NEIGHBORHOOD SNAPSHOT

The Ranch

Irvine, California

Parks | Movie Theaters | Malls | Coffee Shops | Childcare
Private Schools | Gyms | Hospitals | Grocery Stores | Farmers Markets

Drive times are measured by road from the center of The Ranch.

TEAMIRI

REDFIN

PARKS

The Ranch | Irvine, CA

Ranch Park

5161 Royale Ave, Irvine, CA 92604

Drive Time: ~1 min | 0.4 miles

Ranch Park is a City of Irvine neighborhood park with a children's play area and an open play lawn. Its picnic area has a group picnic space, picnic tables and two barbecues. Picnic areas are first-come, first-served for groups of 49 or fewer.

Presley Park

4732 Karen Ann Lane, Irvine, CA 92604

Drive Time: ~3 min | 1.1 miles

Presley Park is a 2.9-acre City of Irvine neighborhood park next to a school. It has two children's play areas, an open play lawn and a volleyball court. Bounce houses are allowed with a city permit. Picnic areas are first-come, first-served for groups of 49 or fewer.

Willows Park

4562 Ranchgrove Dr, Irvine, CA 92604

Drive Time: ~4 min | 1.2 miles

Willows Park is a City of Irvine neighborhood park of about 3.6 acres. It has a children's play area, an open play lawn, an unlighted basketball court and two drinking fountains. Two group picnic areas, five picnic tables and two barbecues are on site, and bounce houses are allowed with a city permit. Picnic areas cannot be reserved and are first-come, first-served for groups of 49 or fewer.

All information sourced from publicly available records as of October 2026. Drive times are actual driving routes from the center of The Ranch.

MOVIE THEATERS

The Ranch | Irvine, CA

AMC Classic Woodbridge 5

4626 Barranca Pkwy, Irvine, CA 92604

Drive Time: ~6 min | 2.5 miles

A five-screen AMC Classic movie theater on Barranca Parkway in Irvine. It operated as Starplex Cinemas Woodbridge 5 before AMC acquired Starplex in 2015. It shows current first-run releases daily, with evening shows running past 10 p.m.

Regal Irvine Spectrum

500 Spectrum Center Dr, Irvine, CA 92618

Drive Time: ~8 min | 3.5 miles

A Regal multiplex at the Irvine Spectrum Center, opened in November 1995 as the Edwards Irvine Spectrum 21. Premium formats include IMAX, 4DX, ScreenX, RPX and VIP auditoriums with recliners. Alongside first-run releases it also books event cinema such as concert films.

The Frida Cinema

305 E 4th St, Suite 100, Santa Ana, CA 92701

Drive Time: ~14 min | 8.8 miles

The Frida Cinema is an independent art house cinema in downtown Santa Ana. It opened in February 2014 in the former Metropolitan Fiesta Twin. Programming mixes new independent films with repertory series, classic and horror revivals, trivia nights and live-score events, and the theater runs enhanced accessibility screenings. A Film Club membership supports the theater.

MALLS & SHOPPING CENTERS

The Ranch | Irvine, CA

Irvine Village Center

15415-15475 Jeffrey Rd, Irvine, CA 92618

Drive Time: ~2 min | 0.7 miles

Irvine Village Center is a 56,272-square-foot neighborhood center at Jeffrey Road and Irvine Center Drive, across from Irvine Valley College. It mixes restaurants, retail, medical offices and a gym, with tenants including a Dunkin' drive-thru and Thai Spice. The center was refreshed in 2017 and has 245 parking spaces.

Arbor Village Shopping Center

14775 Jeffrey Rd, Irvine, CA 92618

Drive Time: ~3 min | 1.1 miles

Arbor Village Shopping Center is a neighborhood retail center on Jeffrey Road in Irvine, known mainly for Asian restaurants and cafes. China Garden serves dim sum, and TAIKO Japanese Restaurant and Thai Cafe are also in the center. Sunmerry Bakery and ALittle Tea have storefronts here as well.

Cypress Village Shopping Center

14001-14271 Jeffrey Rd, Irvine, CA 92620

Drive Time: ~4 min | 1.7 miles

Cypress Village Shopping Center is an Irvine Company center at Trabuco Road and Jeffrey Road. Albertsons and Kohl's anchor the center, alongside restaurants including Tang 190, Honey Pig BBQ and Tomikawa Japanese Restaurant. Amenities include EV charging stations, an Amazon Hub Locker, ATMs and bicycle parking.

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COFFEE SHOPS

The Ranch | Irvine, CA

Starbucks

5365-B Alton Parkway, Irvine, CA 92604

Drive Time: ~4 min | 1.6 miles

This company-operated Starbucks serves espresso drinks, brewed coffee, Nitro Cold Brew and oven-warmed food. It is open 4:30 a.m. to 8 p.m. Monday through Friday and 5 a.m. to 8 p.m. on weekends. It offers in-cafe seating and free Wi-Fi. Mobile ordering and Starbucks Rewards work here through the Starbucks app.

Peet's Coffee

3972 Barranca Pkwy, Suite F-2, Irvine, CA 92606

Drive Time: ~6 min | 2.7 miles

This Peet's Coffee coffee bar in the Crossroads shopping center serves Peet's coffee and espresso drinks with warm breakfast items. It is open 5:30 a.m. to 7 p.m. Monday through Friday, 6 a.m. to 7 p.m. Saturday and 6 a.m. to 6 p.m. Sunday. The store offers free Wi-Fi, order-ahead pickup and delivery, and takes part in Peetnik Rewards.

The Mugs

4840 Irvine Blvd #111, Irvine, CA 92620

Drive Time: ~7 min | 3.1 miles

The Mugs is an independent cafe on Irvine Boulevard, open since October 2023 and billed as a study spot. Its own account lists hours of 8 a.m. to 8 p.m. daily. The menu centers on espresso drinks such as the Honey Lavender and Tiramisu lattes, served with croffles. Seating ranges from two-person tables to larger work tables, plus a glass room that can be reserved for private gatherings.

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CHILDCARE FACILITIES

The Ranch | Irvine, CA

Childtime of Irvine

4876 Irvine Center Dr, Irvine, CA 92604

Drive Time: ~3 min | 0.9 miles

Childtime of Irvine is a daycare and preschool run by the Childtime chain, enrolling children from 6 weeks to 6 years. Programs run from infant and toddler care through preschool, pre-K and transitional kindergarten. The infant program is licensed for 28 babies up to age 2. Hours are 6:30 a.m. to 6 p.m. on weekdays, and the center accepts child care assistance. State licence #300611703.

IUSD Early Childhood Learning Center

1 Smoketree, Irvine, CA 92604

Drive Time: ~4 min | 1.2 miles

The Early Childhood Learning Center is the Irvine Unified School District's preschool campus. It runs half-day sessions for children from about age 3 to 4, either 8 to 11 a.m. or 11:45 a.m. to 2:45 p.m. The campus is licensed for 200 preschool children and takes part in California's state quality rating program for early learning. State licence #304270927.

Bearpaw KinderCare

1 Bear Paw, Irvine, CA 92604

Drive Time: ~4 min | 1.4 miles

Bearpaw KinderCare is a KinderCare daycare and preschool for children from 6 weeks to 12 years. Its infant program is licensed for 24 babies from 6 weeks to 24 months. Hours are 6:30 a.m. to 6:30 p.m. on weekdays, and the center is accredited by NAEYC. State licence #304370993.

TEAMIRI

REDFIN

PRIVATE SCHOOLS

The Ranch | Irvine, CA

Fusion Academy Irvine | Grades 4-12

17875 Von Karman Ave, Suite 200, Irvine, CA 92614

Drive Time: ~10 min | 6.0 miles

Private one-to-one school for grades 4 to 12, where each class has one student and one teacher. The campus is accredited by WASC and Cognia. Students choose from more than 300 classes for credit and use an on-campus Homework Cafe for peer collaboration. Virtual small-group classes of 2 to 5 students are also offered.

New Vista School | Grades 6-12

23092 Mill Creek Dr, Laguna Hills, CA 92653

Drive Time: ~11 min | 5.6 miles

New Vista School is a private nonprofit school for students with autism and similar learning differences, serving grades 6 to 12 plus an adult transition program for students up to age 22. It is accredited by WASC, and school districts can place qualifying autistic students there through the non-public school option. Admission includes a parent tour, academic testing and a required student visit of one to three days.

Fairmont Private Schools - North Tustin Campus | Grades PK-8

12421 Newport Ave, Santa Ana, CA 92705

Drive Time: ~13 min | 7.7 miles

Fairmont's North Tustin campus is a secular independent day school for children ages 3 to 14, from preschool through grade 8. It is accredited by WASC and Cognia and belongs to the California Association of World Schools. The curriculum runs a full grade ahead through grade 5, and students have won awards in FIRST LEGO League and the Orange County Debate League. Fairmont is part of the International Schools Partnership network.

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GYMS

The Ranch | Irvine, CA

9Round Irvine Center Dr

6610 Irvine Center Dr, Irvine, CA 92618

Drive Time: ~4 min | 1.9 miles

9Round is a kickboxing-style fitness studio built around a 30-minute circuit of nine 3-minute rounds with 30-second active breaks. Workouts combine heavy-bag work with functional strength training, and trainers guide members through each round. Heart rate is tracked with wearable monitors. A free first-time workout can be booked in advance, and gloves are provided.

LA Fitness Irvine - Crossroads

3960 Barranca Pkwy, Irvine, CA 92606

Drive Time: ~6 min | 2.6 miles

A full-size LA Fitness club open 5 a.m. to 11 p.m. Monday through Thursday, 5 a.m. to 10 p.m. Friday and 7 a.m. to 8 p.m. on weekends. Amenities include an indoor pool, whirlpool spa, sauna, free weights, a multi-station rig and platform, studio group training and group fitness classes. Racquetball, Pilates, personal training and Kids Klub childcare are offered for an added charge.

Pure Barre Irvine

6791 Quail Hill Pkwy, Irvine, CA 92603

Drive Time: ~7 min | 3.4 miles

Pure Barre Irvine is a barre fitness studio from the Pure Barre chain. It is open 6 a.m. to 8 p.m. on Monday, Wednesday and Friday, 6 a.m. to 9 p.m. on Tuesday and Thursday, and 7 a.m. to noon on weekends. The studio is wheelchair accessible and has a parking lot.

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HOSPITALS

The Ranch | Irvine, CA

Hoag Hospital Irvine

16200 Sand Canyon Ave, Irvine, CA 92618

Drive Time: ~6 min | 2.6 miles

Hoag Hospital Irvine is a general acute care hospital with 96 licensed beds, according to state HCAI records, and an emergency department open 24/7. The campus includes a Surgical Pavilion with eight operating rooms and a 24-room ICU. Services include maternity care, a Comprehensive Breast Center, the Hoag Family Cancer Institute and heart and vascular care. The Hoag Orthopedic Institute has its own building on the campus.

Kaiser Permanente Orange County - Irvine Medical Center

6640 Alton Pkwy, Irvine, CA 92618

Drive Time: ~7 min | 3.0 miles

Kaiser Permanente's Irvine Medical Center is a general acute care hospital. State HCAI records list it with 269 licensed beds. Its emergency department carries California's basic-level designation, the standard for a hospital ER staffed around the clock.

UCI Health - Irvine

19210 Jamboree Rd, Irvine, CA 92612

Drive Time: ~10 min | 6.5 miles

This UCI Health hospital is a seven-story, 144-bed general acute care hospital that opened on December 10, 2025, as UCI Health's sixth hospital. Its 24-hour emergency department has 20 treatment rooms. UCI Health describes it as the nation's first all-electric hospital, and the campus sits beside the San Joaquin Marsh Reserve. The medical campus also includes a cancer center that is part of Orange County's only NCI-designated comprehensive cancer center.

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GROCERY STORES

The Ranch | Irvine, CA

99 Ranch Market

5402 Walnut Ave, Irvine, CA 92604

Drive Time: ~4 min | 1.3 miles

99 Ranch Market is an Asian supermarket chain, and this is its Walnut Avenue store in Irvine. It carries fresh produce, meat and seafood, pantry staples, drinks and snacks, dairy and frozen foods, and housewares. The chain runs a loyalty program and offers online shopping with delivery.

Ralphs

5345 Alton Pkwy, Irvine, CA 92604

Drive Time: ~4 min | 2.0 miles

A full-service Ralphs supermarket in Alton Square. The store is open every day from 5 a.m. to 1 a.m. Curbside pickup is offered, and the store has its own parking lot.

Albertsons

14201 Jeffrey Rd, Irvine, CA 92620

Drive Time: ~4 min | 1.8 miles

This Albertsons on Jeffrey Road at Trabuco Road is a full-service supermarket open daily from 6 a.m. to 10 p.m. It has a bakery, deli, meat and seafood, produce, floral, and beer, wine and liquor departments. A pharmacy with a drive-thru, a Starbucks cafe and a sushi counter are inside. DriveUp & Go pickup and grocery delivery are available.

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FARMERS MARKETS

The Ranch | Irvine, CA

Kaiser Permanente Irvine Farmers' Market

6670 Alton Pkwy, Irvine, CA 92618

Drive Time: ~5 min | 2.8 miles

A certified farmers market held every Wednesday from 9 a.m. to 2 p.m. on the Kaiser Permanente Irvine campus, on Alton Parkway at Sand Canyon Avenue. It is run by the Southland Farmers' Market Association, which operates eleven markets across Southern California. The market appears on the Orange County Agricultural Commissioner's list of certified farmers markets.

Stonegate Elementary Certified Farmers Market

100 Honors, Irvine, CA 92620

Drive Time: ~7 min | 3.6 miles

A certified farmers market held every Sunday from 10 a.m. to 2 p.m. on the grounds of Stonegate Elementary School. It is run by My OC Certified Farmers Markets and moved here from the Orange County Great Park. The market appears on the Orange County Agricultural Commissioner's list of certified markets.

The District Certified Farmers Market

2411 Park Ave, Tustin, CA 92782

Drive Time: ~8 min | 4.0 miles

A certified farmers market held every Sunday from 9 a.m. to 1 p.m. at The District shopping center on Park Avenue, near Barranca Parkway and Tustin Ranch Road. It is run by Farm & Craft Market. Stalls include seasonal mushrooms and many kinds of eggs, alongside a handmade craft section, family games and music. EBT is accepted.

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