

# Woodbridge Village Center

4500 - 4820 BARRANCA PARKWAY | IRVINE, CA 92604

**136,311 SF GROSS LEASABLE AREA | 33 MERCHANTS**

Framed by lake views, it is no wonder this is a neighborhood destination for the established Woodbridge community. Featuring patio seating and al fresco scenery, the center serves 9.5K+ households and seven local schools, including Woodbridge High. Accessed by a network of footbridges and bike paths, this is an enviable lifestyle hub for daily life. Also noteworthy: Proximity to Barranca Medical Corridor, Hoag, and Kaiser Permanente.

## KEY STATISTICS

**2.2M**

Annual Visits  
5X Visitor Frequency<sub>4</sub>

**299K**

Total  
Population<sub>2</sub>

**65%**

Family  
Households<sub>2</sub>

**35**

Average  
Age<sub>1</sub>

**\$158K**

Average Household Income  
36% Higher than the National Avg<sub>2</sub>

**\$1.2M**

Average Home Value  
148% Higher than the National Avg<sub>2</sub>

**26%**

Higher Spend on Retail Goods  
Vs. the National Avg<sub>2</sub>

**33%**

Higher Spend on Food  
Vs. the National Avg<sub>2</sub>

**44%**

Higher Spend on Health  
and Wellness  
Vs. the National Avg<sub>2</sub>

## NOTABLE TENANTS

**GROCERYOUTLET**  
bargain market™

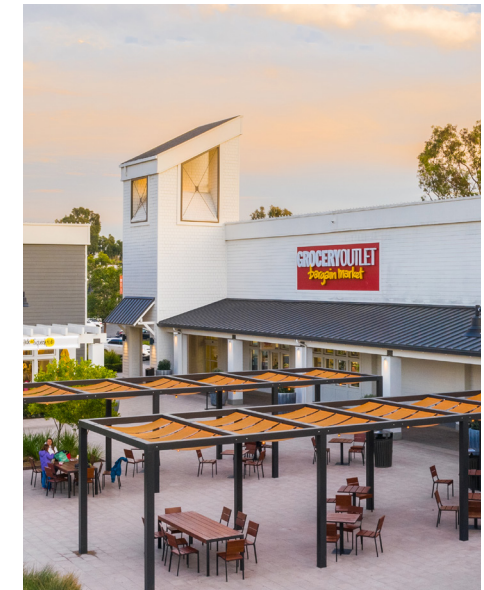
**SESSIONS**  
WEST COAST DELI  
-EST. 2010-

**THE LOST BEAN**  
organic coffee & tea

corepower **YOGA**®

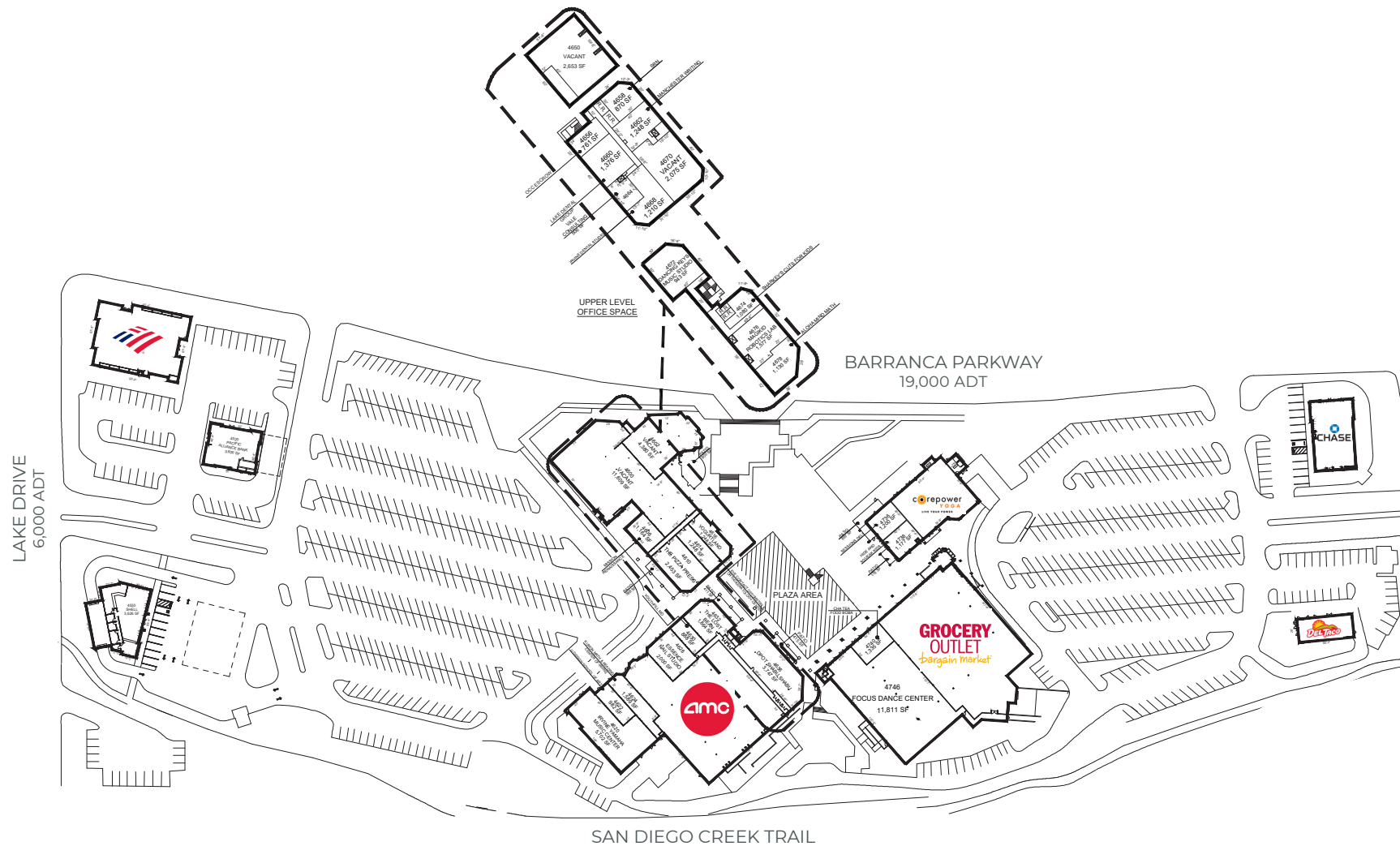
**AMC**  
THEATRES®

**CHASE** 



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