

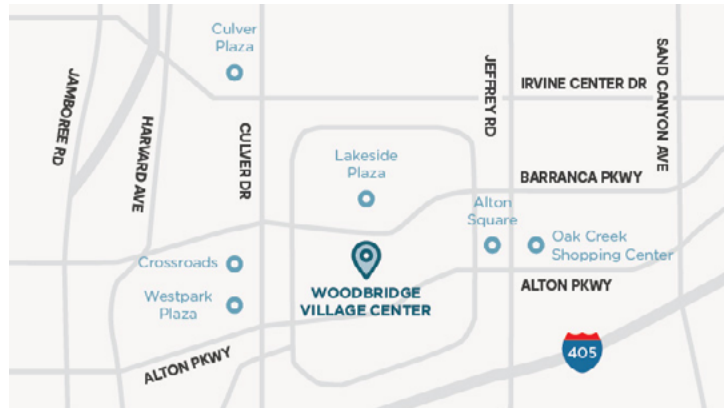
WOODBIDGE VILLAGE CENTER

4500 - 4820 BARRANCA PARKWAY | IRVINE, CA 92604



136,311 SF GROSS LEASABLE AREA

- Overlooks scenic North Lake in the established residential community of Woodbridge Village featuring over 9,500 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 (2,200+ students).
- With a high bike and walk 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

DEMOGRAPHICS (3 MILE RADIUS)

24,000
AVG DAILY TRAFFIC

35
MEDIAN AGE

182,000+
POPULATION

\$995,000+
AVG HOME VALUE

210,000+
DAYTIME POPULATION

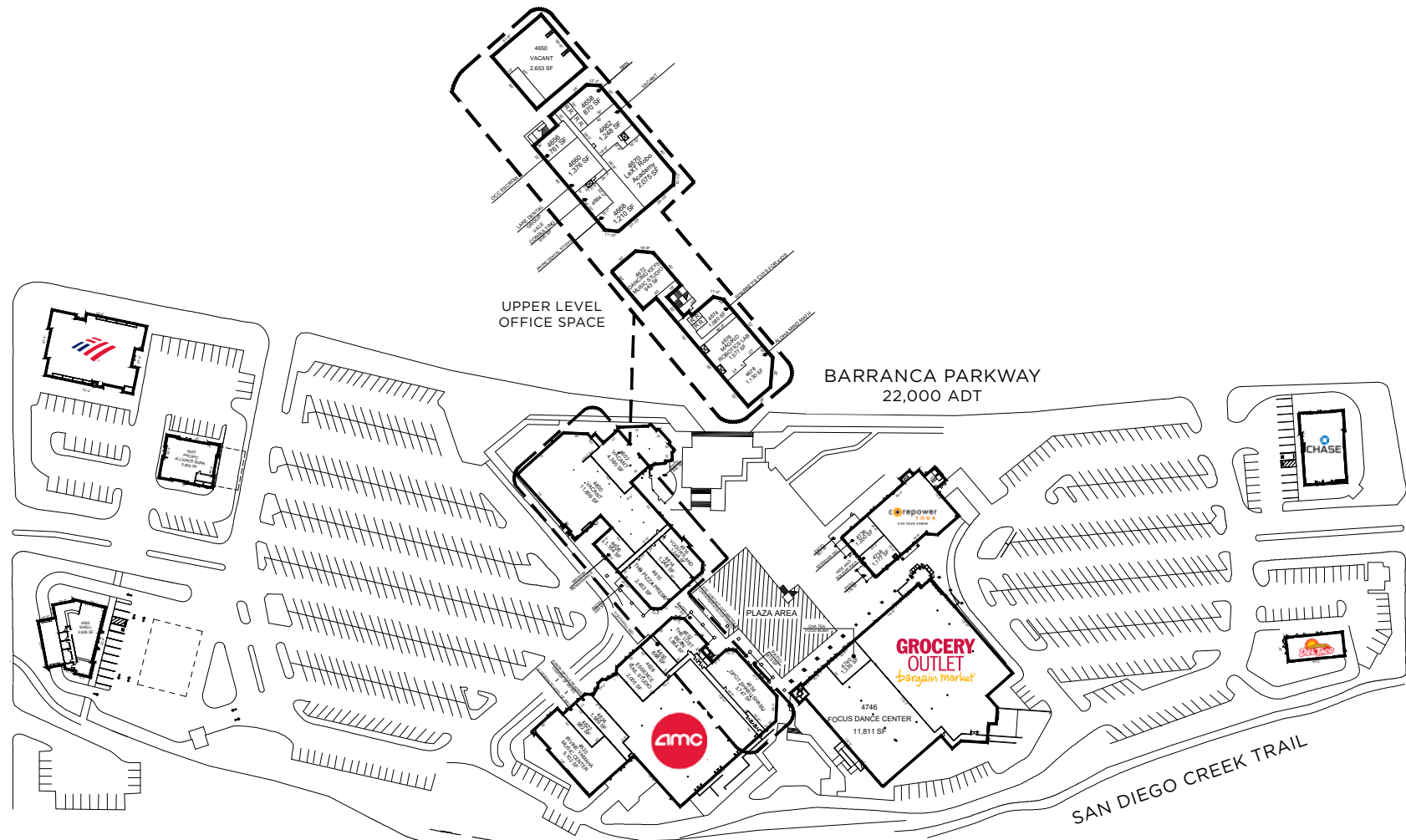
\$159,000+
AVG HOUSEHOLD INCOME



[CLICK HERE OR SCAN QR CODE FOR LEASING VIDEO](#)

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