

THE PIERNE GROUP

5000

BIRCH

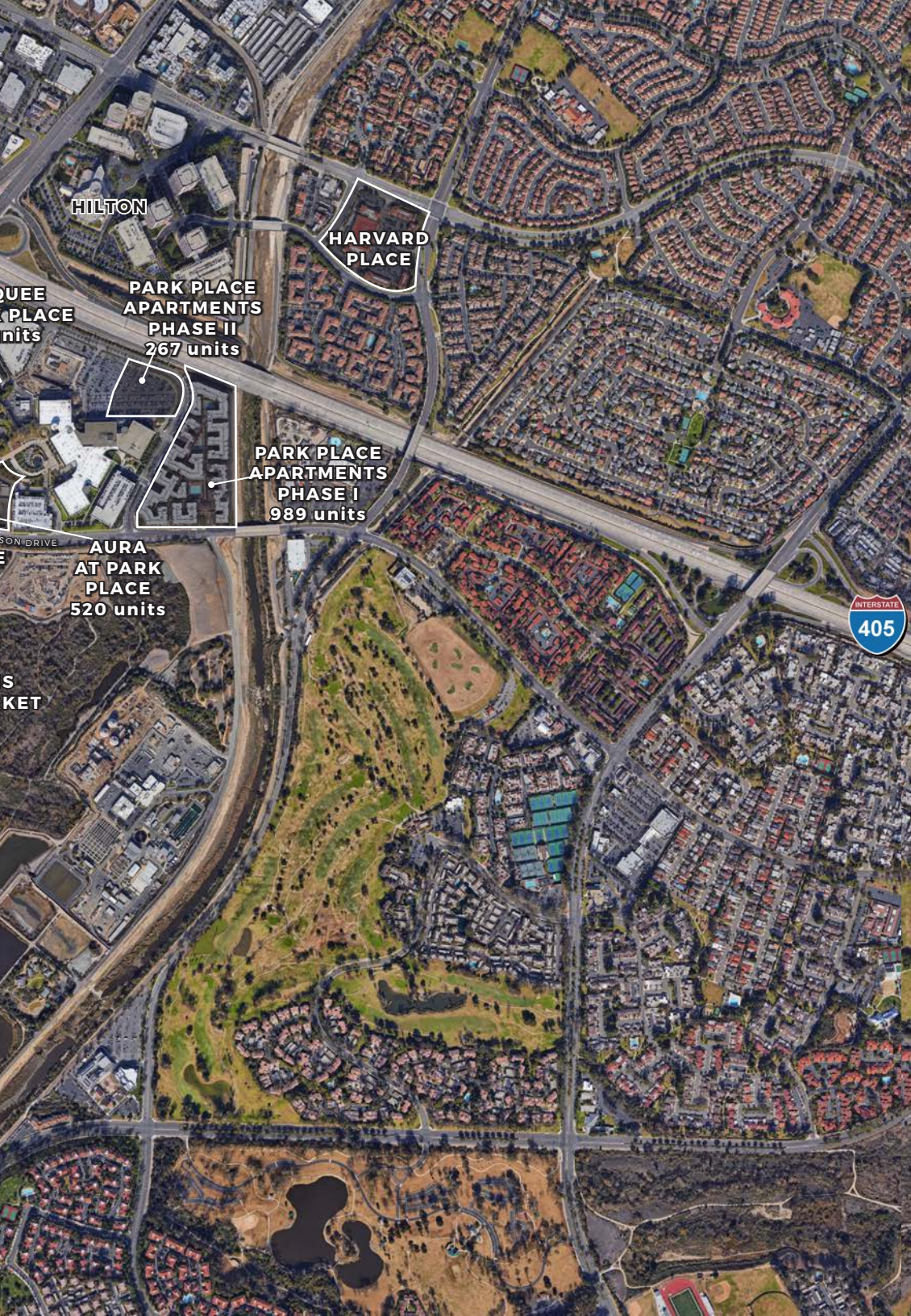
STREET

5000
BIRCH
STREET

LOCATION

PROMINENT VISIBILITY
AT ORANGE COUNTY'S
PREMIER INTERSECTION





- › 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

IRVINE

Orange County Top 4 National Rankings:



Households making over \$100,000



After-tax income



Total consumer expenditures



Ranked 6th nationally in total population

SURROUNDING PROXIMITY

50M

square feet of existing office space
in the Irvine Business Complex

50%

population increase expected in 3
years

10M

passengers a year from John
Wayne Airport, 1 mile away

47K

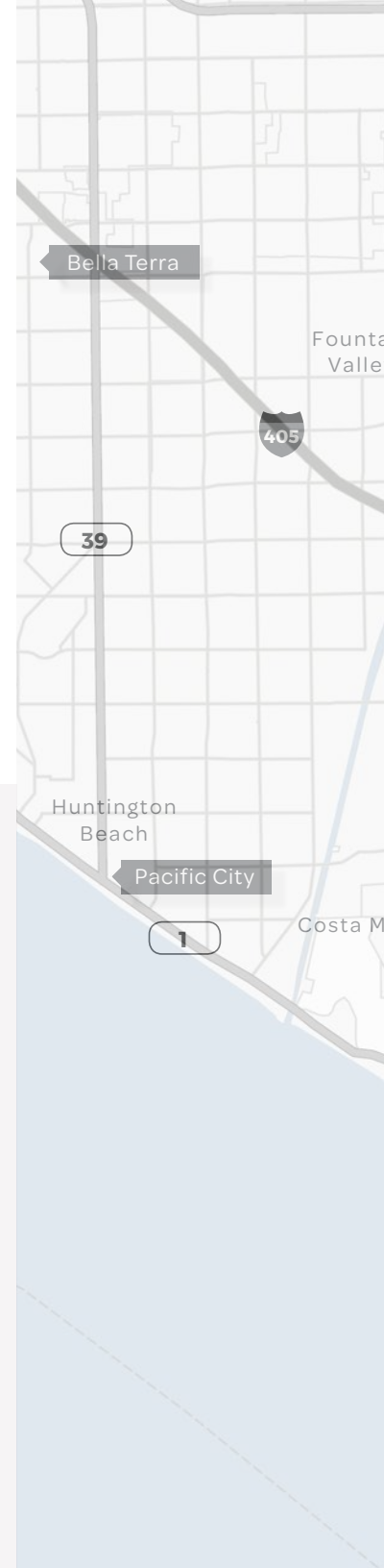
students and faculty at University of
California Irvine

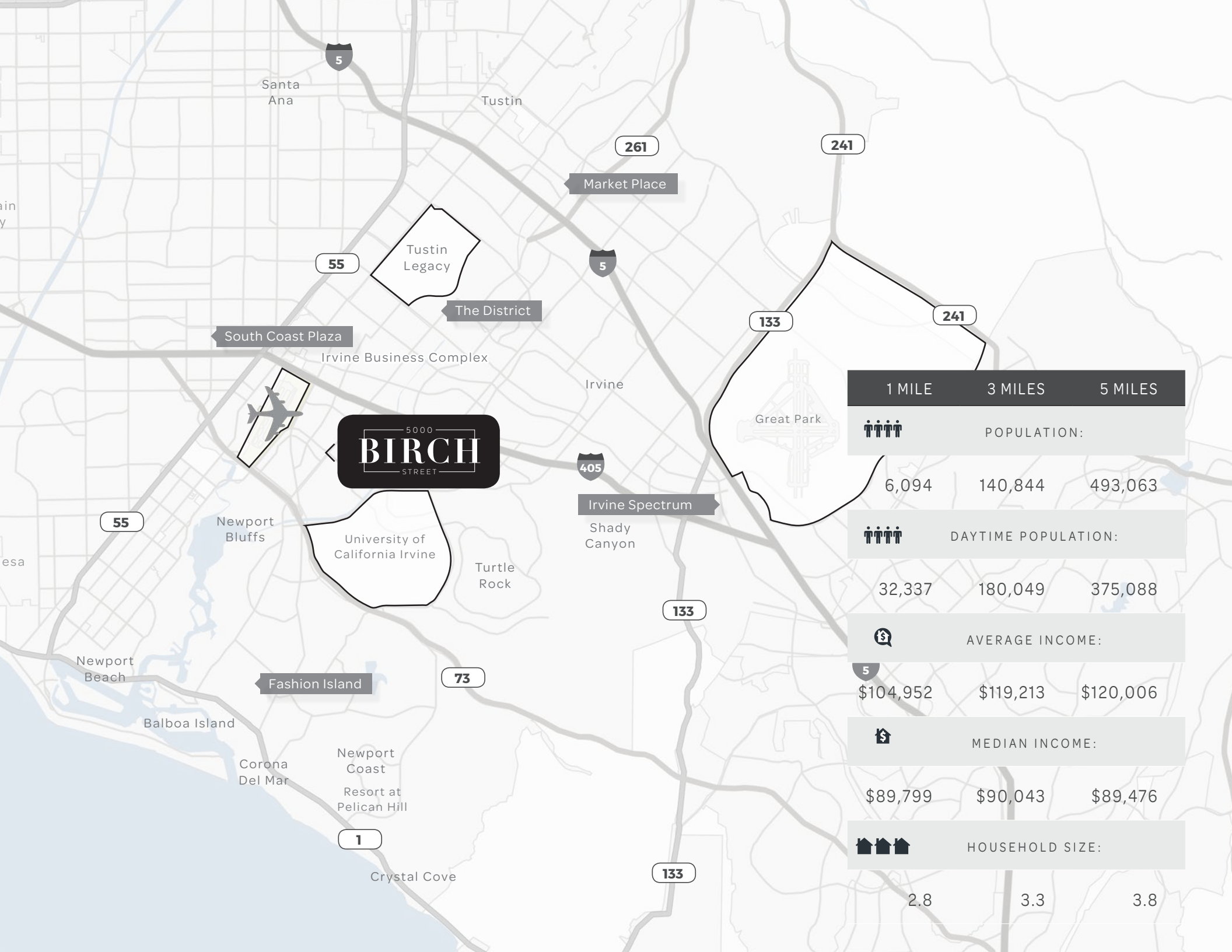
66%

of population are
college graduates

100K

employees working in the Irvine
Business Complex





5000
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STREET

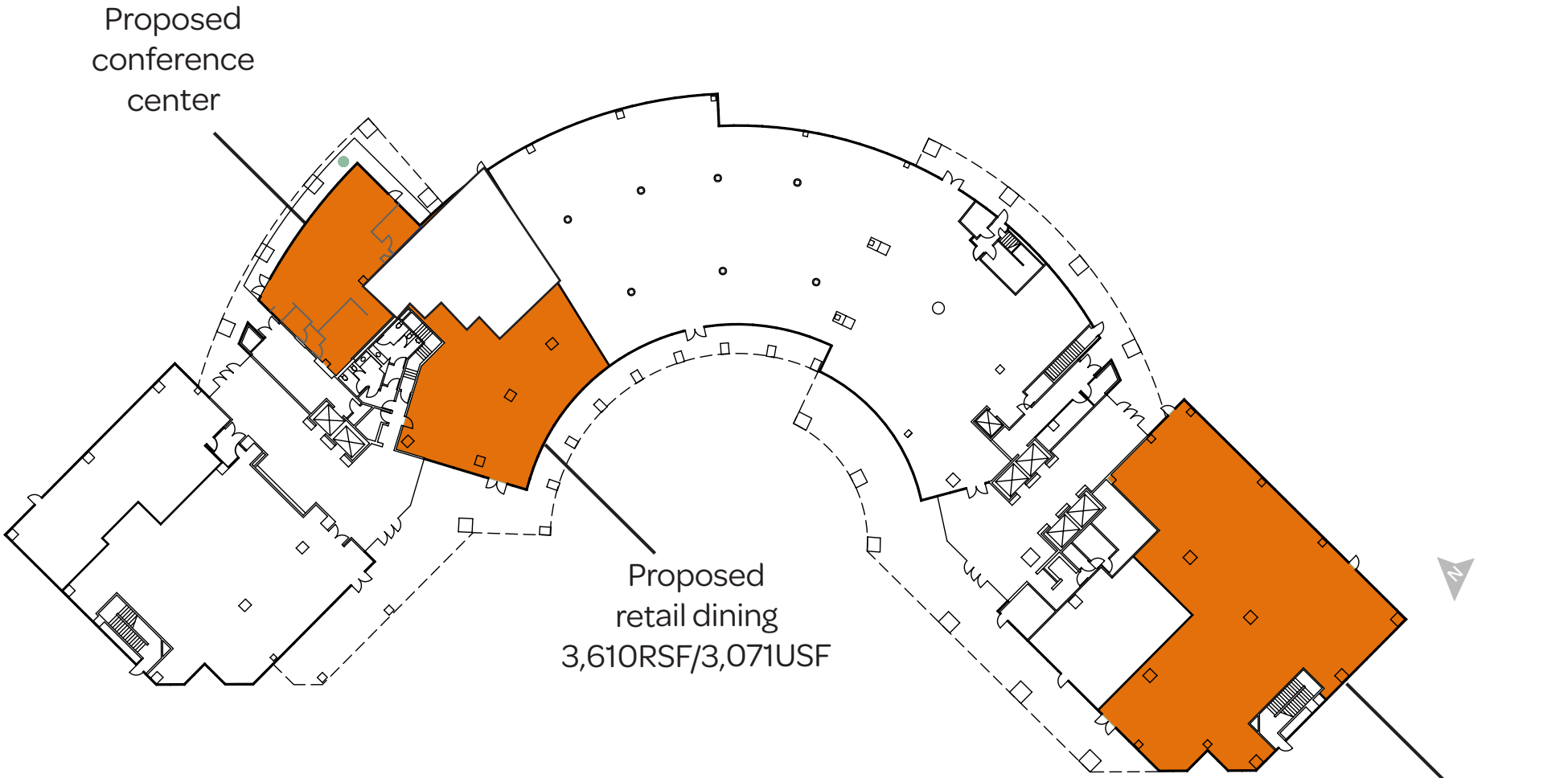
	1 MILE	3 MILES	5 MILES
POPULATION:	6,094	140,844	493,063
DAYTIME POPULATION:	32,337	180,049	375,088
AVERAGE INCOME:	\$104,952	\$119,213	\$120,006
MEDIAN INCOME:	\$89,799	\$90,043	\$89,476
HOUSEHOLD SIZE:	2.8	3.3	3.8

5000
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STREET

- › 300,000 SF of Class A Office
- › 42 buildings encompass the Koll Center “customer” base for your business to create a destination accessible to Newport Beach residents
- › Abundant free surface parking allows restaurant and fitness customers ease of access
- › New upgrades to the outdoor gathering space, incorporating the California lifestyle







Proposed
conference
center

Proposed
retail dining
3,610RSF/3,071USF

Proposed
fitness
center
7,000 SF

5000
BIRCH
STREET



WILLE 365

RI RETAIL INSITE



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