

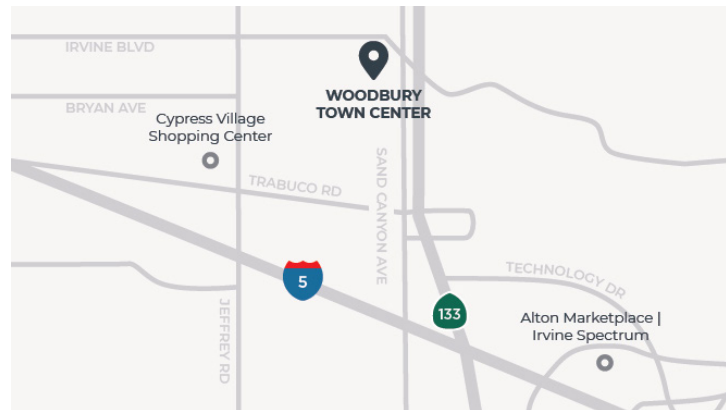
# Woodbury™ Town Center

6200 - 6460 IRVINE BOULEVARD | IRVINE, CA 92620



## 462,275 SF GROSS LEASABLE AREA

- Woodbury™ Town Center is a Community Hub Center designed to be a vibrant, central gathering place that fosters a strong sense of connection and belonging. Easy access from Highway 133.
- Surrounded by the established wealthy residential communities of Woodbury, Woodbury East, Northwood, and Stonegate.
- 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 and includes new neighborhoods of Pavilion Park, Beacon Park and Parasol Park with average values of over \$1.3 million<sub>2</sub>.



### KEY TENANTS

CAVA  
Chick-fil-A  
HomeGoods  
LA Fitness

Michaels  
Ralphs Fresh Fare  
The Home Depot  
Trader Joe's

### TRADE AREA DEMOGRAPHICS

(TOTAL)

**7.9M**  
Annual Visits<sub>1</sub>

**172K**  
Total  
Population<sub>2</sub>

**37**  
Average  
Age<sub>2</sub>

(PRIMARY)

**\$187K**  
Avg Household Income<sub>2</sub>

**62%**  
Higher Spend on Food<sub>2</sub>  
Vs. the National Average

**58%**  
Higher Spend on Retail Goods<sub>2</sub>  
Vs. the National Average

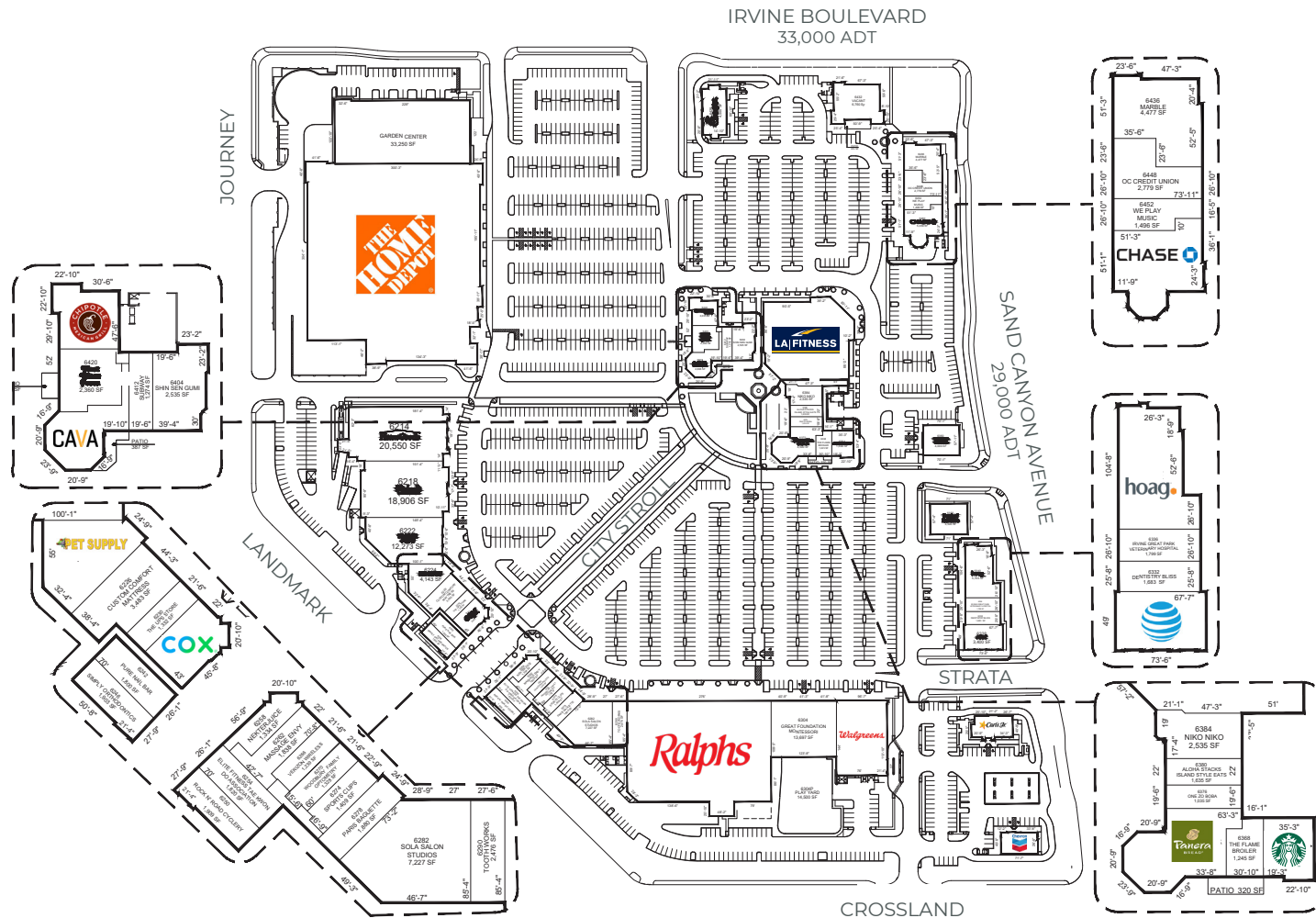
Total = 70% of visits; Primary = 30% of visits

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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