

Woodbury™ Town Center

6200 - 6460 IRVINE BOULEVARD | IRVINE, CA 92620

462,275 SF GROSS LEASABLE AREA | 49 MERCHANTS

A vision for California ease, this expansive community center is intuitively designed for established residents and the next generation of homeowners. It's the go-to destination for Woodbury, Woodbury East, Northwood, and Stonegate, alongside high-value neighborhoods like Portola Springs®, Cypress Village, and Orchard Hills where average home prices exceed \$1.3M. Next up? Eastwood Village, the area's newest community, bringing the number of homes and apartments to over 12K. The center also benefits from its proximity to the Orange County Great Park.

KEY STATISTICS

8.5M

Annual Visits

10X Visitor Frequency₄

38

Average

Age₁

47%

Higher Spend on Retail Goods

Vs. the National Avg.₂

164K

Total

Population₂

\$180K

Average Household Income

55% Higher than the National Avg.₂

51%

Higher Spend on Food

Vs. the National Avg.₂

72%

Family

Households₂

\$1.3M

Average Home Value

182% Higher than the National Avg.₂

62%

Higher Spend on Health
and Wellness

Vs. the National Avg.₂

Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

NOTABLE TENANTS

Michaels

HomeGoods®

CAVA

Chick-fil-A



LAIFITNESS



Ralphs

TRADER JOE'S



