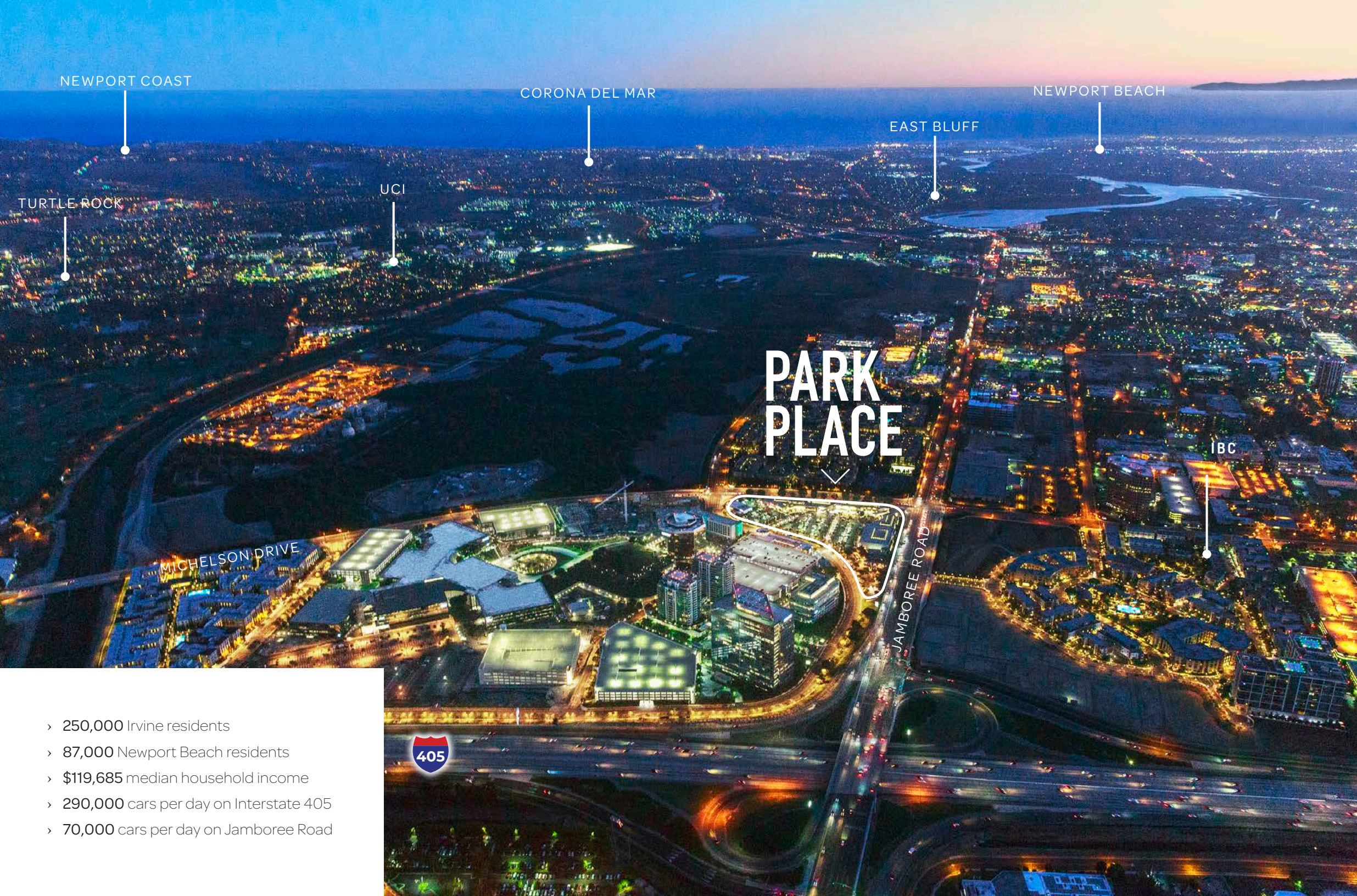




PARK PLACE



NEWPORT COAST

CORONA DEL MAR

NEWPORT BEACH

EAST BLUFF

UCI

TURTLE ROCK

PARK PLACE

IBC

MICHELSON DRIVE

JAMBOREE ROAD



- › 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

JAMBOREE + MICHELSON

ORANGE COUNTY'S PREMIER INTERSECTION



MEET OUR TENANTS



AC HOTELS

By focusing on the little things, AC Hotel has created something big. Something new. Each AC Hotel is built from the ground up with a visionary's spirit and a designer's eye. It's an experience that feels stylish, yet efficient. Alluring but purposeful. Every detail is considered to provide just the beautiful essentials.



MOTHER'S MARKET

Mother's has gained a reputation for having a wide selection for specialized diets, top quality local and organic produce, the county's largest selection of supplements all at a great value. Organic, Non-GMO, vegan, vegetarian, gluten-free, low carbohydrate, low-glycemic, low-fat, low-salt and more. Mother's features the largest, and most delicious, selection of certified organic fruits and vegetables in Orange County.



LA FITNESS

Founded in Southern California in 1984, LA Fitness continues to seek innovative ways to enhance the physical and emotional wellbeing of their increasingly diverse membership base. Today, LA Fitness state-of-the-art clubs span the continent, and they are still expanding.



HOUSTON'S

HOUSTON'S

At Houston's they strive to create a comfortable atmosphere where you can focus on relaxing with friends and loved ones, knowing you'll always be taken care of. Everything on Houston's diverse menu of American classics is prepared daily from scratch and lovingly presented. The burgers are made from house-ground chuck and brisket, and their carefully select fish and filet in-house each day to ensure quality.



NORTH ITALIA

More than just an Italian restaurant, North Italia is a group of folks that understand the art to the handcrafted experience, especially when it comes to Italian cuisine. Boasting an open kitchen to showcase their handmade menu - made from scratch, with love, daily - North Italia embodies the true experience of breaking bread and basking in post-meal bliss together.



PUESTO

Puesto's story begins with tacos. As first-generation Mexican Americans, the founders of Puesto have been immersed in authentic, Mexican cooking since childhood. Traveling has fueled their fascination with how local cuisine reflects the people, art and culture of a city. They frequently visit Mexico City on the hunt for everything from innovative flavors to treasured family traditions handed down from generation to generation. Puesto is where they bring all of that inspiration to life.



LEMONADE

Eating your vegetables shouldn't feel like punishment. Lemonade has become the people's choice for the freshness and originality of our food, showcasing vibrant vegetables in a fun, creative way. While our seasonally changing menu is rich in color and diverse in options, the environment is never overbearing. Food and community are always the co-stars.



bluemercury®
makeup • skincare • spa

BLUE MERCURY

Bluemercury's innovative retailing model has been written about in Forbes, Inc. Magazine, the Wall Street Journal, USA Today, and has been the topic of numerous books, including Shopping: Why We Love It and How Retailers can Create the Ultimate Customer Experience and Be Happy at Work: 100 Women Who Love Their Jobs and Why. The future of Bluemercury is a continuation of Barry and Marla's initial goals, bringing the best personal care products in the world and expert advice to every individual in an informative manner..



M
LADY M
CONFECTIONS

LADY M

Lady M Confections "prides itself on creating the freshest and finest cakes and confectionary delights." The selection of cakes, many of which change seasonally, are all "handmade following recipes that have been refined over the years to provide the highest quality in taste and appearance."



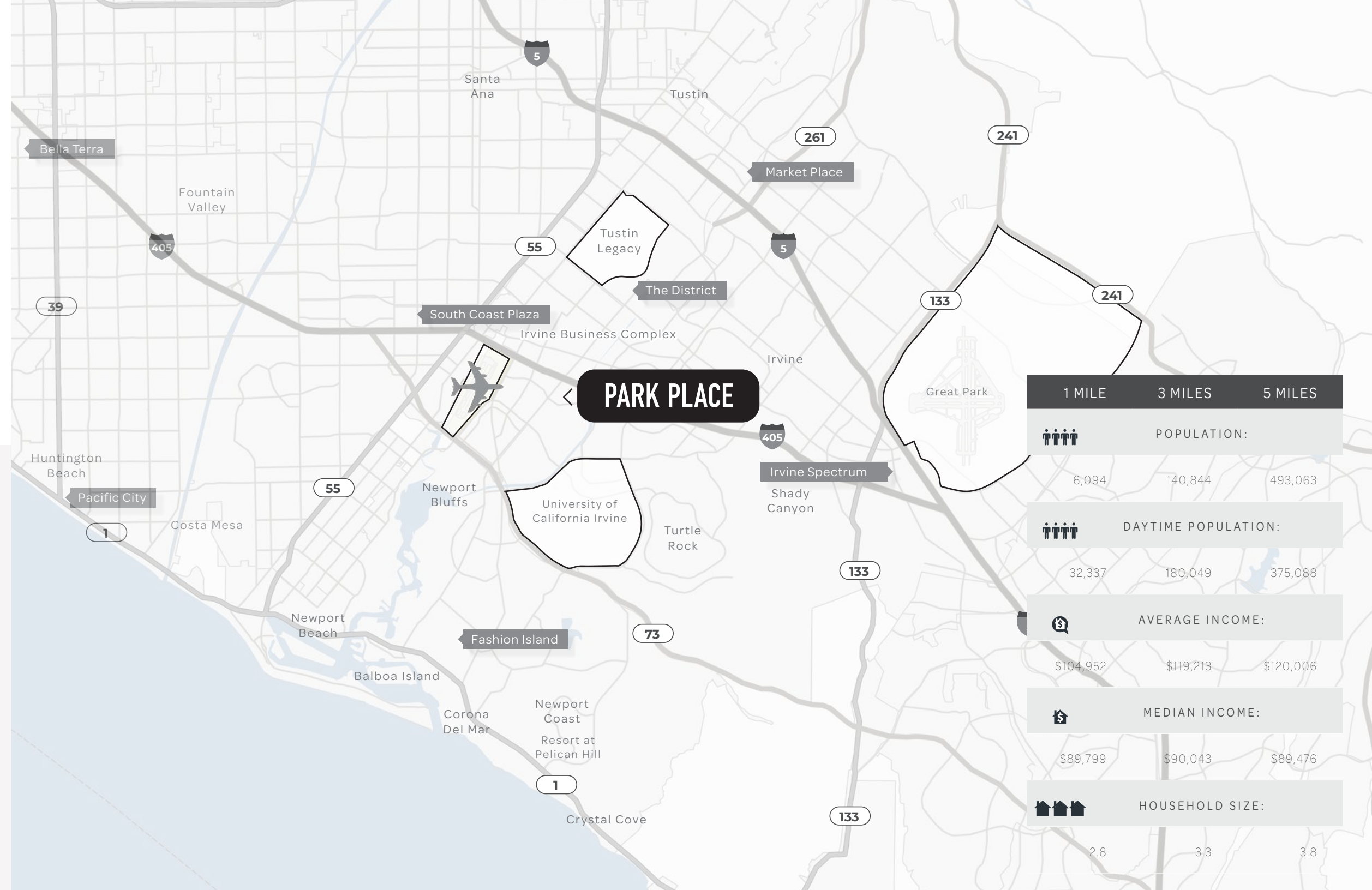
IRVINE

Orange County Top 5 National Rankings:

- Households making over \$100,000
- After-tax income
- Total consumer expenditures per household
- In retail store expenditures

SURROUNDING PROXIMITY

- 50M** square feet of existing office space in the Irvine Business Complex
- 47K** students and faculty at University of California Irvine
- 50%** population increase expected in 3 years
- 66%** of population are college graduates
- 10M** passengers a year from John Wayne Airport, 1 mile away
- 100K** employees working in the Irvine Business Complex



PARK PLACE

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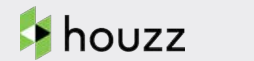
- › 2.5M square feet of office
- › 1,971 residential units on-site
- › 10,000 on-site employees
- › AC Hotel by Marriott now open
- › 16,921 apartment and condo units built, under construction, or approved in the Irvine Business Complex



Some tenants you'll find at Park Place



Western Digital.





PARK PLACE

AVAILABLE
1,671 SF
RETAIL

THE
HYDRATION
ROOM
(LEASE)

AVAILABLE
2,146 SF
RETAIL



PARK PLACE



CHRIS HODGMAN

LIC. # 01881298

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MIKE MOSER

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