

A RARE IRVINE BUSINESS COMPLEX RESTAURANT REDEVELOPMENT

1,750 RSF – 10,000 RSF

SEEKING PREMIER RESTAURANT TENANTS

eighteen
MAIN

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2000 Main Street | Irvine, CA 92614

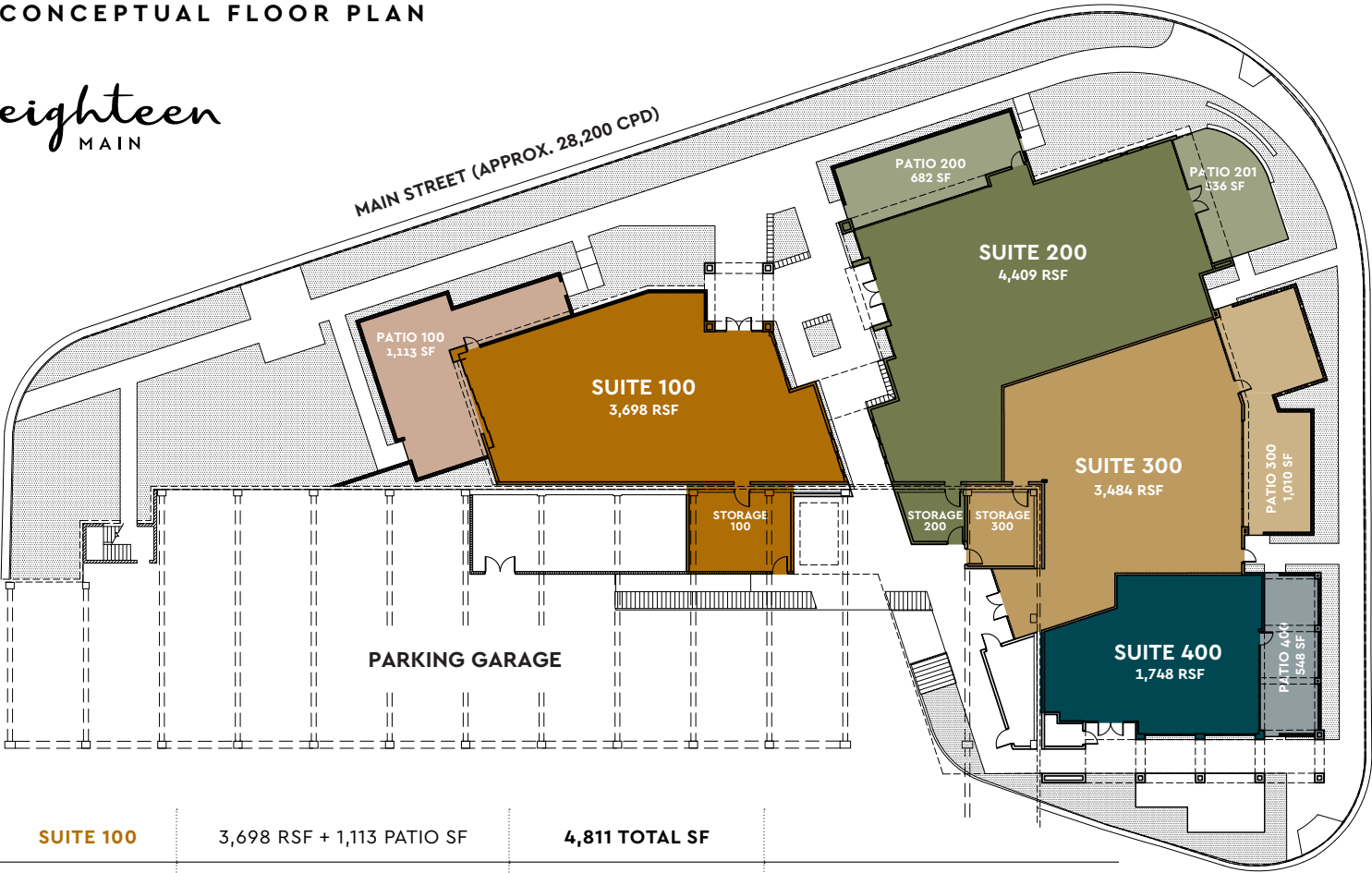


Irvine's newest destination is underway – creating a modern-day corner for the locals and community to gather. Eighteen Main's renovation and revitalization project will create a lively dining destination and social epicenter for Irvine. The ideal corner location and creative architectural design creates a cascade of patios that take advantage of the sweeping views.

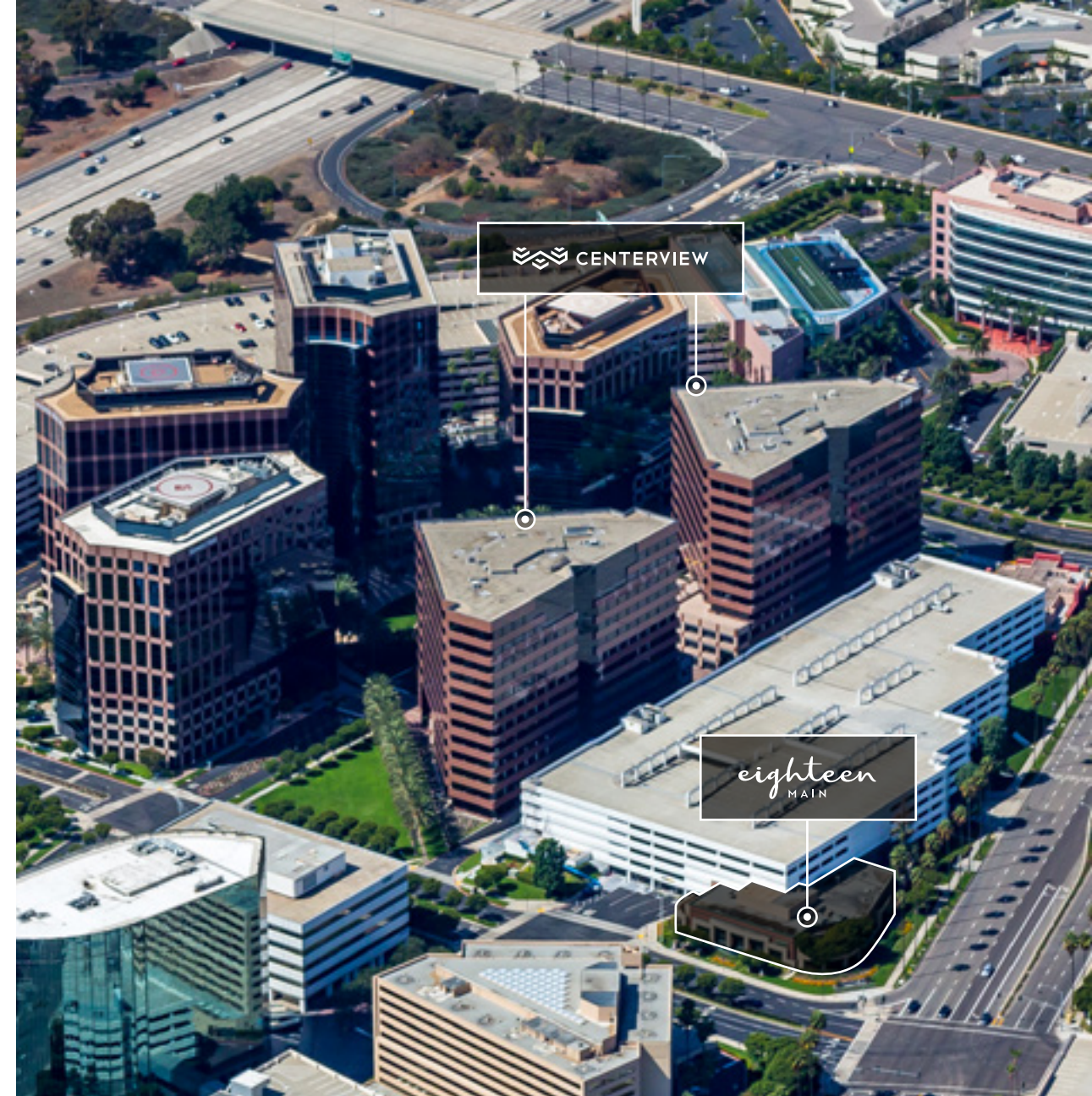
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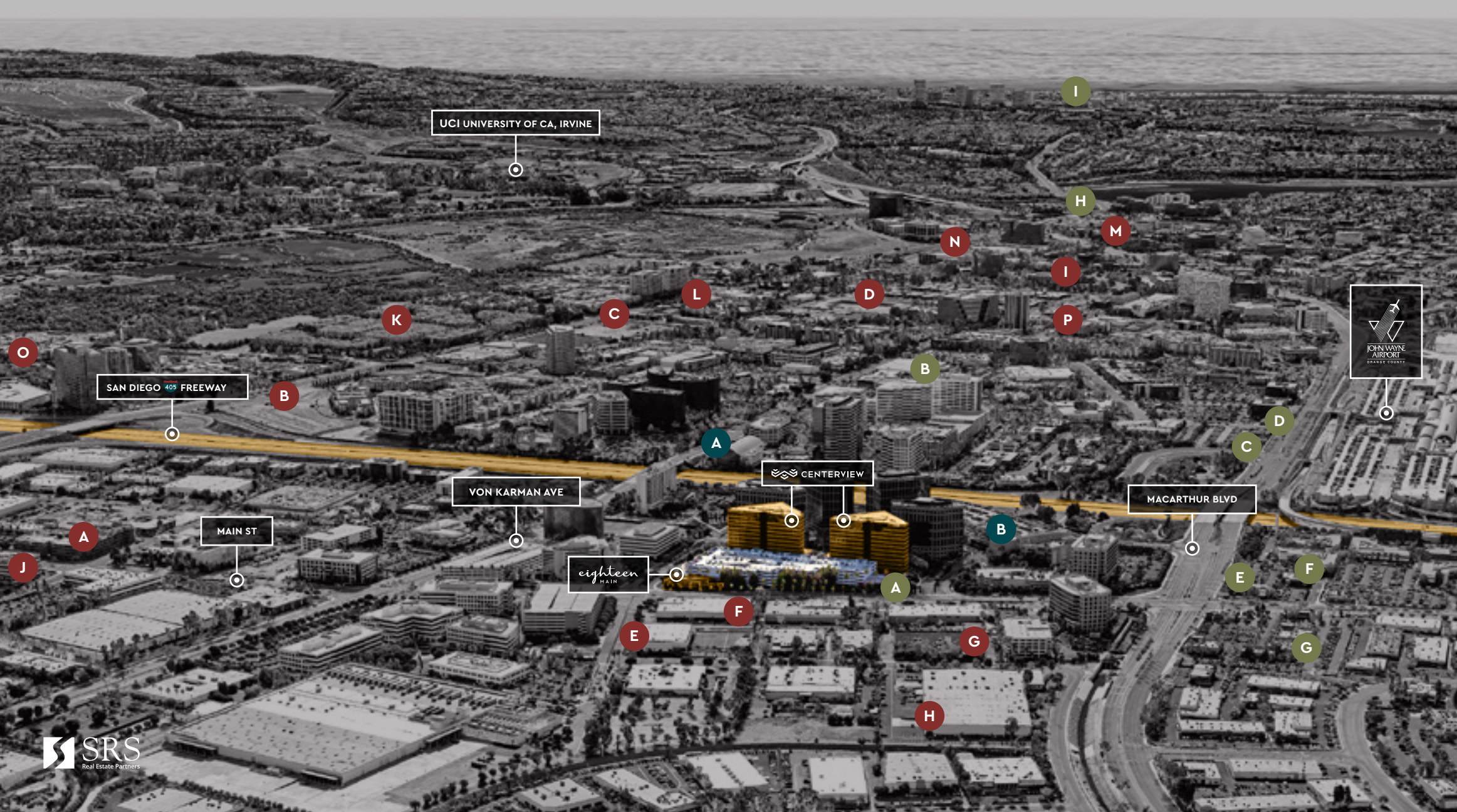
CONCEPTUAL FLOOR PLAN

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SUITE 100	3,698 RSF + 1,113 PATIO SF	4,811 TOTAL SF	Ability to Combine 200 + 300 7,893 RSF + 2,228 PATIO SF
SUITE 200	4,409 RSF + 1,218 PATIO SF	5,627 TOTAL SF	
SUITE 300	3,484 RSF + 1,010 PATIO SF	4,494 TOTAL SF	
SUITE 400	1,748 RSF + 548 PATIO SF	2,296 TOTAL SF	





IRVINE TRADE AREA

Population **256,877** | 4% Growth
Median Household Income **\$95,573** | 1.87% Growth
Number of Employees **124,407** | 3.58% Growth
Median Property Value **\$753,400** | 4.81% Growth
53,202 Student & faculty at UCI (Fall 2019)
9,765,494 Airline passenger traffic at John Wayne Airport (2019)
50M+ SF of office space in Irvine Business Complex

Source: data usa, uci.edu, ocair

HOUSING, OFFICE & RETAIL SPACE

- A. Metropolis** | New luxury apartments | 232 units
- B. Central Park West** | New residential development | 2.2 acre community
- C. The Boardwalk** | New office development | 540,000+ SF of premier office space, accommodates up to 2,200 employees
- D. UN** | Mixed-use development | Up to 1,244 residential units, 11,500 SF of neighborhood-serving retail space, and two acres of park space
- E. LUX** | Urban living | 39 units
- F. 2055 Main** | Residential development | 178 units
- G. 17811 Gillette Ave** | Condo development | 44 units
- H. MDL** | Condo/townhome development | 137 units
- I. Koll Center Residences** | New mixed-use development | 260 units
- J. Main Street Village Apartments** | 481 units
- K. Villa Siena Apartments** | 1,442 units
- L. Elements** | 1,600 units
- M. Harbor Pointe Senior Living** | New senior living development | 93 assisted living beds

- N. Uptown Newport** | Mixed-use development | 1,244 units
- O. Park Place Apartments** | 989 units
- P. Trilogy** | 876 units

RESTAURANTS, BARS & RETAIL

- A. El Torito Grill**
- B. Trade Food Hall**
- C. Gullivers**
- D. El Torito**
- E. Agora Churrascaria**
- F. Makino**
- G. The Square** | Jersey Mike's Subs, Carl's Jr, Poke Dot, Nekter Juice Bar, Flame Broiler, Starbucks, 7-Eleven, Ameritrade
- H. Fletcher Jones Motorcars**
- I. Fashion Island**

HEALTH & FITNESS

- A. 24 Hour Fitness**
- B. Equinox**

SEEKING PREMIER RESTAURANT TENANTS



We're creating Irvine's newest contemporary gathering place – a go-to destination for handcrafted dining, a place for friends and coworkers to connect and an atmosphere where deals get done. Enjoy the openness of a free-flowing space, brought together by a curated collection of lively and popular dining spaces, comfortable gathering places and an energy that feels like a connected urban community.

1,750 SF - 10,000 RSF



CENTERVIEW

LOCATION | Centerview is situated in the 48-acre concourse master planned development, a 10-building office park totaling in excess of 2.5 million square feet and featuring unmatched on-site amenities. The property is located in the heart of Irvine's Airport Area, Orange County's Central Business District, offering excellent visibility and immediate access to the I-405 freeway, easy connection to the 55 and 73 freeways, and just minutes from regional transportation hub, John Wayne Airport.

EST 2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	8,230	165,336	583,998
Average Household Income:	\$110,308	\$113,112	\$113,020
Daytime Population:	68,584	326,865	746,825

source: esri 2019

TRAFFIC COUNTS

Main Street	approx.	35,200	cpd
MacArthur Boulevard	approx.	47,200	cpd
Von Karman Avenue	approx.	17,900	cpd
I-405 Freeway	approx.	315,200	cpd

source: Costar 2018

1. THE OC MIX | Shuck Oyster Bar, Susie Cakes, Temakira, Portola Coffee Roasters, Taco Maria, Paul Mitchell, ARC Food & Libations

2. The Home Depot

3. AAA

4. IKEA

5. CarMax

6. Target, Starbucks, Sprouts Farmers Market, Panera Bread, Five Guys, Massage Envy, Lash, Yogurtland

7. The Home Depot, Chipotle Mexican Grill, Office Depot, Big 5 Sporting Goods, Rite Aid, TJ Maxx, HomeGoods, Chuck E. Cheese, McDonald's, Starbucks, Panda Express, Wingstop, Wells Fargo

8. Kmart, Planet Fitness, Sally Beauty Supply

9. 99 Cents Only Store

10. Dollar Tree

11. OC Fair & Event Center

12. South Coast Plaza | Nordstrom, Bloomingdale's, Saks Fifth Avenue, Louis Vuitton, Sephora, Macy's, Sears, Zara, Neiman Marcus, Saint Laurent, Tiffany & Co., Uniqlo, Seasons 52, The Capital Grille
13. Fletcher Jones Motorcars

14. The Square | 7-Eleven, Starbucks, Carl's Jr, Jersey Mike's Subs, Flame Broiler, Nekter Juice Bar

15. Park Place | North Italia, Mother's Market & Kitchen, Starbucks, Panini Kabob Grill, Houston's Restaurant, Wahoo's Fish Taco, Ruth's Chris Steak House, The Counter, Lemonade

16. Diamond DJ Jamboree | H-Mart, Afters Ice Cream, The Kickin' Crab, 85°C Bakery Cafe, Lollicup Coffee & Tea, Meet Fresh, Tokyo Table

17. University Center | Trader Joe's, Target, Temakira, Eureka!, In-N-Out Burger, Luna Grill, Chick-fil-A, Edwards Cinema, Tender Greens, Blaze Fast-Fire'd Pizza, Spoletto Italian Kitchen, Mendocino Farms

18. Campus Plaza | Albertsons, The Habit Burger Grill, Del Taco, Asian Box, Starbucks, Chase Bank

19. The District | Whole Foods Market, Lowe's, TJ Maxx, Target, Union Market, Costco, AMC Theaters, Michaels, Chick-fil-A, In-N-Out Burger, Five Guys, Lucille's Smokehouse Bar-B-Que, RA Sushi, Ulta Beauty, Planet Fitness
20. Westpark Plaza | Albertsons, Marshalls, Cafe Rio Mexican Grill, Dickey's Barbeque Pit, Rite Aid, Big 5 Sporting Goods, Sprouts Farmers Market, Starbucks

21. Crossroads | Target, Panera Bread, Chipotle Mexican Grill, California Fish Grill, CAVA, Stonefire Grill, Urban Plates, Chase Bank

22. The Market Place | Target, Best Buy, Ross Stores, 24 Hour Fitness, Sprouts Farmers Market, Old Navy, AT&T, Pier 1 Imports, Nordstrom Rack, The Home Depot, Bed Bath & Beyond, ULTA Beauty, Bath & Body Works, PetSmart, World Market, Famous Dave's, REI, Snooze A.M. Eatery, Starbucks, Hopdoddy Burger Bar, Chick-fil-A, Cha Cha's Tacos & Tequila

23. Culver Plaza | 99 Ranch Market, BevMo!, 24 Hour Fitness, CVS Pharmacy, Petco

24. Woodbridge Village Center | Grocery Outlet, CorePower Yoga, Yogurtland, Barnes & Noble, Ruby's Diner

25. Alton Square | Ralphs, CVS Pharmacy, California Pizza Kitchen, Subway, Starbucks, Kraser's, McDonald's

26. Oak Creek Shopping Center | Gelson's Market, Orchard Supply Hardware, Walgreens, Orangetheory Fitness



FOR LEASING INFORMATION



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