

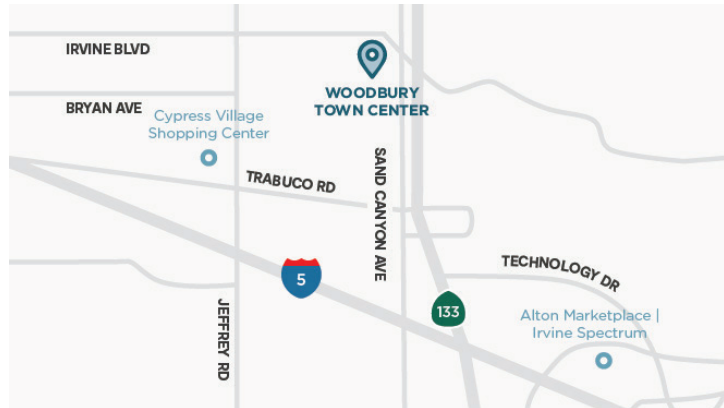
WOODBURY™ TOWN CENTER

6200 - 6460 IRVINE BOULEVARD | IRVINE, CA 92620



462,275 SF GROSS LEASABLE AREA

- Easy access from Highway 133.
- Surrounded by the established wealthy residential communities of Woodbury, Woodbury East, Northwood and Stonegate with average home values over \$1 million.
- Nearby growing communities include Portola Springs®, Cypress Village and Eastwood Village featuring over 12,000 homes and apartment units at completion.
- Located near Orange County Great Park which will have 10,000+ homes at completion and includes new neighborhoods of Pavilion Park, Beacon Park and Parasol Park with average values of over \$1 million.



KEY TENANTS

HomeGoods
LA Fitness
Marble
Michaels

Ralphs Fresh Fare
The Home Depot
Trader Joe's

DEMOGRAPHICS (5 MILE RADIUS)

58,000
AVG DAILY TRAFFIC

38
MEDIAN AGE

328,000+
POPULATION

\$1 million+
AVG HOME VALUE

351,000+
DAYTIME POPULATION

\$174,000+
AVG HOUSEHOLD INCOME

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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