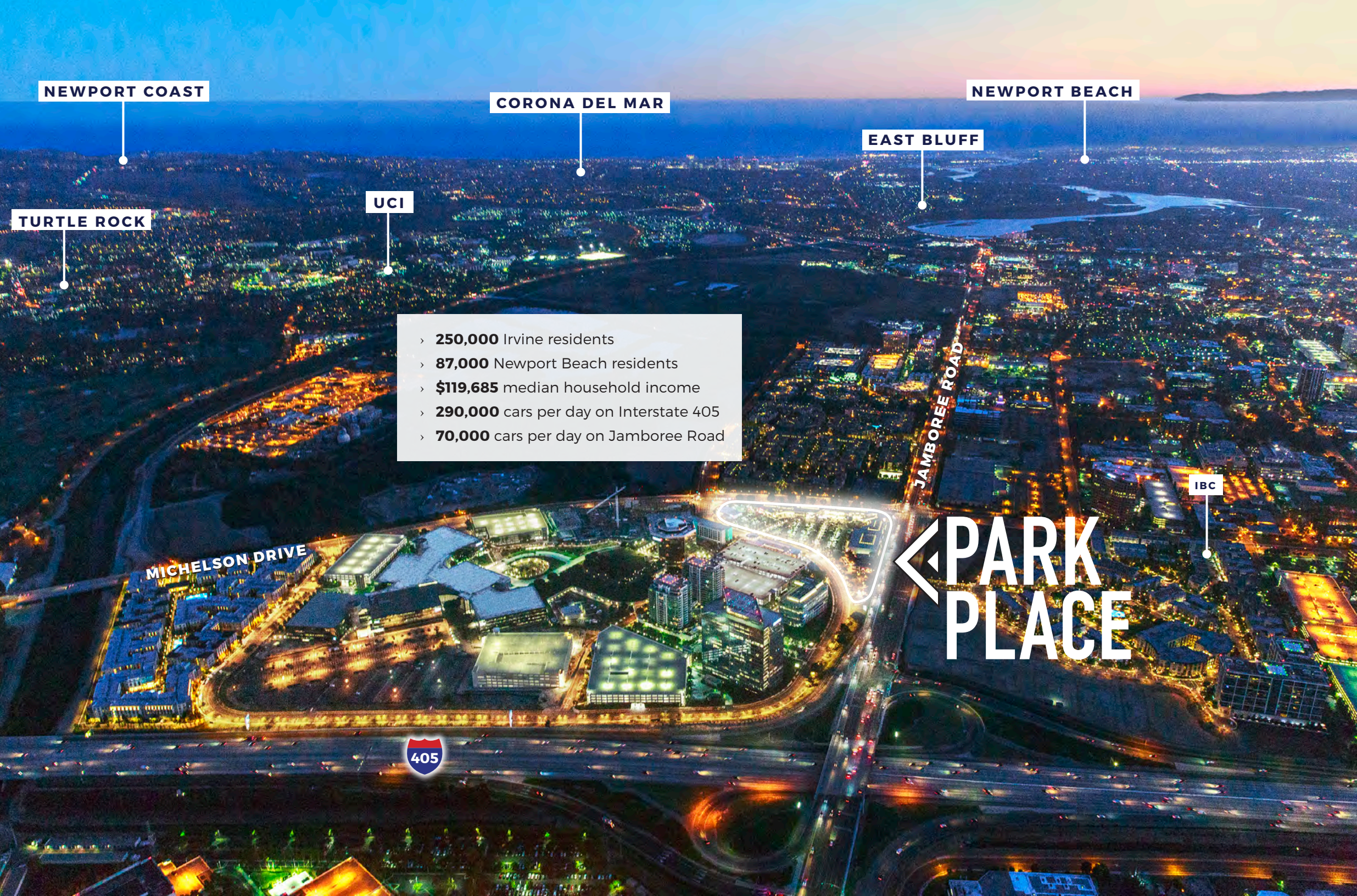


# PARK PLACE

FLAGSHIP  
RETAIL

OPPORTUNITY AT  
JAMBOREE & 405, IRVINE





NEWPORT COAST

CORONA DEL MAR

NEWPORT BEACH

EAST BLUFF

TURTLE ROCK

UCI

- › **250,000** Irvine residents
- › **87,000** Newport Beach residents
- › **\$119,685** median household income
- › **290,000** cars per day on Interstate 405
- › **70,000** cars per day on Jamboree Road

IBC

MICHELSON DRIVE

◀ **PARK PLACE**



# LOCATION

PROMINENT **VISIBILITY** AT  
 ORANGE COUNTY'S  
**PREMIER** INTERSECTION



# DIFFERENTIATE YOUR STORE

- › **Direct exposure** to Jamboree Road and the 405 Freeway
- › Ability to **brand your building**
- › A **flagship location** in one of Orange County's most affluent communities

**Total available contiguous:**  
± 40,000 SF

**Ground Floor:**  
25,000 SF

**2<sup>nd</sup> Level:**  
11,000 SF

**Adjacent Vacancy:**  
4,000 SF



WHERE **NEWPORT BEACH** MEETS THE  
**URBAN LIFESTYLE** OF IRVINE



# TRADE AREA & DEMOGRAPHICS

## ORANGE COUNTY NATIONAL TOP 5 RANKINGS

 **HOUSEHOLDS**  
making over \$100,000

 After-tax **INCOME**

 Total consumer **EXPENDITURES**

 Largest county in California by **POPULATION**

## SURROUNDING PROXIMITY

**50M**  
square feet of existing office space in the i.b.c.

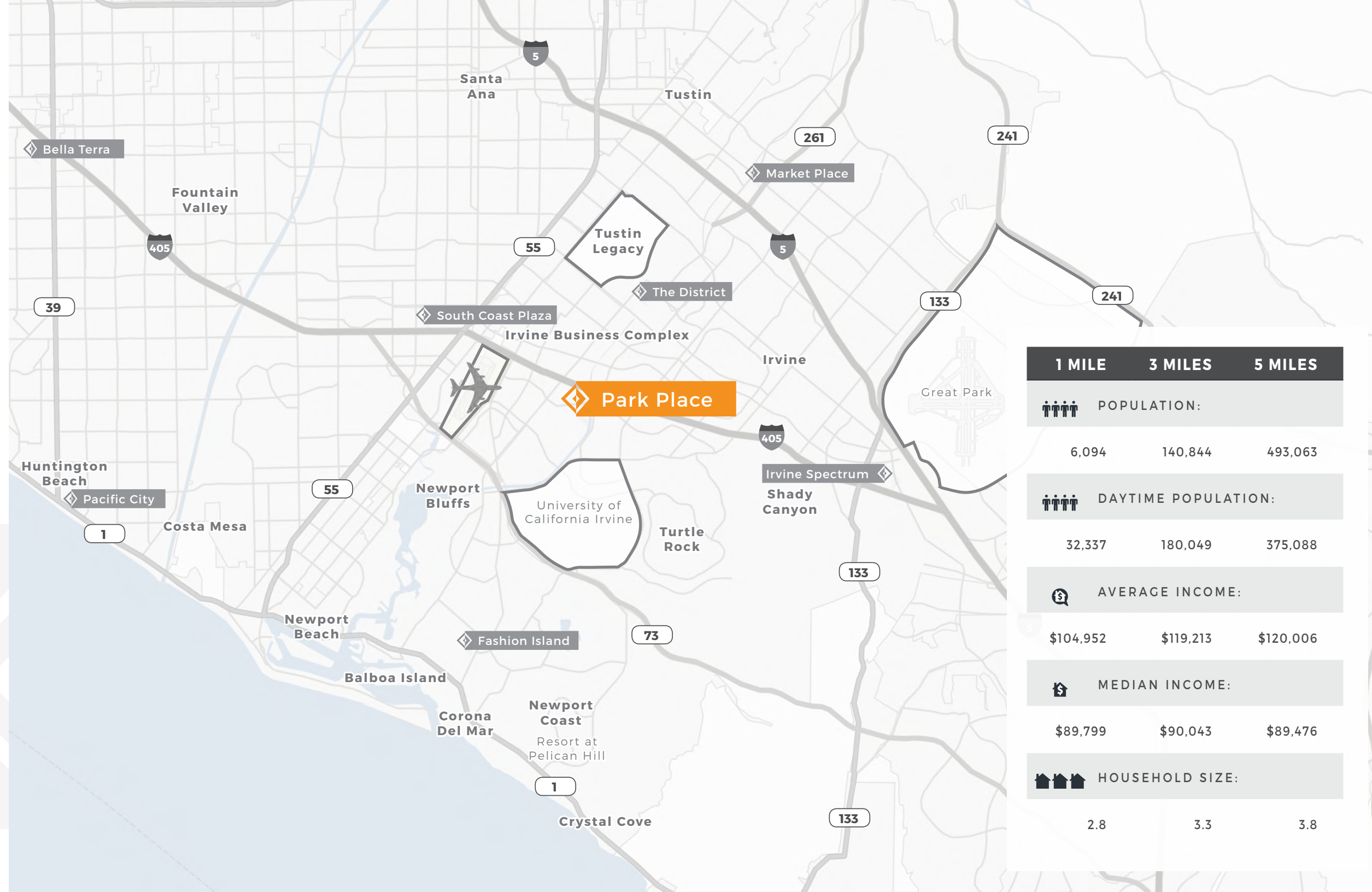
**50%**  
population increase expected in 3 years






**10M**  
passengers a year from john wayne airport, 1 mile away

**47,000**  
students and faculty at university of california irvine

**\$2.5M**  
median home price from surrounding communities

**100,000**  
employees working in the irvine business complex



	1 MILE	3 MILES	5 MILES
 POPULATION:	6,094	140,844	493,063
 DAYTIME POPULATION:	32,337	180,049	375,088
 AVERAGE INCOME:	\$104,952	\$119,213	\$120,006
 MEDIAN INCOME:	\$89,799	\$90,043	\$89,476
 HOUSEHOLD SIZE:	2.8	3.3	3.8





# THIS IS THE **URBAN CORE** OF ORANGE COUNTY

## PARK PLACE IS...

- › 2.5M square feet of office
- › 16,670 residential units total by 2018
- › 1,971 residential units on-site
- › 10,000 on-site employees
- › AC Hotel by Marriott under construction



Some of the tenants you'll find at

### PARK PLACE





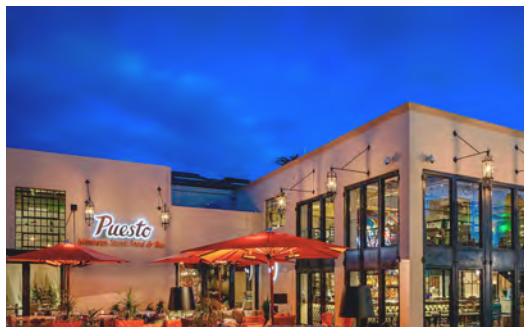
SAY HELLO TO YOUR  
**NEIGHBORS**



**Houston's**, a Hillstone Group concept and an American institution since 1977



46,762 square foot signature **LA Fitness Health Club**



**Puesto**, a modern Mexican concept out of San Diego by Eric and Alan Adler



**Lemonade**, a west coast healthy eatery started in California



176 room **AC Hotels by Marriott** under construction



**Mother's Market & Kitchen** is Orange County's go-to organic market



**Starbucks** one of the highest volume units in the trade area



**North Italia**, Sam Fox's first to market location and national brand standard





**RI**



**L|B|A**  
**REALTY**

**CHRIS HODGMAN**  
LIC. # 01881298  
CHODGMAN@RETAILINSITE.NET

**MIKE MOSER**  
LIC. # 00977876  
MIKEMOSER@RETAILINSITE.NET

**JIM RINEHART**  
LIC. # 01824068  
JRINEHART@RETAILINSITE.NET

**(949) 284 0223**

 **RETAIL INSITE**

[retailinsite.net](http://retailinsite.net)

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