

Venture Park

1752 - 1830 MAIN STREET | IRVINE, CA 92614

21,304 SF GROSS LEASABLE ARE | 2 MERCHANTS

Situated at the intersection of Main Street and Harvard Avenue, this location serves as the primary retail hub for Venture Park and the surrounding Airport Triangle. It is strategically linked to the I-405, SR-73, and SR-55, benefiting from its proximity to John Wayne Airport and its 12M annual passengers. The property is surrounded by a dense residential base of 4.3K apartment homes—including 12 Irvine Company communities—and sits within walking distance of the 1.6M SF Jamboree Center and major hotels like the Irvine Marriott.

KEY STATISTICS

601K

Annual Visits
2X Visitor Frequency₄

36

Average
Age₁

16%

Higher Spend on Retail Goods₂
Vs. the National Avg.₂

836K

Total
Population₂

\$144K

Average Household Income
24% Higher than the National Avg.₂

25%

Higher Spend on Food
Vs. the National Avg.₂

67%

Family
Households₂

\$1.1M

Average Home Value
120% Higher than the National Avg.₂

28%

Higher Spend on Health
and Wellness
Vs. the National Avg.₂

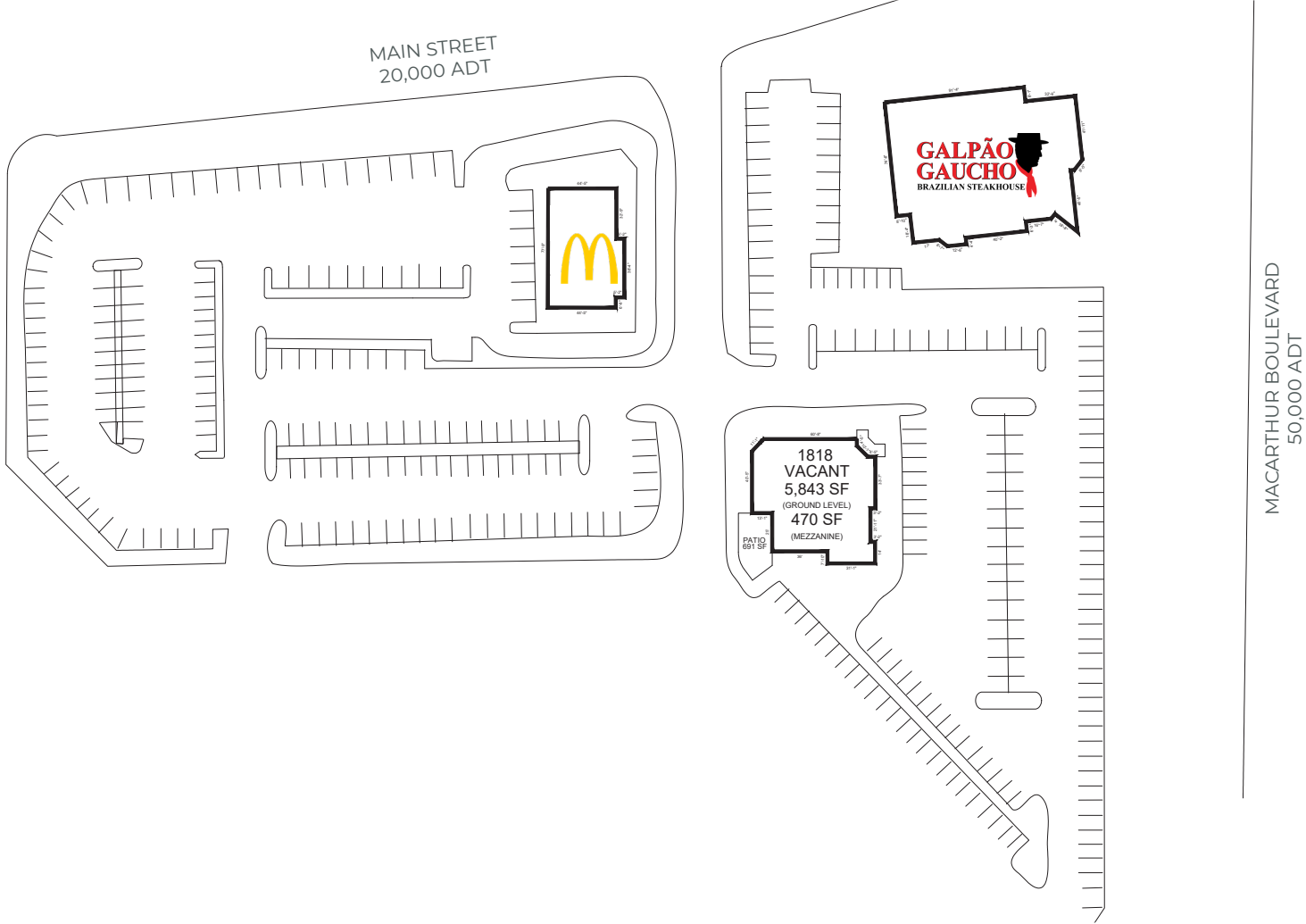
NOTABLE TENANTS



Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

Venture Park

1752 - 1830 MAIN STREET | IRVINE, CA 92614



© 2026 Irvine Management Company. All Rights Reserved. Sources: 2026 Esri; Placer.ai; OCTA Traffic Flow Map; 2025 OCair.com. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curbs cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale. Irvine Company, and the Sunwave logo are registered trademarks of Irvine Management Company. All other trademarks are the property of their respective owners. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.