| Westpark™ | Plaza

3735 - 3995 ALTON PARKWAY | IRVINE, CA 92606





283,480 SF GROSS LEASABLE AREA

- Westpark[™] Plaza is a Community Hub Center designed to be a vibrant, central gathering place that fosters a strong sense of connection and belonging.
- Strong local business population nearby from Irvine
 City Hall and Jamboree Center, a 1.6 million square
 foot 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).



KEY TENANTS

H Mart Starbucks Coffee

Marshalls The Great Greek
Olive Garden Mediterranean Grill

Sprouts Farmers Market

TRADE AREA DEMOGRAPHICS

(TOTAL) (PRIMARY)

4.4M \$157K

Annual Visits, Avg Household Income,

451K 39%

Total Higher Spend on Food₂ Population₂ Vs. the National Average

35 31%

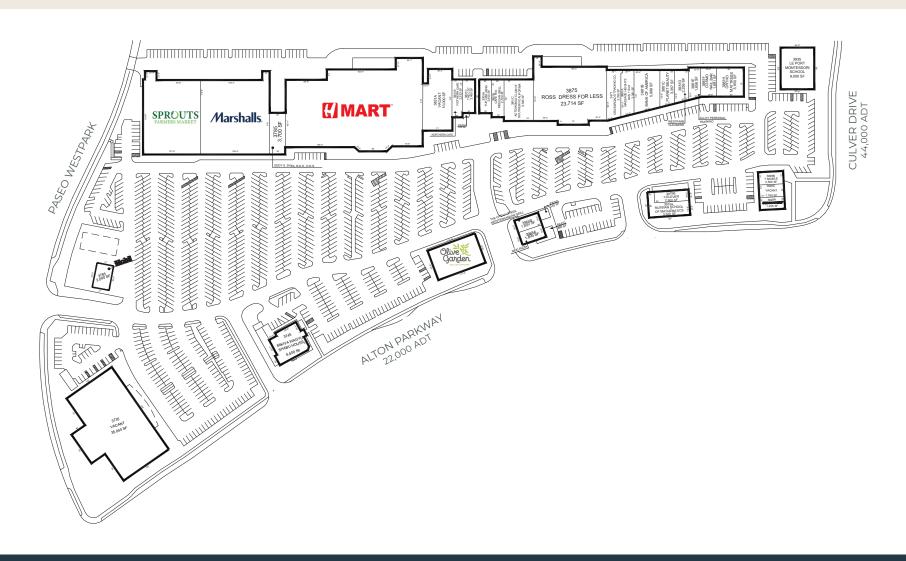
Average Higher Spend on Retail Goods₂
Age₂ Vs. the National Average

Total = 70% of visits; Primary = 30% of visits Sources: (1) Placer.ai, (2) Esri 2024

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FOR MORE INFORMATION, VISIT IRVINECOMPANYRETAIL.COM

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