

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 | SPACE SIZE |
|--------|------------|
| 240 | 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.

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