

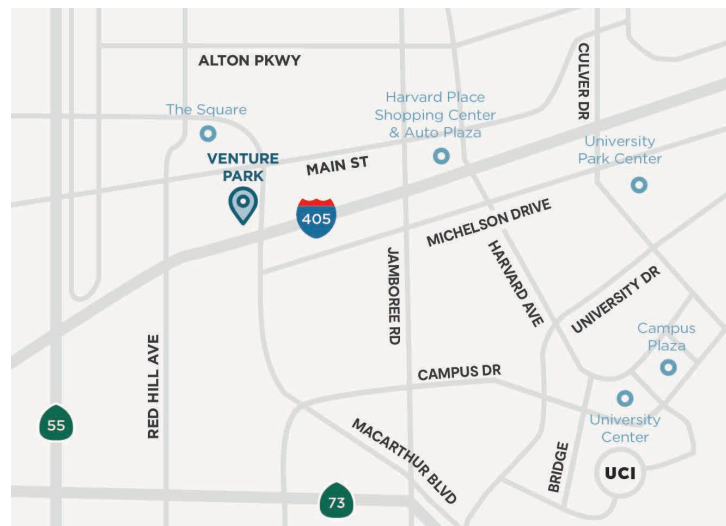
# VENTURE PARK

1752 - 1830 MAIN STREET | IRVINE, CA 92614



## 21,304 SF GROSS LEASABLE AREA

- Nearby Venture Park includes 15 office buildings and is home to major businesses including Morgan Stanley, Cigna Healthcare, and Fidelity National.
- Multiple hotels nearby including Irvine Marriott (400+ rooms) which drives visitor traffic to the center.
- 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.



## KEY TENANTS

Galpao Gaucho Brazilian Steakhouse  
*(Coming Soon)*

McDonald's

## DEMOGRAPHICS (3 MILE RADIUS)

**70,000**  
AVG DAILY TRAFFIC

**34**  
MEDIAN AGE

**173,000+**  
POPULATION

**\$940,000+**  
AVG HOME VALUE

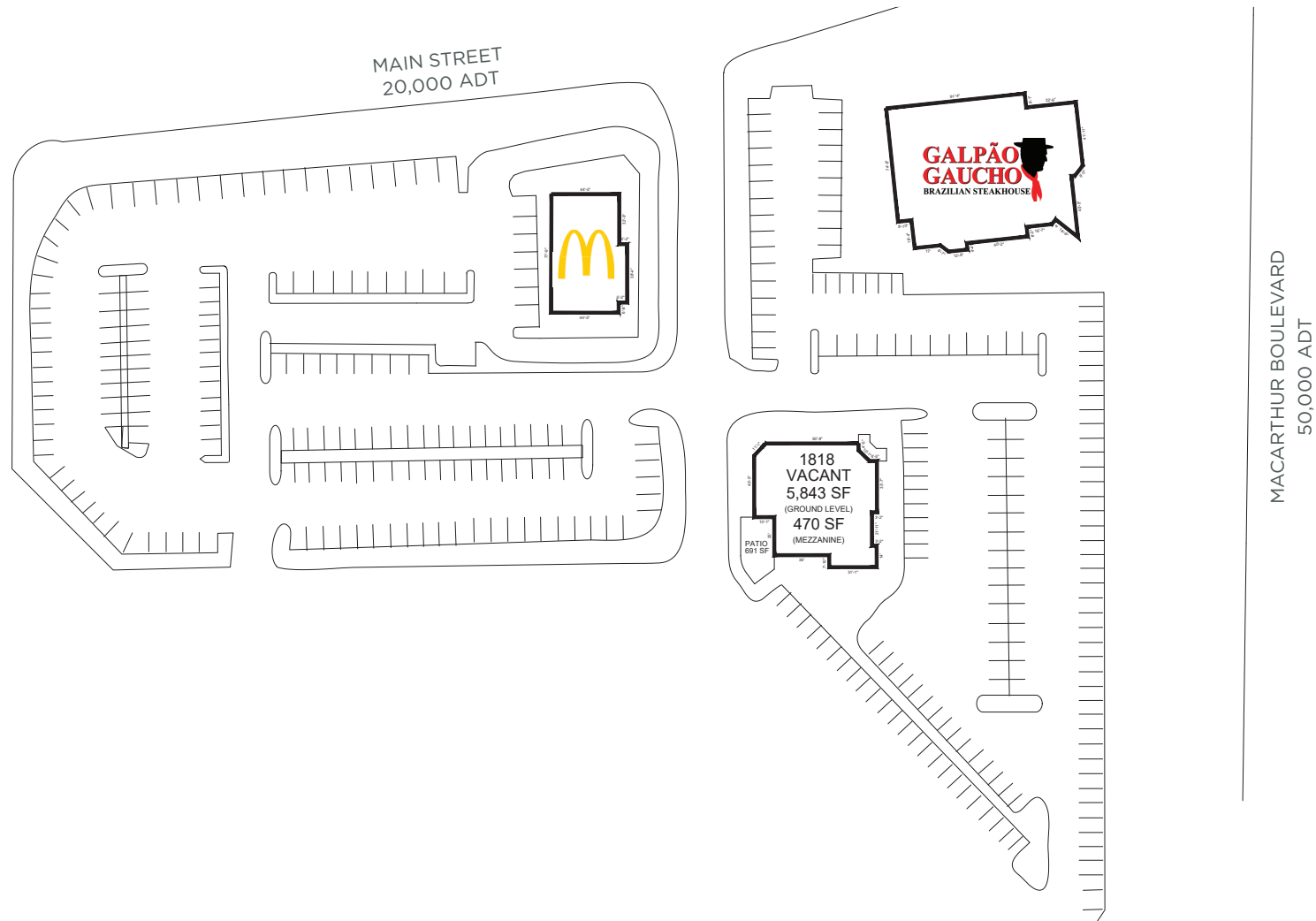
**334,000+**  
DAYTIME POPULATION

**\$131,000+**  
AVG HOUSEHOLD INCOME



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