

# The Square<sup>®</sup>

17901 - 17971 MACARTHUR BOULEVARD | IRVINE, CA 92614

## 31,943 SF GROSS LEASABLE AREA | 15 MERCHANTS

As the name suggests, the center sits squarely at the heart of the Airport Triangle. Conveniently located near John Wayne Airport, which serves over 12M passengers annually, this location offers seamless access to the I-405, SR-73, and SR-55 freeways. Consider it the energetic urban hub of an integrated neighborhood featuring townhomes, apartments, and hotels. The property is within walking distance of 15 office buildings at Venture Park, creating a high-frequency destination for daily-needs shoppers, local residents, and business travelers.

## KEY STATISTICS

<b>1.3M</b> Annual Visits 3X Visitor Frequency <sub>4</sub>	<b>37</b> Average Age <sub>1</sub>	<b>21%</b> Higher Spend on Retail Goods Vs. the National Avg. <sub>2</sub>
<b>1.1M</b> Total Population <sub>2</sub>	<b>\$151K</b> Average Household Income 30% Higher than the National Avg. <sub>2</sub>	<b>30%</b> Higher Spend on Food Vs. the National Avg. <sub>2</sub>
<b>67%</b> Family Households <sub>2</sub>	<b>\$1.1M</b> Average Home Value 130% Higher than the National Avg. <sub>2</sub>	<b>35%</b> Higher Spend on Health and Wellness Vs. the National Avg. <sub>2</sub>

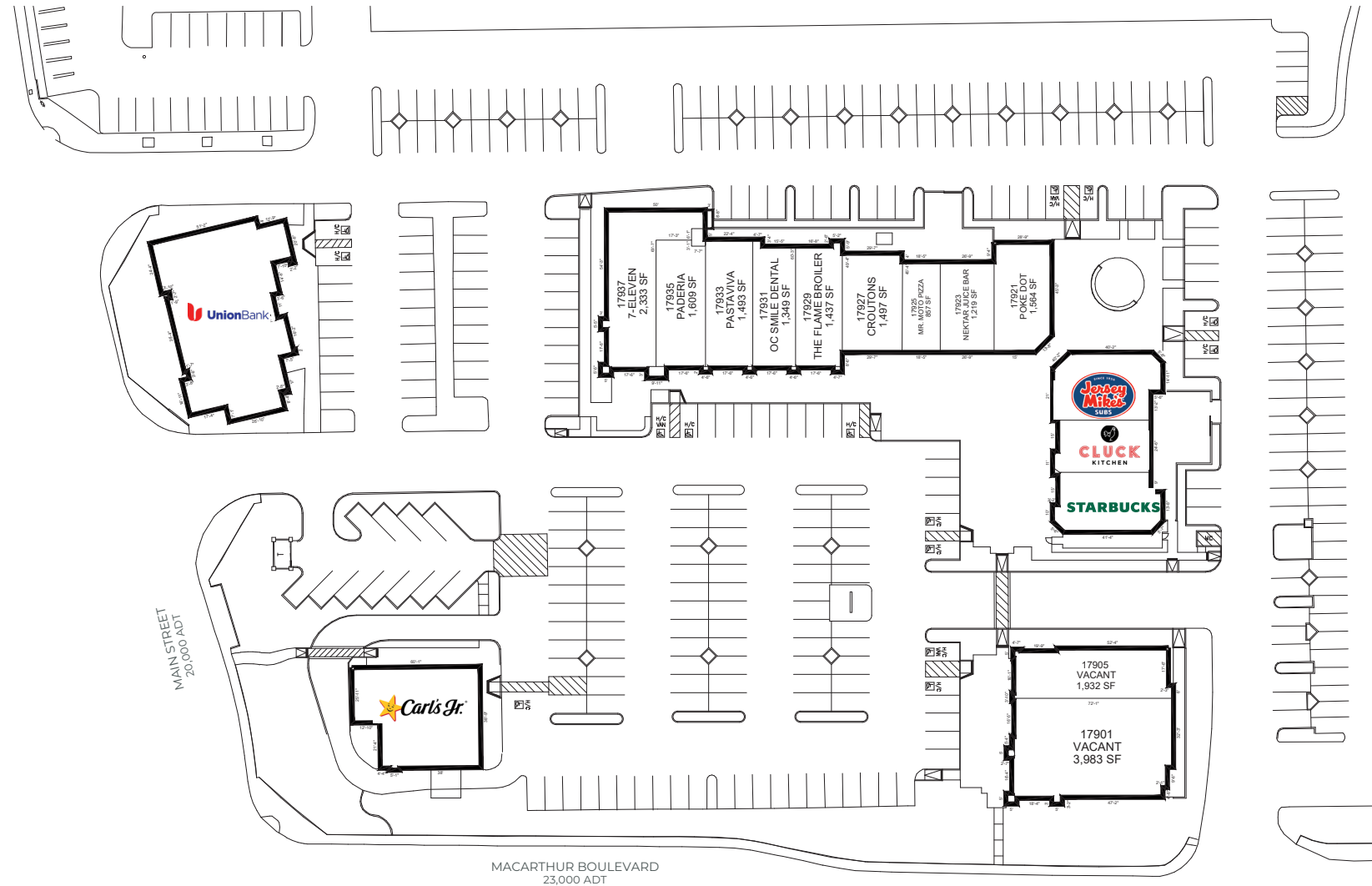
Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

## NOTABLE TENANTS



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