

DIAMOND JAMBOREE AERIAL VIEW



RADIUS MAP



DIAMOND **DJ** JAMBOREE

SHOPPING CENTER



DIAMOND DEVELOPMENT GROUP

DIAMOND DJ JAMBOREE



Building A

Tokyo Table	A101	Plush Karaoke Lounge	A203
Available (2,381 SF)	A105	Available (1,128 SF)	A209
Spectrum Optometry	A107	Hi-Mo Hair Restoration	A211
Takashima	A109	SWSH Shabu Shabu	A213
Piyo Piyo USA	A111	Balcony Grill & Bar	A215
Yogurtland	A113	Available (1,470 SF)	A217
Curry House Coco Ichibanya	A115	SOHO Kitchen Studio	A219
Chef Hung Taiwanese Beef Noodle	A117	Sticki Picki Sticker Studio	A221
Lollicup	A119	Go Go Realty	A223
85C Bakery Cafe	A123	KMC Dental	A225
Sandwich Club	A125	Salon Loxy	A227
Capital Seafood Restaurant	A129	Nuribom Acupuncture	A231
Kula Sushi	A133	Dr. Midas Medical Group	A233
BCD Tofu House	A135	Majestic Spa	A235
Papaya Thai Bistro	A141	Available (2,918 SF)	A237
Palace Beauty	A143		
Ajisen Ramen	A145		

Building B

H-Mart	B101
--------------	------

Building C

Bon Epi Patisserie & Caf	C101
Chae Ban Restaurant	C105
B.B.Q. Chicken	C111
Pho Saigon Pearl	C121
Urban Seoul Borderless Kitchen	C131
Treasures Luxury Brand Exchange	C141

Building D

The Kickin Crab	D101
-----------------------	------

Building E

Guppy House	E101
Shinhan Bank America	E111



Diamond Jamboree is Orange County’s International Dining Destination—a shopping center full of unique eateries serving everything from fine dining to comfort foods from around the world, and an eclectic mix of shops and services. The center’s panoply of global brands and local flavors is a feast for the senses, at once alluring and intriguing. To the casual visitor, it’s got the hallmarks of a neighborhood center—banking, optometry, dentistry, salon/spa, real estate and a bevy of restaurants—plus entertainment such as Plush Karaoke Lounge.

Yet beyond the palate tickling aromas wafting from shop vents, one finds a veritable treasure trove of the biggest names in food: Ajisen Ramen, BBQ Chicken, Curryhouse CoCo Ichibanya, HMart Asian Supermarket, Yogurtland. Many of these brands operate hundreds of shops across Asia and parts of North America, including one that boasts more than 1,300 locations. Taiwan’s 85°C Bakery Café and Japan’s Kula Revolving Sushi Bar have established flagship U.S. stores at Diamond Jamboree, which has become a launch pad for growing international brands.

The center’s unique collection of global brands and local favorites makes it both a community watering hole and a destination for travelers near and far. Diamond Jamboree is rated by AAA’s Westways magazine as one of the top three attractions in the City of Irvine. Situated in the Irvine Business Complex, Diamond Jamboree’s proximity to both 405 and 5 freeways, UC Irvine, and the county’s beach cities makes it a very desirable retail lease location.

The Diamond Development Group has been actively involved in the development of shopping centers in the Greater Los Angeles and San Gabriel Valley areas for more than 20 years. Most of the projects focus on infill redevelopment projects with a particular emphasis on growth communities. Its portfolio includes four community shopping centers in Southern California including the internationally renowned Diamond Jamboree Shopping Center in Irvine; Victoria Gateway in Rancho Cucamonga; San Marino Square in San Marino; and Diamond Plaza Shopping Center in Rowland Heights.

To learn more about Diamond Jamboree Shopping Center; its growth and expansion plans, or to learn about opportunities to become part of the center, please visit diamond-jamboree.com.

DEMOGRAPHICS

Population	514,891
Daytime Population	411,015
Average Household Income	\$88,090
Median Household Income	\$100,728

LOCAL ATTRACTIONS

Newport Beach	6 min.
UC Irvine	7 min.
John Wayne Airport	8 min.
Laguna Beach	15 min.
Verizon Wireless Amphitheater	15 min.
Orange County Great Park	15 min.
Disneyland Resort	21 min.
Knott’s Berry Farm	25 min.

TRAFFIC COUNTS

Jamboree Rd. Northbound	47,556
Jamboree Rd. Southbound	53,614
Alton Pkwy. Eastbound	20,694
Alton Pkwy. Westbound	19,994

KEY TENANTS

- HMart Asian Market (anchor)
- 85°C Bakery Cafe
- Tokyo Table
- Capital Seafood

DIAMOND JAMBOREE SHOPPING CENTER

Enjoying a prime location in the Irvine Business Complex, Diamond Jamboree is conveniently accessible from the 5, 405 and 55 freeways. Just minutes away from the UC Irvine Campus and Southern California’s beaches, the lifestyle center attracts leisure and business clients alike.

CONTACT

Diamond Development Group
 900 S. San Gabriel Blvd.
 Suite #100
 San Gabriel, CA 91776
 626.285.5550

diamond-jamboree.com