

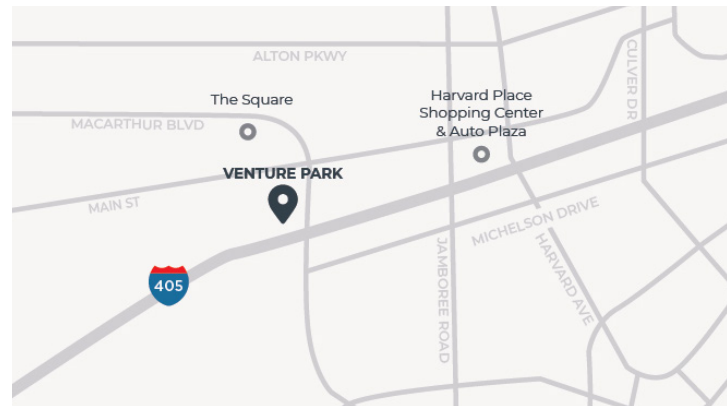
# Venture Park

1752 - 1830 MAIN STREET | IRVINE, CA 92614



## 21,304 SF GROSS LEASABLE AREA

- Venture Park is an Amenity Center designed to provide a convenient environment that seamlessly integrates the demands of work, life, and play.
- 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 near John Wayne Airport (serving over 11 million<sub>3</sub> passengers annually), with easy access to the I-405, SR-73, and SR-55 freeways.



### KEY TENANTS

Galpao Gaucho Brazilian Steakhouse  
McDonald's

### TRADE AREA DEMOGRAPHICS

(TOTAL)

(PRIMARY)

**409K**

Annual Visits<sub>1</sub>

**\$149K**

Avg Household Income<sub>2</sub>

**627K**

Total  
Population<sub>2</sub>

**33%**

Higher Spend on Food<sub>2</sub>  
Vs. the National Average

**35**

Average  
Age<sub>2</sub>

**25%**

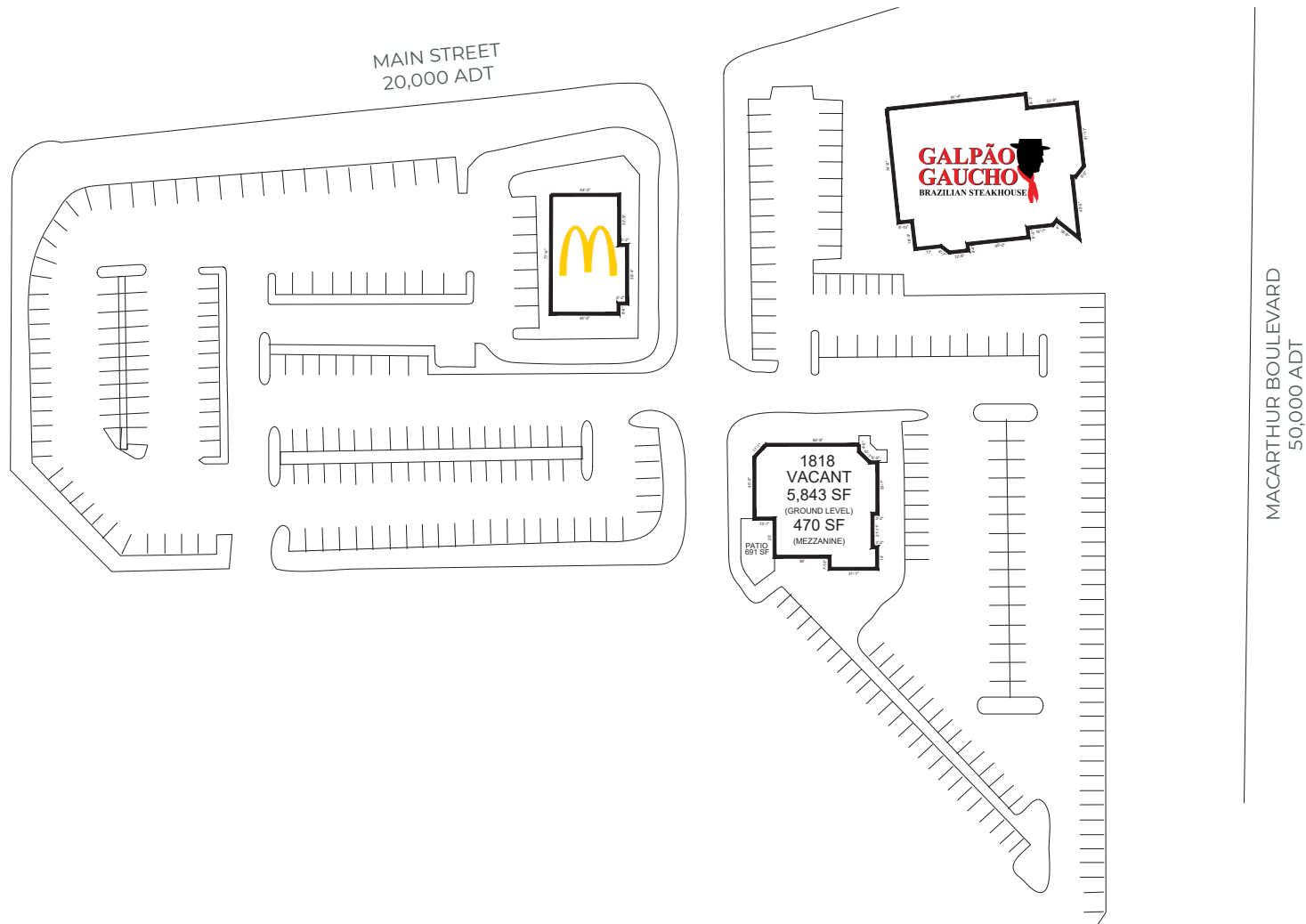
Higher Spend on Retail Goods<sub>2</sub>  
Vs. the National Average

Total = 70% of visits; Primary = 30% of visits

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

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**FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)**

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