

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, Charles Schwab, 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 10 million passengers annually), with easy access to the 405, 73 and 55 freeways.



KEY TENANTS

Galpao Gaucho Brazilian Steakhouse
(Coming Soon)

DEMOGRAPHICS (3 MILE RADIUS)

75,000
AVG DAILY TRAFFIC

33
MEDIAN AGE

170,000+
POPULATION

\$827,000+
AVG HOME VALUE

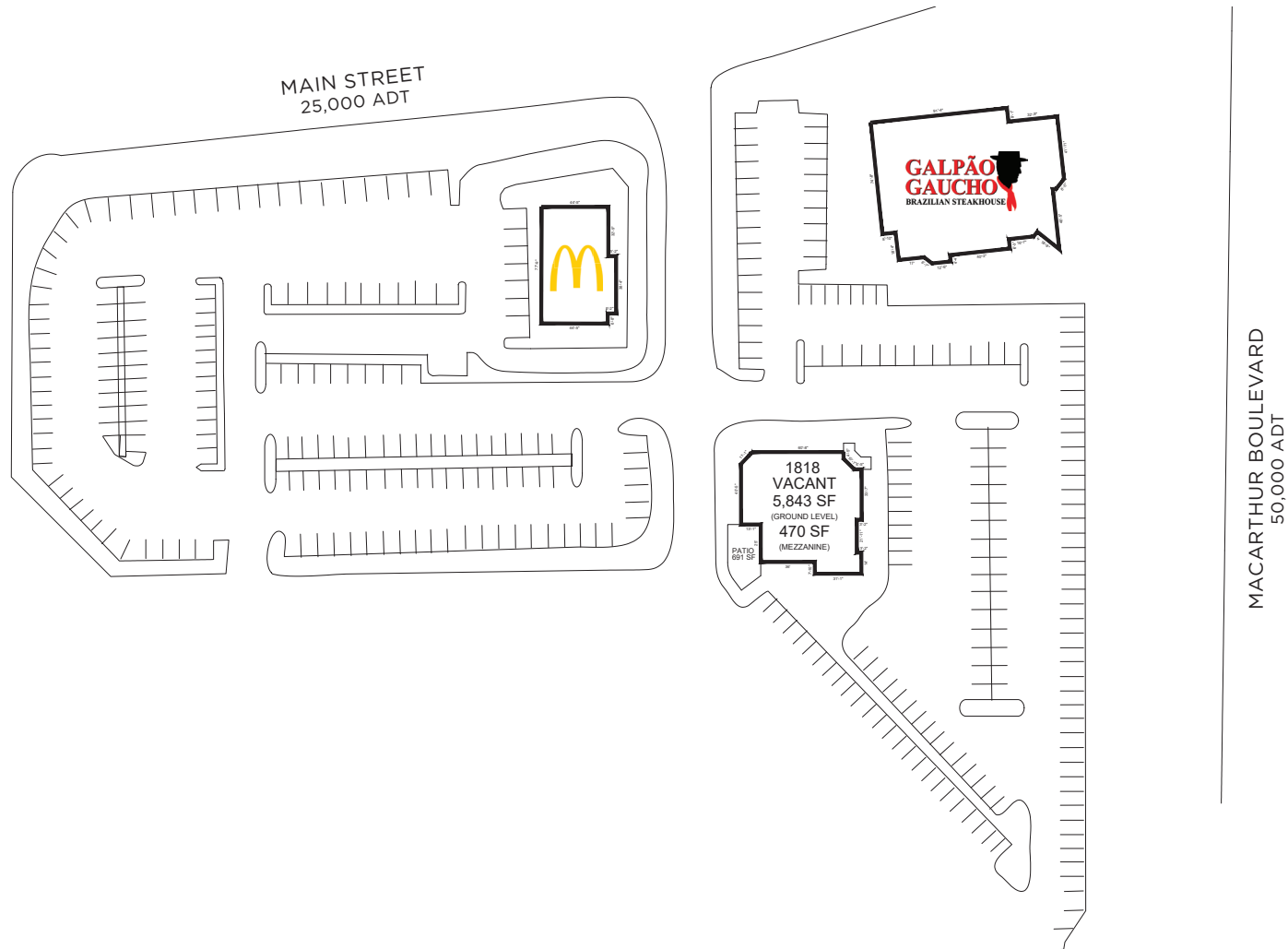
309,000+
DAYTIME POPULATION

\$135,000+
AVG HOUSEHOLD INCOME



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