

# Woodridge Square MEDICAL



4980 BARRANCA PARKWAY, IRVINE CA

3,123 SF MEDICAL OFFICE SUITE AVAILABLE

**CBRE**

# PROPERTY HIGHLIGHTS



Two-story, Class B  
Medical Office Building



Located in the highly desirable  
Barranca Medical Corridor



Free On-Site Surface Parking



## SUITE 170 | 3,123 SF

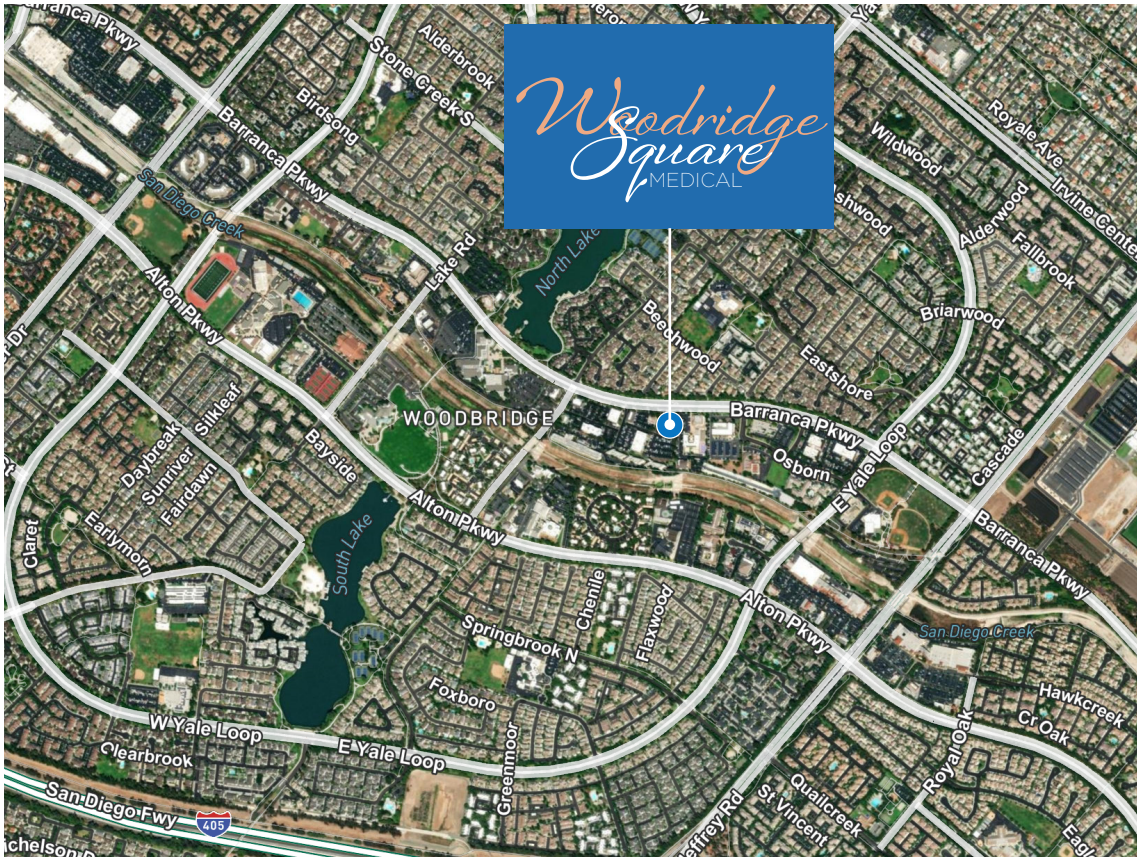
- » Last ground floor space in the building
- » Tenant improvements available

### AVAILABLE SPACE



# LOCATION + DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	25,433	183,409	412,450
Medium HH Income	183,409	\$160,957	\$160,030
Daytime Employee Population	412,450	104,530	366,915



STARNES ORTHODONTICS & PEDODONTICS

# Woodridge Square MEDICAL

**FOR MORE INFORMATION CONTACT:**

**JOHN SCRUGGS**

First Vice President  
Lic. 01796826  
+1 949 725 8592  
John.Scruggs@cbr

**DANIEL NABAVI**

Senior Associate  
Lic. 02069315  
+1 714 225 7429  
Daniel.Nabavi@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.