

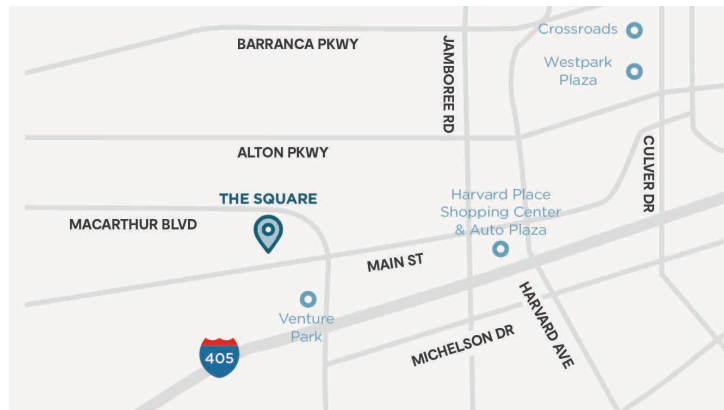
# THE SQUARE®

17901 - 17971 MACARTHUR BOULEVARD | IRVINE, CA 92614



## 31,943 SF GROSS LEASABLE AREA

- Situated in the bustling Airport Triangle area, this expansive urban village encompasses townhomes, apartments, hotels and newer residential-retail-office developments that are transforming the landscape of the commercial corridor. Conveniently located just near from John Wayne Airport (serving over 11 million passengers annually), with easy access to the 405, 73 and 55 freeways.
- Along with the 15 office buildings at Venture Park, which are within walking distance from the center, the Airport Area is a recognized hub of commerce for the county with a mix of office and industrial campuses.



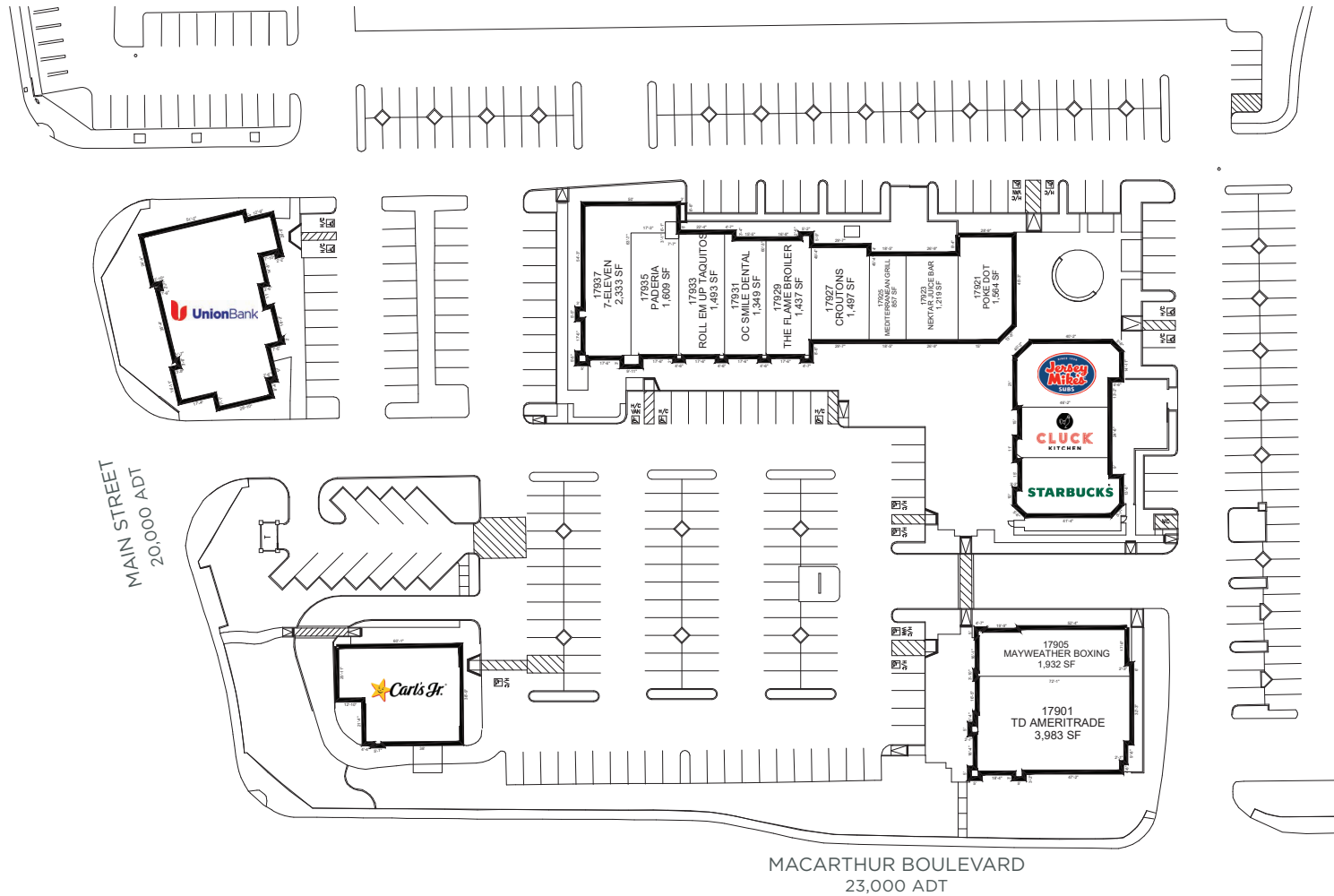
### KEY TENANTS

- |                  |                     |
|------------------|---------------------|
| Croutons         | Poke Dot            |
| Cluck Kitchen    | Roll Em Up Taquitos |
| Nektar Juice Bar | Starbucks Coffee    |
| Paderia          | US Bank             |

### DEMOGRAPHICS (3 MILE RADIUS)

- |                                       |   |
|---------------------------------------|---|
| <b>43,000</b><br>AVG DAILY TRAFFIC    | <b>33</b><br>MEDIAN AGE                   |
| <b>176,000+</b><br>POPULATION         | <b>\$938,000+</b><br>AVG HOME VALUE       |
| <b>336,000+</b><br>DAYTIME POPULATION | <b>\$131,000+</b><br>AVG HOUSEHOLD INCOME |

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