



WOODBIDGE VILLAGE CENTER

4500 - 4820 Barranca Pkwy. | Irvine, CA 92604

135,965 SF Gross Leasable Area

- Overlooks scenic North Lake in the established residential community of Woodbridge Village, which consists of over 9,600 homes with an average home value of \$900,000+ and seven nationally-recognized schools
- Located within the Barranca Medical Corridor, a high traffic area that is home to major medical buildings including Hoag Medical Group and Kaiser Permanente
- Accessible via pedestrian bridges that connect the center to the community and the medical offices at Lakeside Plaza
- Less than half a mile from Woodbridge High School (2,400+ students)

KEY TENANTS

AMC CLASSIC
Woodbridge 5
Barnes & Noble
Booksellers
CorePower Yoga
Grocery Outlet
Bargain Market
The Lost Bean

AVERAGE DAILY TRAFFIC COUNTS

24,000

Barranca Pkwy. at Lake Rd.

DEMOGRAPHICS

3 MILE RADIUS

173,000+

POPULATION

205,000+

DAYTIME POPULATION

36

MEDIAN AGE

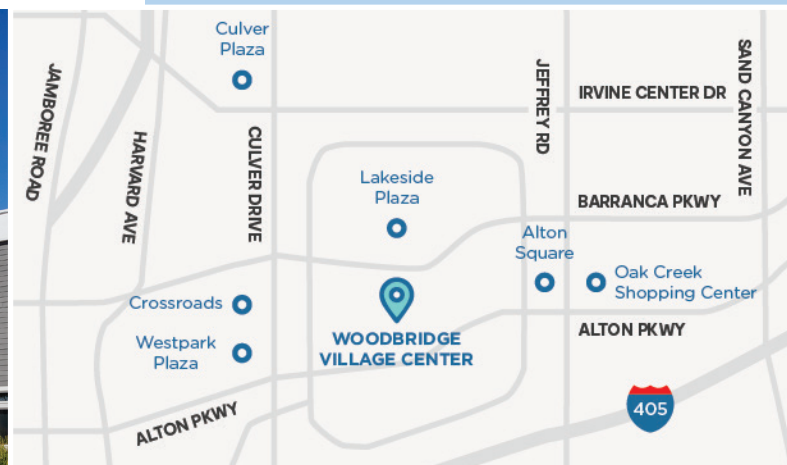
\$960,000+

AVERAGE
HOME VALUE

\$138,000+

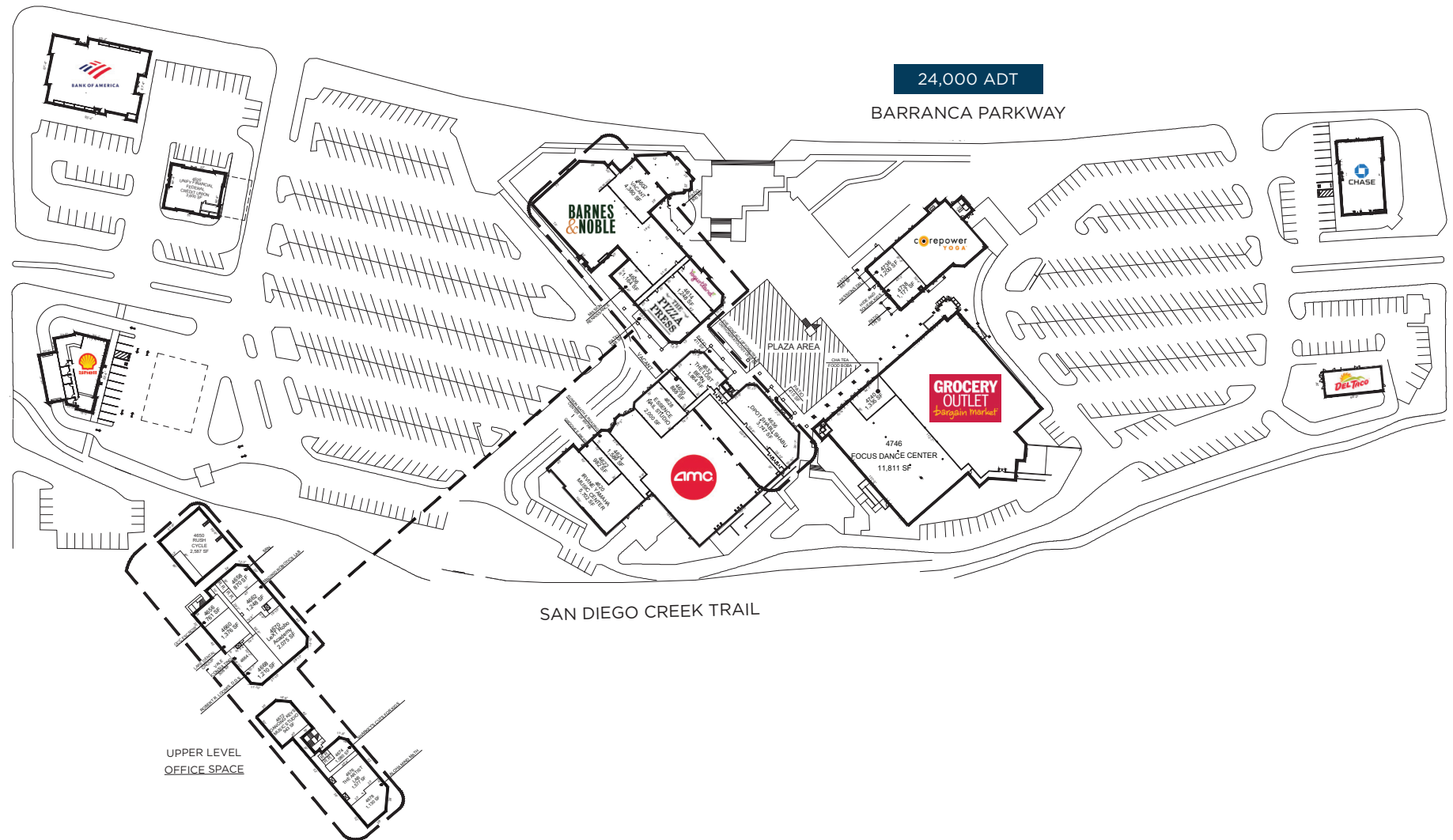
AVERAGE
HOUSEHOLD INCOME

For leasing information,
call Irvine Company at 949.720.2535



WOODBIDGE VILLAGE CENTER

Irvine, California



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