

FOR LEASE

# STONECREEK PLAZA

4178 - 4250 BARRANCA PARKWAY IRVINE, CA 92604

**CORELAND**  
COMPANIES

**1,457 SF  
AVAILABLE**



## 1,457 SF Restaurant Space Available For Lease

### PROPERTY DESCRIPTION

High-End Retail Center with Multiple National Tenants, such as Chengdu Laozao Hotpot, Us Bank, Philly's Best, Edward Jones, and Supercuts

### PROPERTY HIGHLIGHTS

- 1,457 SF (Former Restaurant) Available
- Positioned within a high-density residential area with high income of \$119,545 within 3-mile radius
- Benefits from 26,000 cars per day on Barranca Parkway; 46,000 on Culver Drive

### SPACES

4250 L

### SPACE SIZE

1,457 SF

### DEMOGRAPHICS

#### 1 MILE

#### 2 MILES

#### 3 MILES

Total Households

10,665

31,608

54,416

Total Population

27,881

84,655

147,487

Average HH Income

\$104,072

\$105,044

\$105,094

**TIM MULLER**

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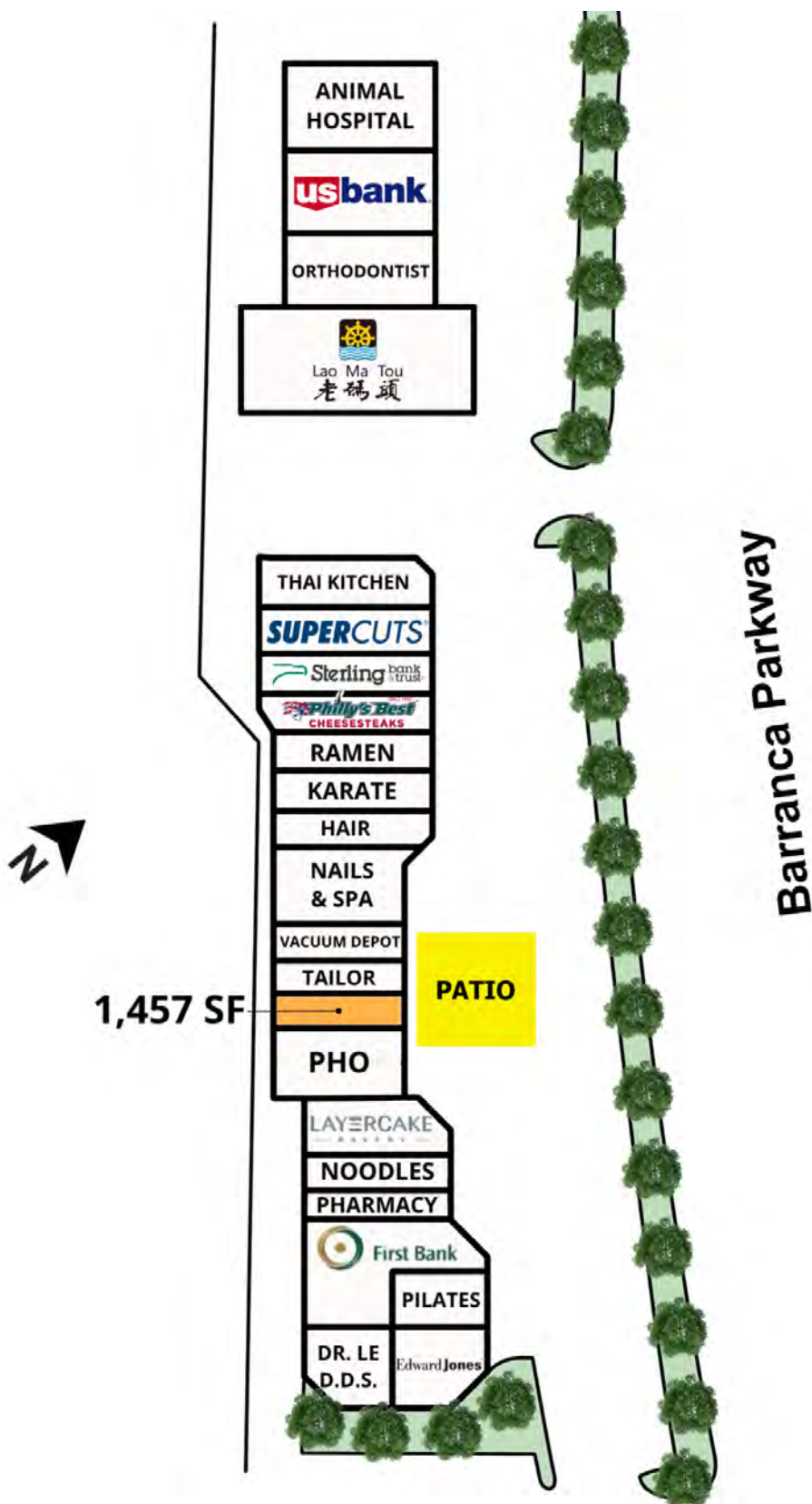
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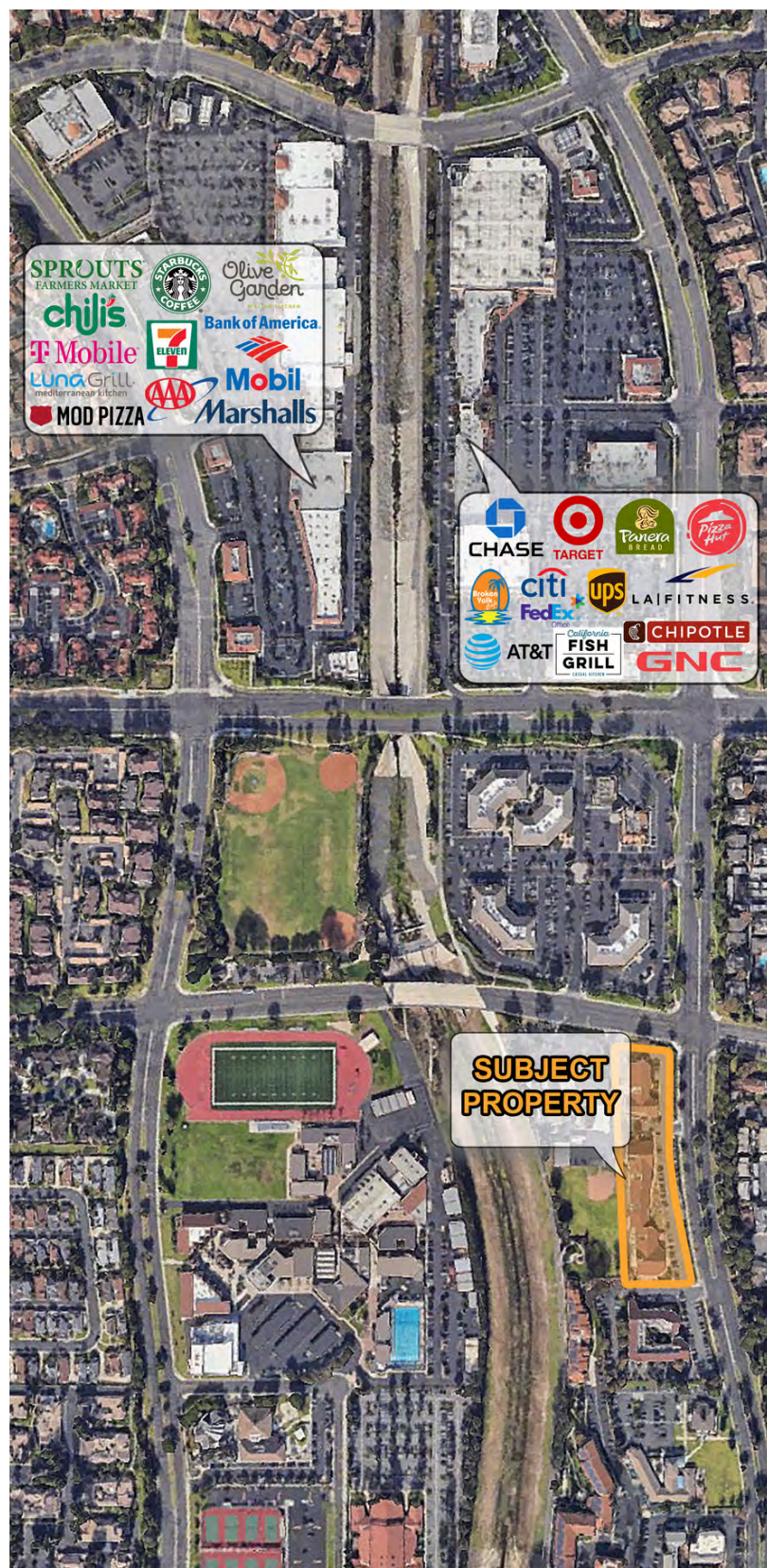




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