Spend on Food
Vs. the National Avg.₂

65%

Family
Households₂

\$1.2M

Average Home Value
154% Higher than the National Avg.₂

36%

Higher Spend on Health
and Wellness
Vs. the National Avg.₂

Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

NOTABLE TENANTS

SPROUTS
FARMERS MARKET

MART

Marshalls

味喜屋
WAGYU SHABU HOUSE
MIKIYA

Olive Garden
ITALIAN KITCHEN

THE GREAT GREEK
Mediterranean Grill



Bank of America

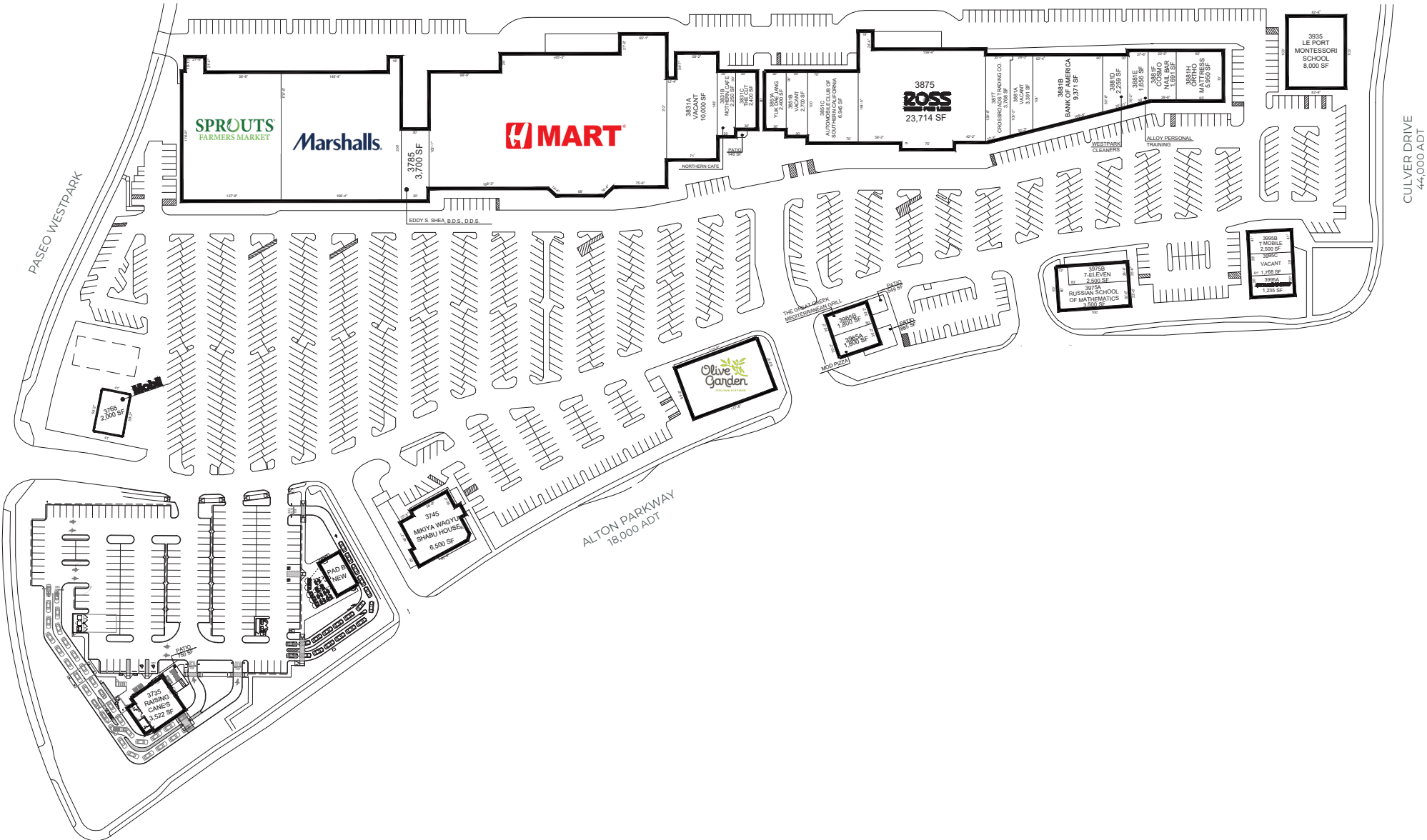
Raising Cane's
CHICKEN FINGERS

COMING SOON



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