Prime Ground Floor Office

1100 Main Street, Irvine CA 92614

6,140 SF FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

THE SPACE

Location	**1100 Main Street Irvine, CA 92614**
Square Feet	**6,140 SF**
Space	**Available**
Rent PSF (Annual)	**Negotiable**
Lease Type	**FSG**

Notes Available now.

HIGHLIGHTS

⇒ Prime corner location

⇒ Main Street building signage

⇒ Ground Floor Office

⇒ Prestigious Irvine Business Complex Location

⇒ Ready for immediate occupancy

⇒ New interior paint and carpet

⇒ 4:1,000 SF parking

⇒ 17 Total Offices (five corner offices)

⇒ Large Bullpen for Cubicles

⇒ Kitchen, Reception Area, Copy Room, Utility Room

⇒ Close to a variety of amenities including health clubs, restaurants, hotels, hospitals, and John Wayne Airport

⇒ Immediate access to the 55 and 405 Freeways. Main Street is one of Irvine's major thoroughfares.

⇒ The property is located in Irvine, CA, which is known for its strong economy, highly educated workforce, and low crime rates. Irvine consistently ranks as one of the safest cities in the United States.

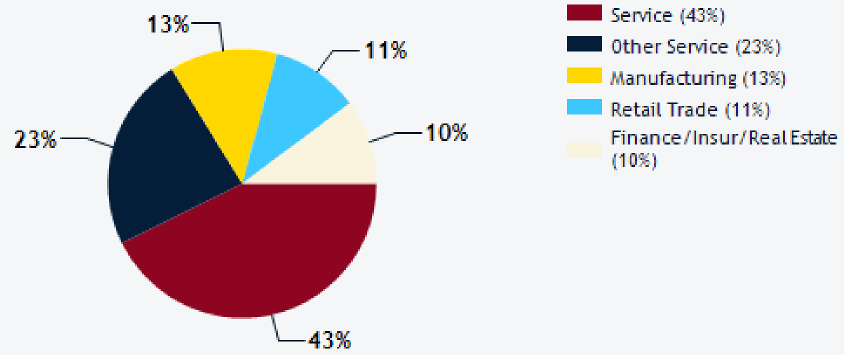
⇒ The property is situated in a prime location within close proximity to major freeways, including the I-5 and I-405, providing excellent access for commuters and customers. Additionally, it is near John Wayne Airport, which is convenient for business travelers.

⇒ Nearby amenities include shopping centers such as Irvine Spectrum Center and Fashion Island, offering a variety of retail, dining, and entertainment options for employees and visitors. These popular destinations can attract foot traffic to the area.

⇒ The surrounding area is home to several prominent corporations and tech companies, contributing to a vibrant business community. Companies like Google, Blizzard Entertainment, and Broadcom have a presence in Irvine, fostering a culture of innovation and entrepreneurship.

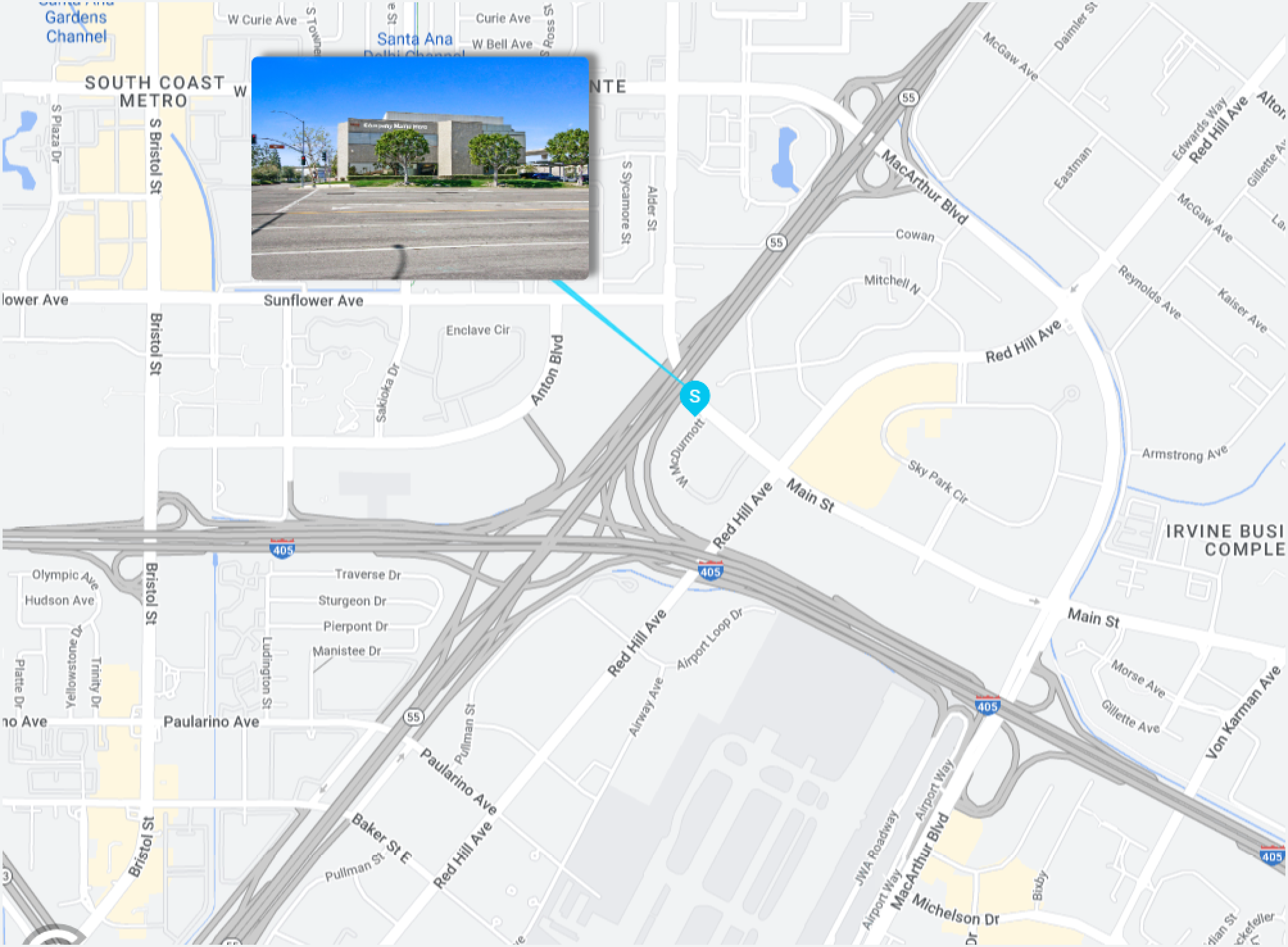
⇒ The property is located in the heart of Irvine, known for its strong economy and high quality of life. Irvine consistently ranks as one of the safest cities in the United States and offers a diverse and thriving community.

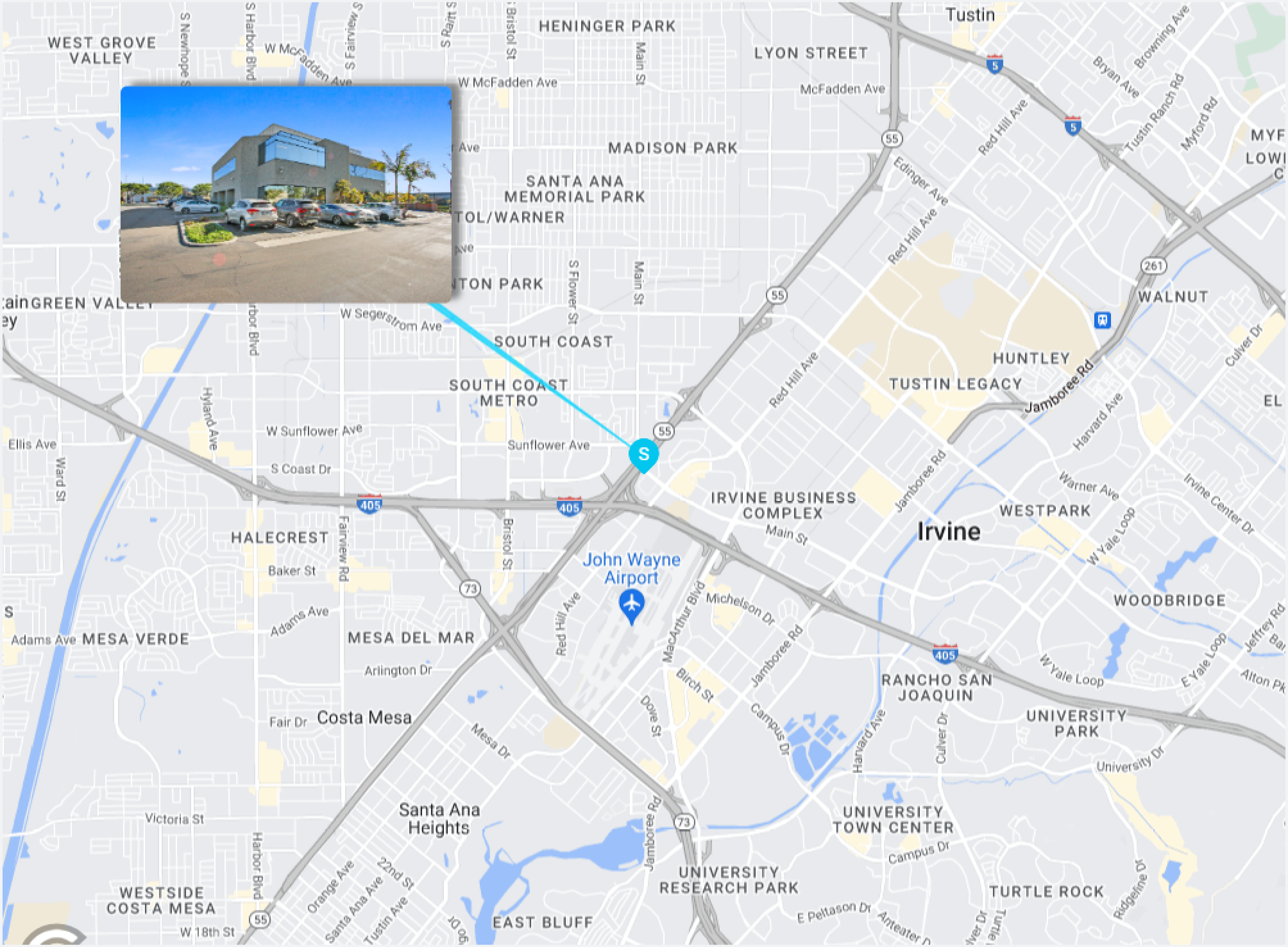
Major Industries by Employee Count



Largest Employers

University of California, Irvine	18,373
Blizzard Entertainment	4,022
Irvine Unified School District	3,897
Edwards Lifesciences	3,152
B.Braun	1,910
Center for Autism	1,892
Haskell	1,453
Western Digital	1,350

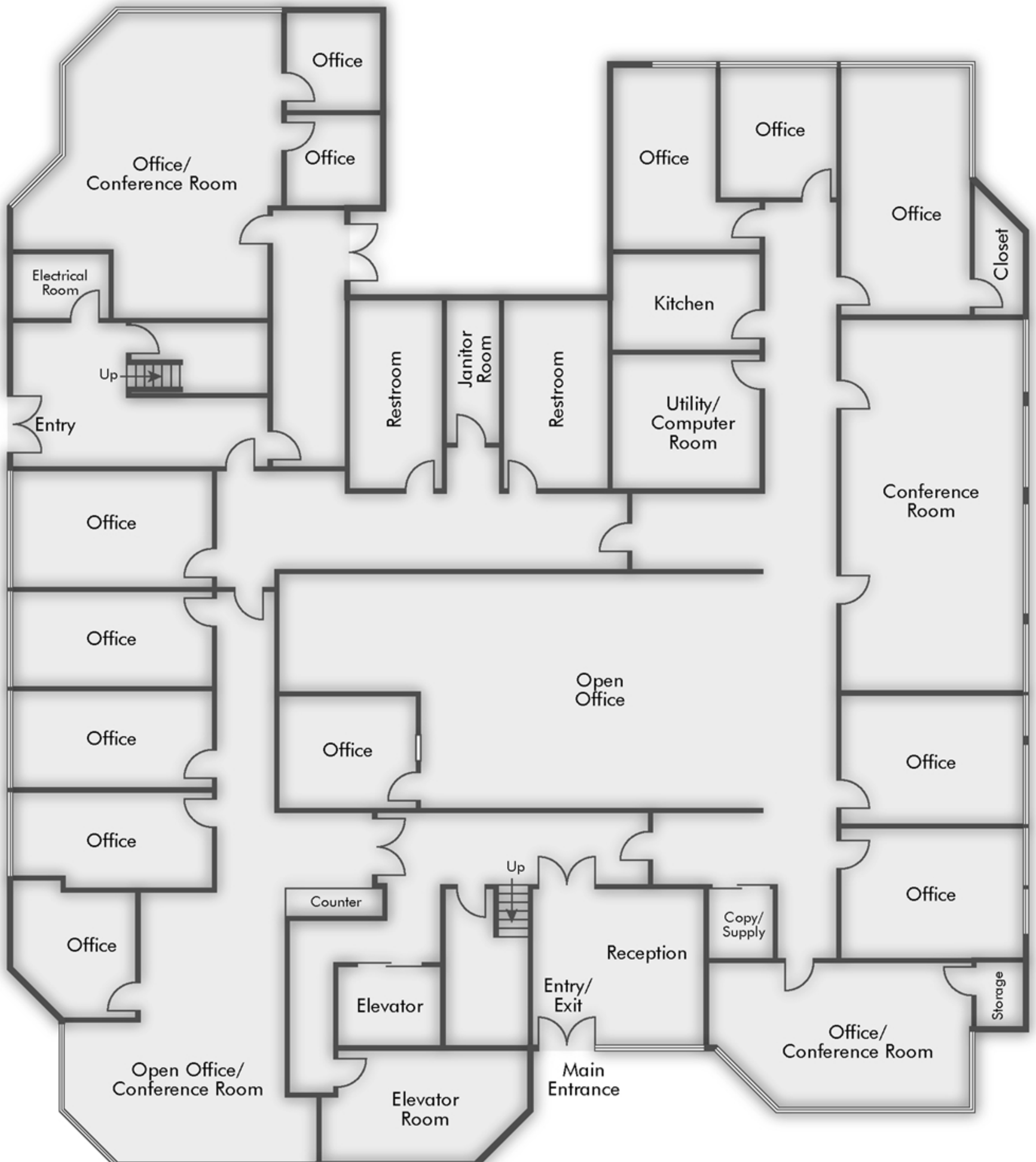

Gardens
Channel
SOUTH COAST
METRO
W Curie Ave
Curie Ave
Santa Ana
W Bell Ave
S Plaza Dr
S Bristol St
S Sycamore St
Alder St
MacArthur Blvd
McGaw Ave
Daimler St
Edwards Way
Red Hill Ave
Eastman
Cowan
Mitchell N
Reynolds Ave
Kaiser Ave
McGaw Ave
lower Ave
Sunflower Ave
Enclave Cir
Anton Blvd
Sakioka Dr
Bristol St
Red Hill Ave
S
W McDurmott
Main St
Sky Park Cir
Armstrong Ave
IRVINE BUSI
COMPLE
405
Olympic Ave
Hudson Ave
Traverse Dr
Sturgeon Dr
Pierpont Dr
Manistee Dr
Ludington St
Platte Dr
Yellowstone Dr
Trinity Dr
Main St
Morse Ave
Gillette Ave
Von Karman Ave
Airport Loop Dr
Airway Ave
Paularino Ave
Pullman St
Baker St E
Pullman St
Bristol St
JWA Roadway
Airport Way
MacArthur Blvd
Michelson Dr
Bixby
55



WEST GROVE VALLEY
HENINGER PARK
Tustin
LYON STREET
W McFadden Ave
McFadden Ave
MADISON PARK
SANTA ANA MEMORIAL PARK
SOUTH COAST
SOUTH COAST METRO
W Segerstrom Ave
W Sunflower Ave
Sunflower Ave
S Coast Dr
Ellis Ave
HALECREST
Baker St
Adams Ave
MESA VERDE
MESA DEL MAR
Arlington Dr
Fair Dr
Costa Mesa
John Wayne Airport
IRVINE BUSINESS COMPLEX
Irvine
WESTPARK
TUSTIN LEGACY
HUNTLEY
WALNUT
WOODBRIDGE
RANCHO SAN JOAQUIN
UNIVERSITY PARK
UNIVERSITY TOWN CENTER
UNIVERSITY RESEARCH PARK
TURTLE ROCK
Santa Ana Heights
EAST BLUFF
WESTSIDE COSTA MESA
Victoria St
W 18th St
Michelson Dr
Campus Dr
University Dr
Jamboree Rd
Red Hill Ave
MacArthur Blvd
Main St
Bristol St
Fairview Rd
Harbor Blvd
405
55
73
261
5
S


SUBJECT PROPERTY
1100 MAIN ST
IRVINE, CA
TARGET
BRISTOL PLAZA
RITE AID
petco
ROSS DRESS FOR LESS
TRADER JOE'S
DOLLAR TREE
BRISTOL CENTER
Party City
CVS
PROJECT RESIN
THE VITAMIN SHOPPE
Michaels
METRO TOWN SQUARE
VONS
Baja Fish Tacos
The Boiling Crab
LA|FITNESS
SEGERSTROM HIGH SCHOOL
REGENCY THEATRES
HOBBY LOBBY
ROSS DRESS FOR LESS
TJ·maxx
OCMA
ESCAPE ROOMS
Picante Martin's
OC FIT SKY PARK
TRES KEIKIS
GSAV
55
405
73
IRVINE
MAIN ST
Segerstrom Center for the Arts
JUNGLE
Hilton HOTELS & RESORTS
THE CAVE
24 CARROTS CATERING & EVENTS
MartinAviation
LYON AIR MUSEUM
John Wayne Airport
BEST BUY
OLD NAVY
JARED
Saks OFF 5TH
NORDSTROM rack
REGAL
CROWNE PLAZA HOTELS & RESORTS
SOUTH COAST PLAZA
macy's
H&M
COACH
FOREVER 21
Madewell
HUGO BOSS
bloomingdale's
SEPHORA
NORDSTROM
ZARA
UNI QLO
DAISO JAPAN
Mitsuwa MARKETPLACE
Pacific AMPHITHEATRE
OC FAIR & EVENT CENTER
PORSCHE
LUCID
TESLA
626 NIGHT MARKET 夜市
CARBEECO
ELEV8 PERFORMANCE
Santa Ana Country Club
VANGUARD UNIVERSITY
PADERIA
7-ELEVEN
MEDITERRANIA GRILL
Walmart
JOANN
H MART
IZAKAYA OSEN
SOL
MJ's
EQUINOX
LIFE TIME
STANBRIDGE UNIVERSITY
Hampton by HILTON
Hilton HOTELS & RESORTS
ATRIUM hotel
UCI Jack & Shanaz Langson Institute & Museum of California Art
BOOMERS
MOTHER'S
LA|FITNESS
Office DEPOT OfficeMax
STAY AMERICA
HYATT REGENCY
RENAISSANCE HOTELS
Rancho San Joaquin Golf Course

FLOOR PLAN



* Not to scale

ample parking

Main Entrance

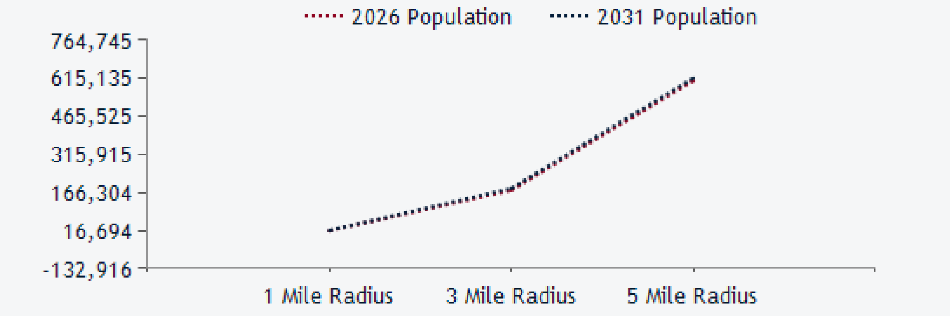
Open Office Area

Large Private Office

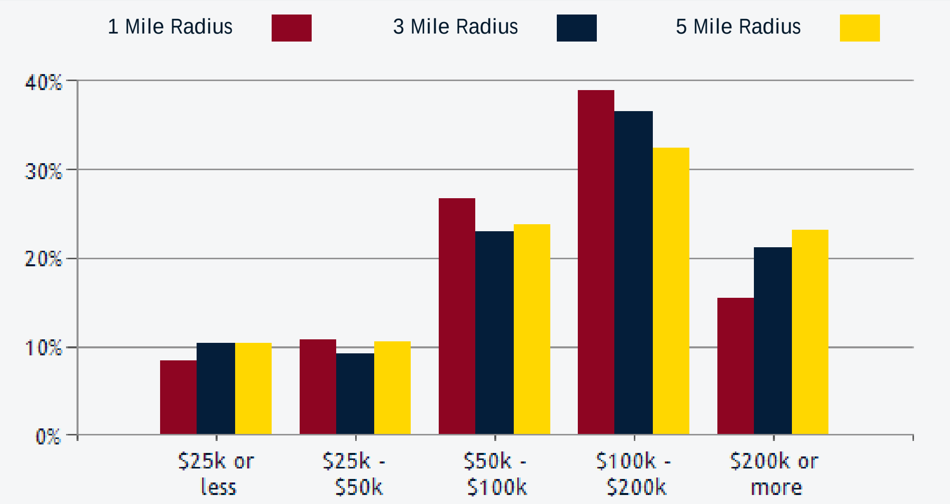
Secondary Entrance

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,871	150,775	573,030
2010 Population	14,586	161,294	588,508
2026 Population	16,694	175,435	605,103
2031 Population	17,566	182,691	615,135
2026 African American	505	3,359	10,674
2026 American Indian	298	3,830	11,900
2026 Asian	3,340	36,739	117,938
2026 Hispanic	7,258	83,560	294,609
2026 Other Race	3,294	45,936	168,605
2026 White	5,881	56,359	200,381
2026 Multiracial	3,307	28,653	94,153
2026-2031: Population: Growth Rate	5.10%	4.05%	1.65%

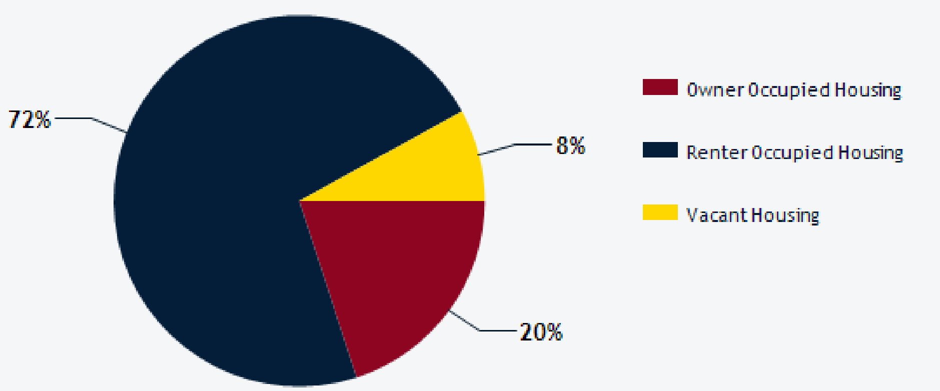
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	292	4,618	13,445
$15,000-$24,999	288	1,942	6,985
$25,000-$34,999	236	1,866	7,303
$35,000-$49,999	521	3,914	13,490
$50,000-$74,999	857	6,700	22,690
$75,000-$99,999	1,007	7,700	24,018
$100,000-$149,999	1,711	13,991	38,784
$150,000-$199,999	1,012	8,989	25,232
$200,000 or greater	1,083	13,346	45,693
Median HH Income	$106,957	$112,933	$110,691
Average HH Income	$130,857	$147,049	$153,532



2026 Household Income



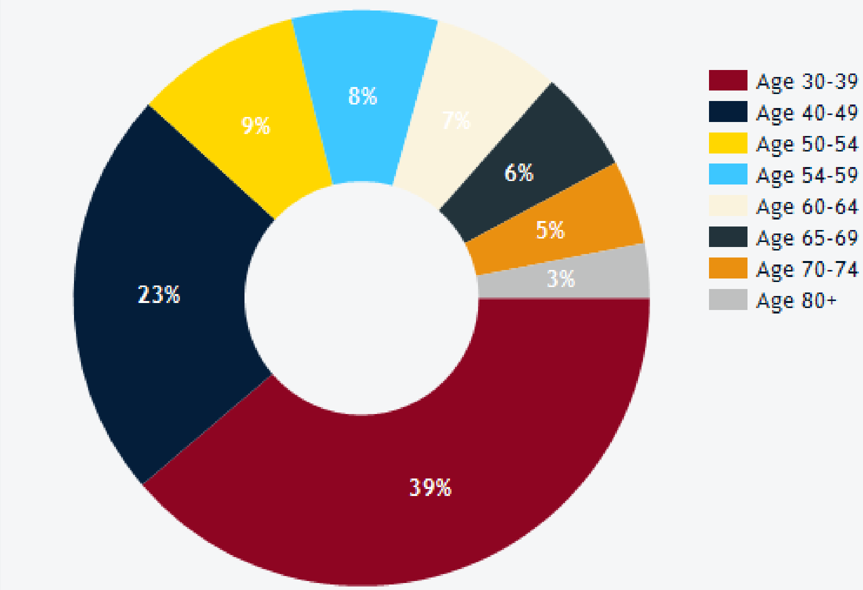
2026 Own vs. Rent - 1 Mile Radius



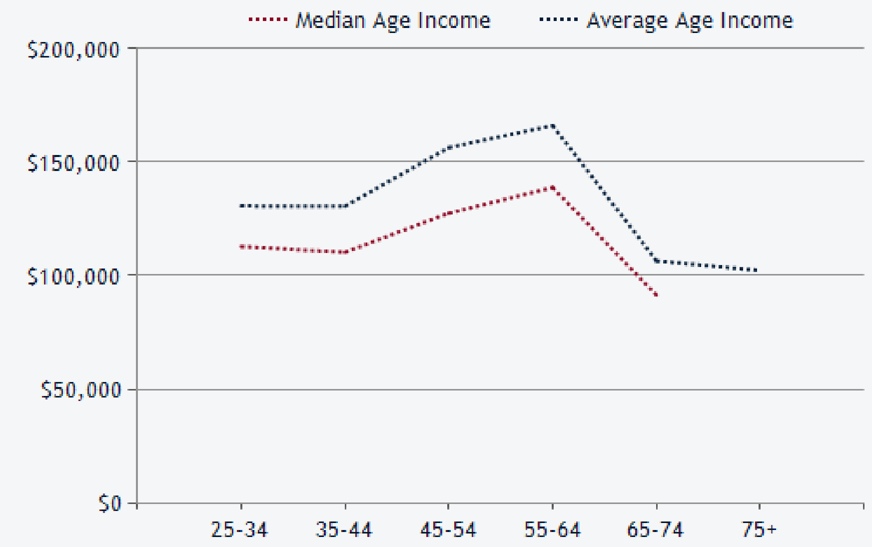
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,139	18,422	52,680
2026 Population Age 35-39	1,729	14,725	43,431
2026 Population Age 40-44	1,348	12,578	40,538
2026 Population Age 45-49	945	10,504	36,621
2026 Population Age 50-54	930	10,058	35,988
2026 Population Age 55-59	821	9,843	34,702
2026 Population Age 60-64	716	8,649	30,352
2026 Population Age 65-69	570	7,345	26,108
2026 Population Age 70-74	473	5,676	20,328
2026 Population Age 75-79	305	4,170	15,402
2026 Population Age 80-84	195	2,379	10,183
2026 Population Age 85+	166	2,081	9,059
2026 Population Age 18+	14,060	144,563	488,478
2026 Median Age	35	35	35
2031 Median Age	36	37	37

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$112,854	$111,084	$107,249
Average Household Income 25-34	$130,701	$141,723	$144,300
Median Household Income 35-44	$110,291	$131,904	$126,783
Average Household Income 35-44	$130,588	$170,278	$173,165
Median Household Income 45-54	$127,499	$127,795	$127,034
Average Household Income 45-54	$156,377	$168,942	$172,715
Median Household Income 55-64	$138,867	$135,072	$139,245
Average Household Income 55-64	$166,180	$167,164	$176,747
Median Household Income 65-74	$91,480	$104,533	$101,667
Average Household Income 65-74	$106,528	$136,944	$151,415
Average Household Income 75+	$102,278	$96,385	$107,406



Prime Ground Floor Office

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Presented By

John Gessford
Lee & Associates - Newport Beach
Senior Vice President | Principal
(949) 278-6645
jgessford@lee-associates.com
01137479

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES