

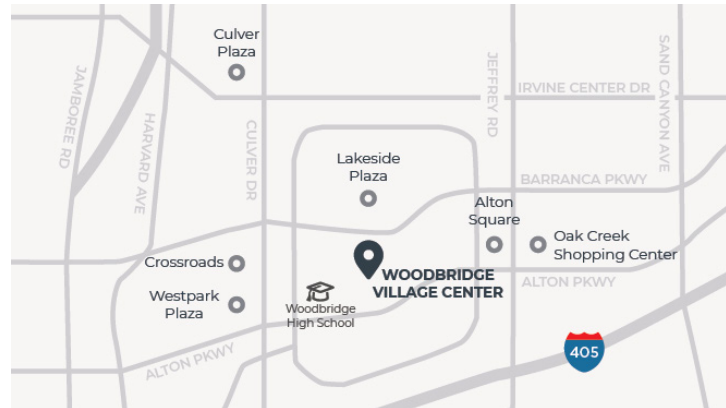
Woodbridge Village Center

4500 - 4820 BARRANCA PARKWAY | IRVINE, CA 92604



136,311 SF GROSS LEASABLE AREA

- Woodbridge Village Center is a Community Hub Center designed to be a vibrant, central gathering place that fosters a strong sense of connection and belonging.
- Overlooks scenic North Lake in the established residential community of Woodbridge Village featuring over 9,500 homes with an average home value of over \$1.2 million₂ 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 (2,200+ students).
- With a high biking and walking score rating, this area provides unparalleled convenience in completing most errands within close proximity.



KEY TENANTS

AMC Woodbridge 5

Chase Bank

CorePower Yoga

Grocery Outlet Bargain Market

Sessions West Coast Deli

The Lost Bean

TRADE AREA DEMOGRAPHICS

(TOTAL)

2.1M

Annual Visits₁

294K

Total Population₂

35

Average Age₂

(PRIMARY)

\$177K

Avg Household Income₂

53%

Higher Spend on Food₂
Vs. the National Average

46%

Higher Spend on Retail Goods₂
Vs. the National Average

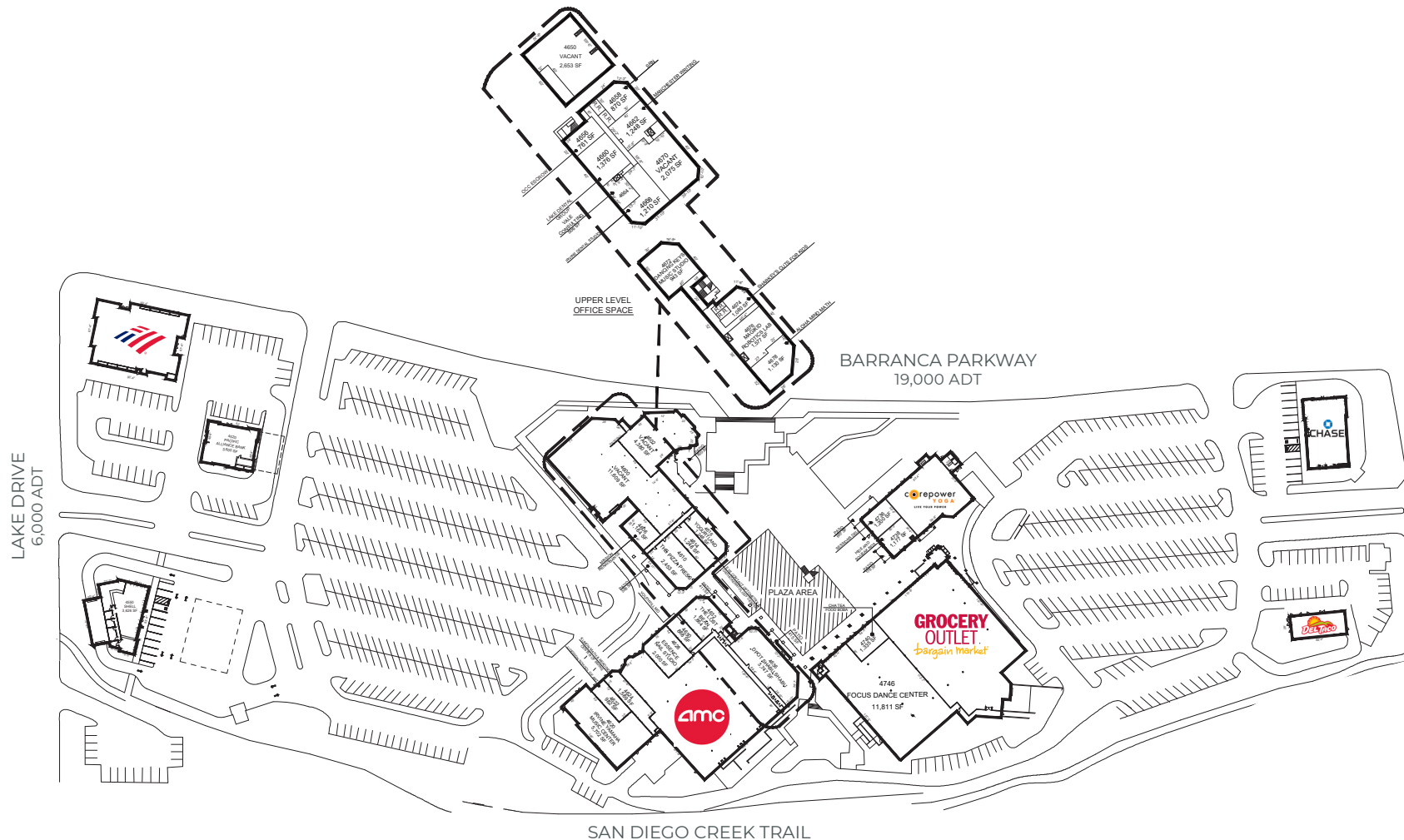
Total = 70% of visits; Primary = 30% of visits

Sources: (1) Placer.ai, (2) Esri 2024

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FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)

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