



VENTURE PARK

1752 - 1830 Main St. | Irvine, CA 92614

21,304 SF Gross Leasable Area

- Venture Park houses 15 office buildings and is adjacent to major businesses including Morgan Stanley Smith Barney and Charles Schwab
- Located less than half a mile from John Wayne Airport (serving over 10 million passengers annually)
- Multiple hotels nearby including Irvine Marriott (400+ rooms) which drives visitor traffic to the center
- The Airport Area is a recognized hub of commerce for Orange County with a mix of office and industrial campuses
- Nearby points of interest include Equinox fitness and health club and Fashion Institute of Design and Merchandising

KEY TENANTS

Agora Churrascaria
McDonald's

AVERAGE DAILY TRAFFIC COUNTS

50,000

MacArthur Blvd. at Main St.

23,000

Main St. at MacArthur Blvd.

73,000

Total

DEMOGRAPHICS

3 MILE RADIUS

169,000+

POPULATION

268,000+

DAYTIME POPULATION

33

MEDIAN AGE

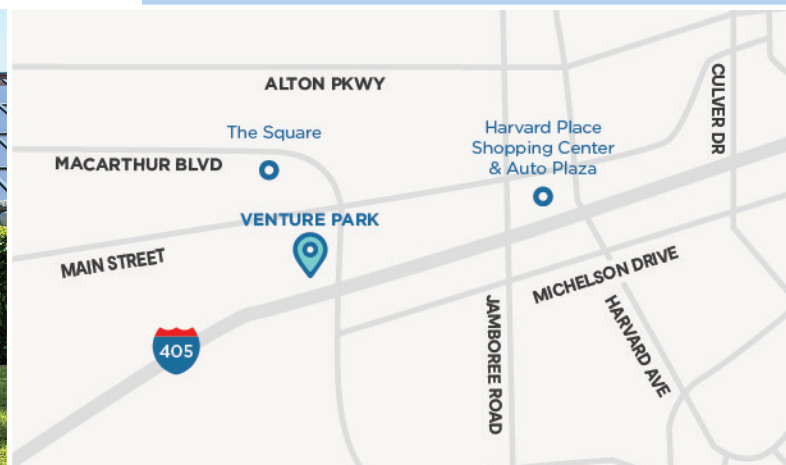
\$786,000+

AVERAGE
HOME VALUE

\$118,000+

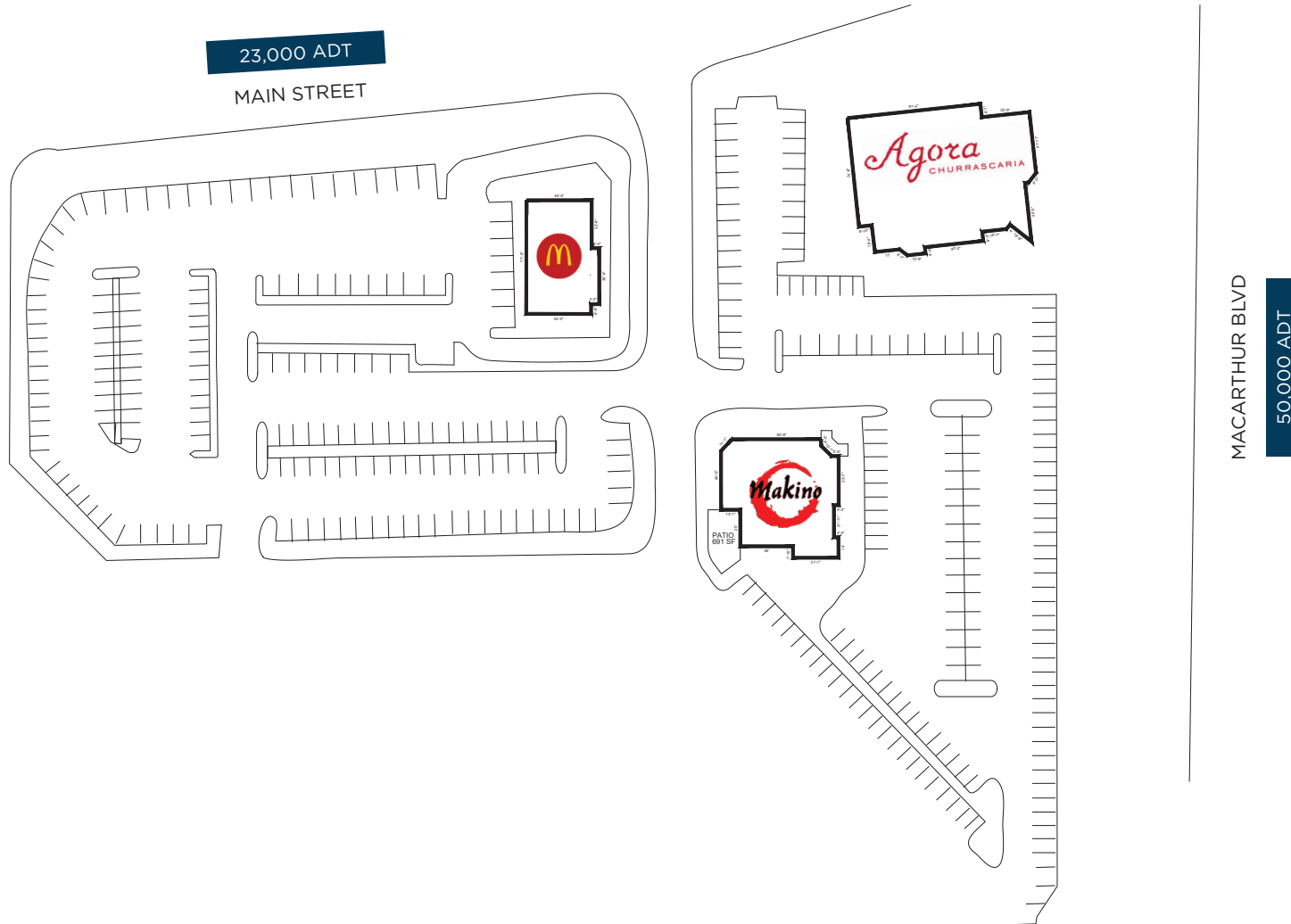
AVERAGE
HOUSEHOLD INCOME

For leasing information,
call Irvine Company at 949.720.2535



VENTURE PARK

Irvine, California



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