

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 (37,000+ students), Irvine Valley College (20,000+ students), Concordia University (4,200+ students) and Woodbridge High School (2,400+ students).



KEY TENANTS

Cafe Rio Mexican Grill	Olive Garden
H Mart	Sprouts Farmers Market
Marshalls	The Cut

DEMOGRAPHICS (3 MILE RADIUS)

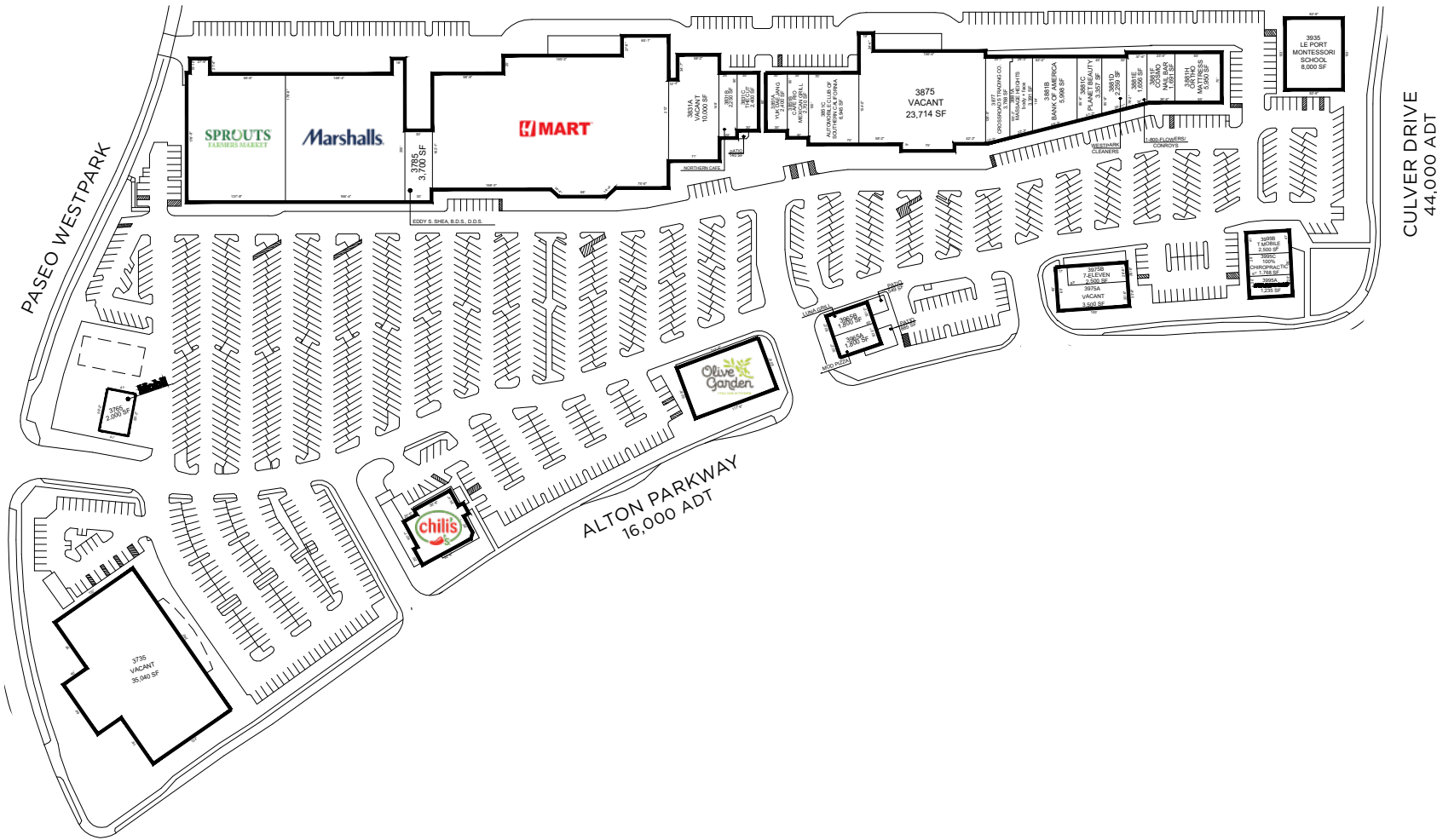
60,000 AVG DAILY TRAFFIC	34 MEDIAN AGE
172,000+ POPULATION	\$921,000+ AVG HOME VALUE
266,000+ DAYTIME POPULATION	\$151,000+ AVG HOUSEHOLD INCOME



CLICK HERE OR SCAN QR CODE
FOR LEASING VIDEO

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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