

FOR LEASE

# STONECREEK PLAZA (OFFICE)

4330 BARRANCA PKWY IRVINE, CA 92604

**CORELAND**  
COMPANIES



## 1,554 SF Office Space w/ Balcony For Lease

### PROPERTY DESCRIPTION

Within walking distance to high-end retail center with multiple national tenants including: US Bank, Edward Jones, Philly's Best, and Supercuts.

### PROPERTY HIGHLIGHTS

- 1,554 SF Office Space with Balcony
- Positioned within a high-density residential area with high income
- Benefits from 26,000 cars per day on Barranca Parkway; 46,000 on Culver Drive

### SPACES

240

### SPACE SIZE

1,554 SF

### DEMOGRAPHICS

### 1 MILE

### 3 MILES

### 5 MILES

Total Households

10,737

66,992

160,894

Total Population

28,804

181,584

467,071

Average HH Income

\$162,538

\$152,054

\$156,770

The information contained herein has been obtained from sources we deem reliable, however no warranty or representation is made to the accuracy of the information. Terms of lease or availability are subject to change or withdrawal without notice.

**TIM MULLER**

714.210.6724  
tmuller@coreland.com  
LIC #01786175

**MATT HAMMOND**

714.210.6711  
mhammond@coreland.com  
LIC #01235239

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