

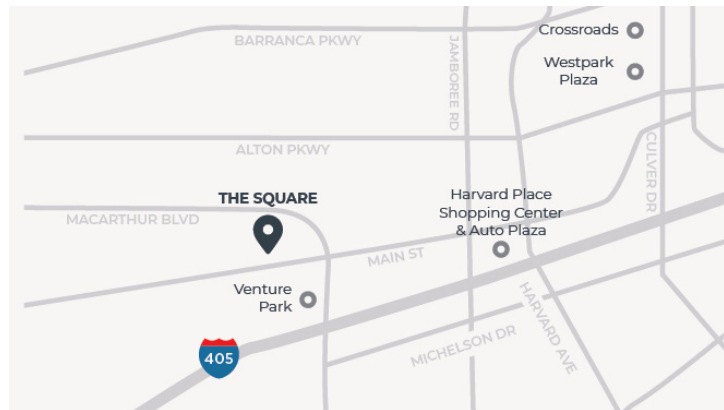
The Square®

17901 - 17971 MACARTHUR BOULEVARD | IRVINE, CA 92614



31,943 SF GROSS LEASABLE AREA

- The Square® is an Amenity Center designed to provide a convenient environment that seamlessly integrates the demands of work, life, and play.
- 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 near John Wayne Airport (serving over 11 million₃ passengers annually), with easy access to the I-405, SR-73, and SR-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 Orange County with a mix of office and industrial campuses.
- Mix of daily-needs retailers, casual dining, and service-oriented tenants that drive consistent foot traffic.
- Just minutes from Orange County's primary airport, increasing visibility and accessibility for business travelers and visitors.



KEY TENANTS

Croutons	Néktar Juice Bar
Cluck Kitchen	Poke Dot
Jersey Mike's Subs	Starbucks Coffee
Paderia	US Bank

TOTAL TRADE AREA DEMOGRAPHICS

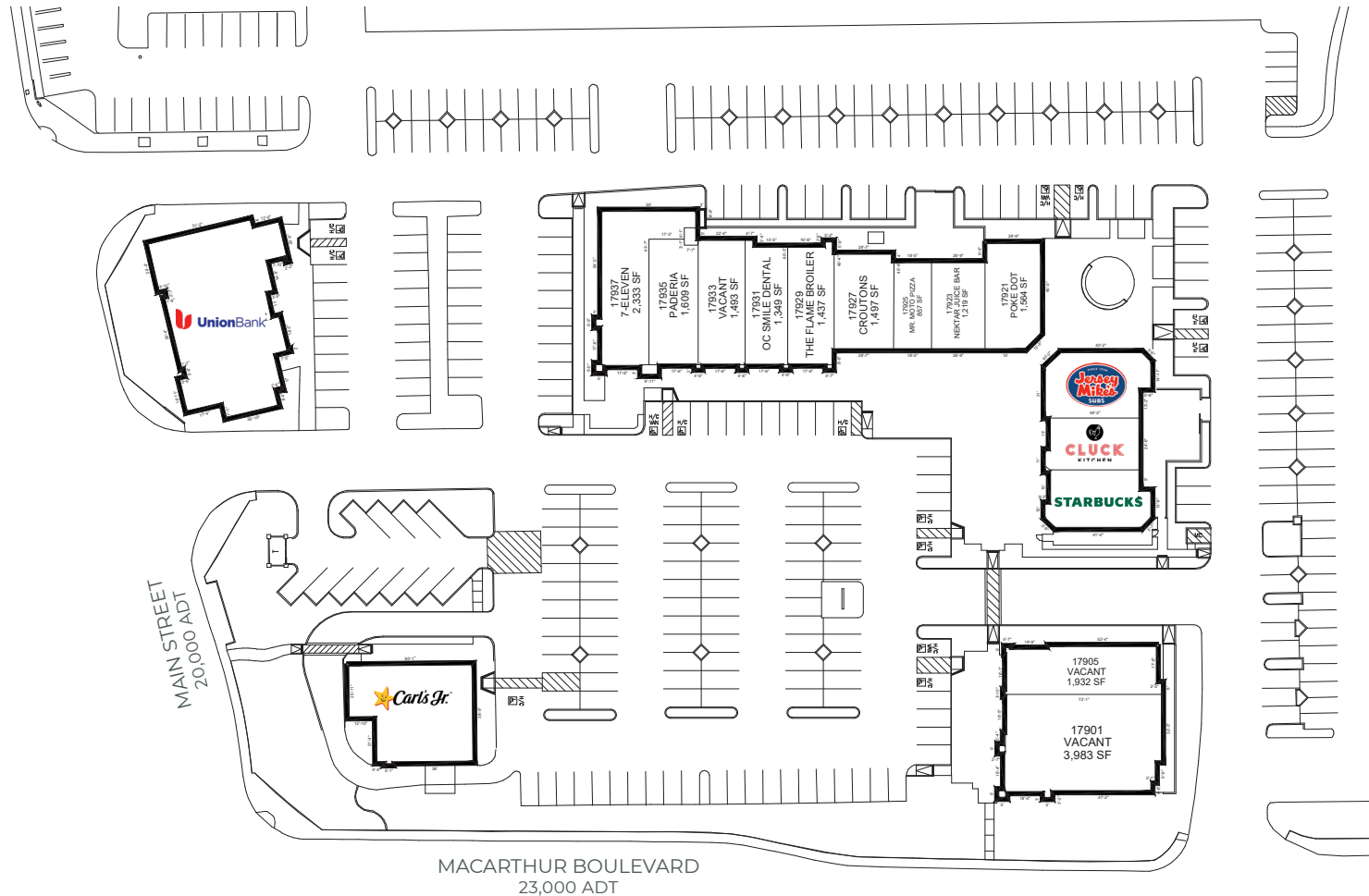
1.4M Annual Visits ₁	\$151K Avg Household Income ₂
1M Total Population ₂	35% Higher Spend on Food ₂ Vs. the National Average
37 Average Age ₂	26% Higher Spend on Retail Goods ₂ Vs. the National Average

Total = 70% of visits

Sources: (1) Placer.ai, (2) Esri 2024, (3) OCair.com

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FOR MORE INFORMATION, VISIT IRVINECOMPANYRETAIL.COM

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