

# A RARE IRVINE BUSINESS COMPLEX RESTAURANT REDEVELOPMENT

1,750 RSF – 10,000 RSF

SEEKING PREMIER RESTAURANT TENANTS

*eighteen*  
MAIN

Exclusively represented by



2000 Main Street | Irvine, CA 92614



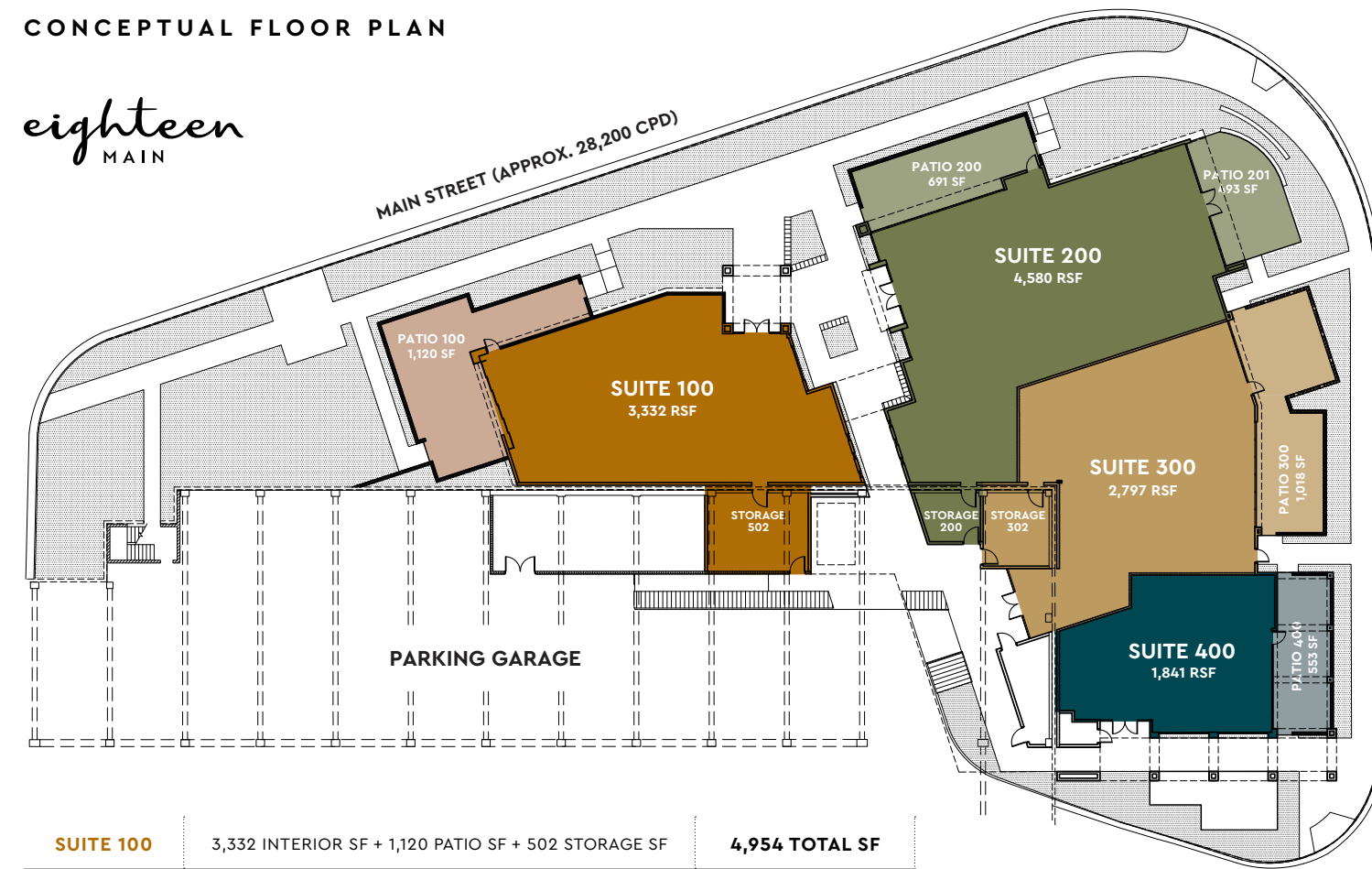


Irvine's newest destination is here – creating a modern-day corner for the locals and community to gather. Eighteen Main is a lively dining destination and social epicenter for Orange County. The ideal corner location and creative architectural design creates a cascade of patios that take advantage of the perfect Orange County weather.

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MAIN

## CONCEPTUAL FLOOR PLAN

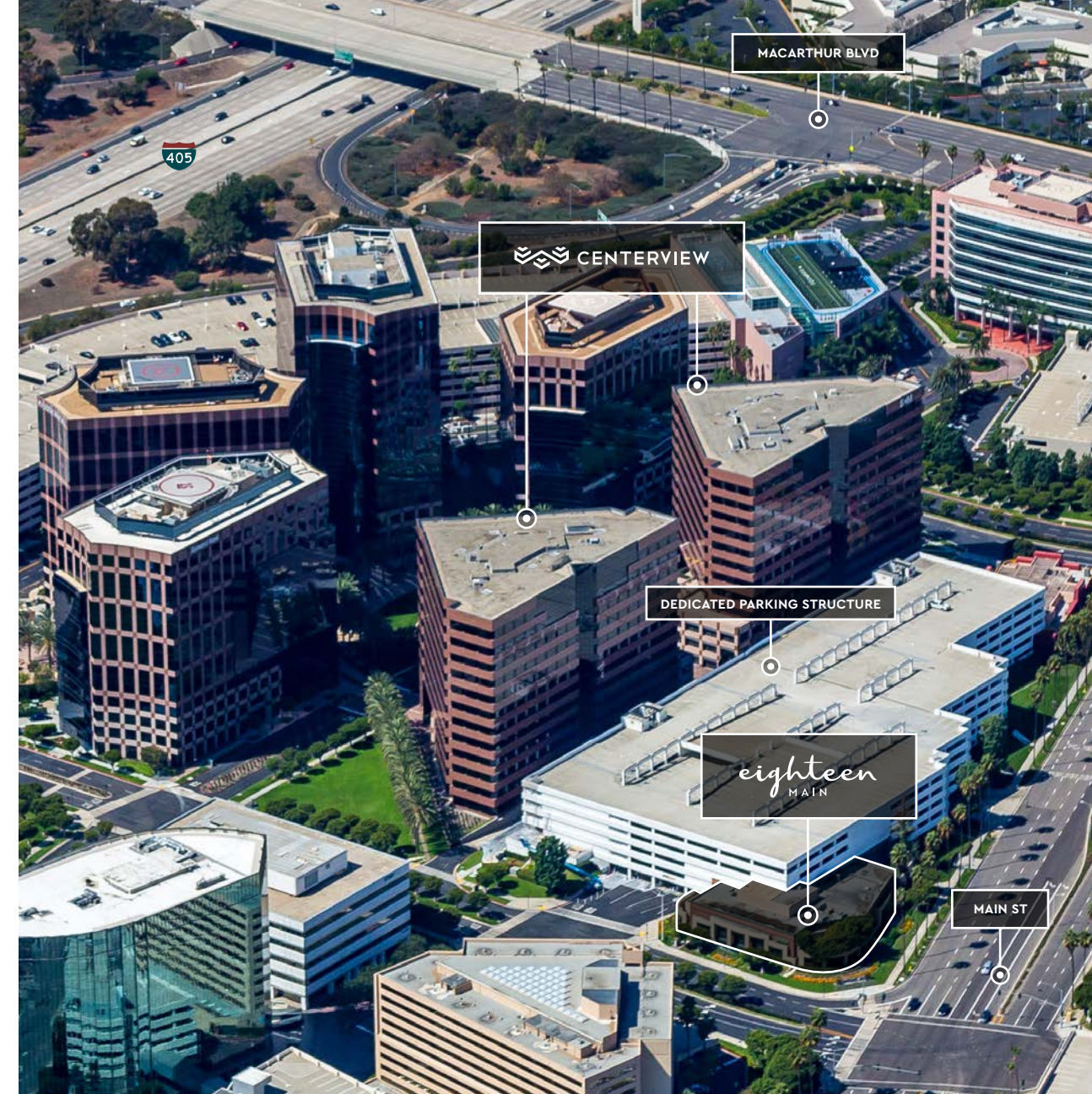
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SUITE 100	3,332 INTERIOR SF + 1,120 PATIO SF + 502 STORAGE SF	4,954 TOTAL SF
SUITE 200	4,580 INTERIOR SF + 1,184 PATIO SF + 200 STORAGE SF	5,964 TOTAL SF
SUITE 300	2,797 INTERIOR SF + 1,018 PATIO SF + 302 STORAGE SF	4,117 TOTAL SF
SUITE 400	1,841 INTERIOR SF + 533 PATIO SF	2,374 TOTAL SF

Ability to Combine **300** + **400**  
6,491 RSF + 1,551 PATIO SF









SIGNAGE

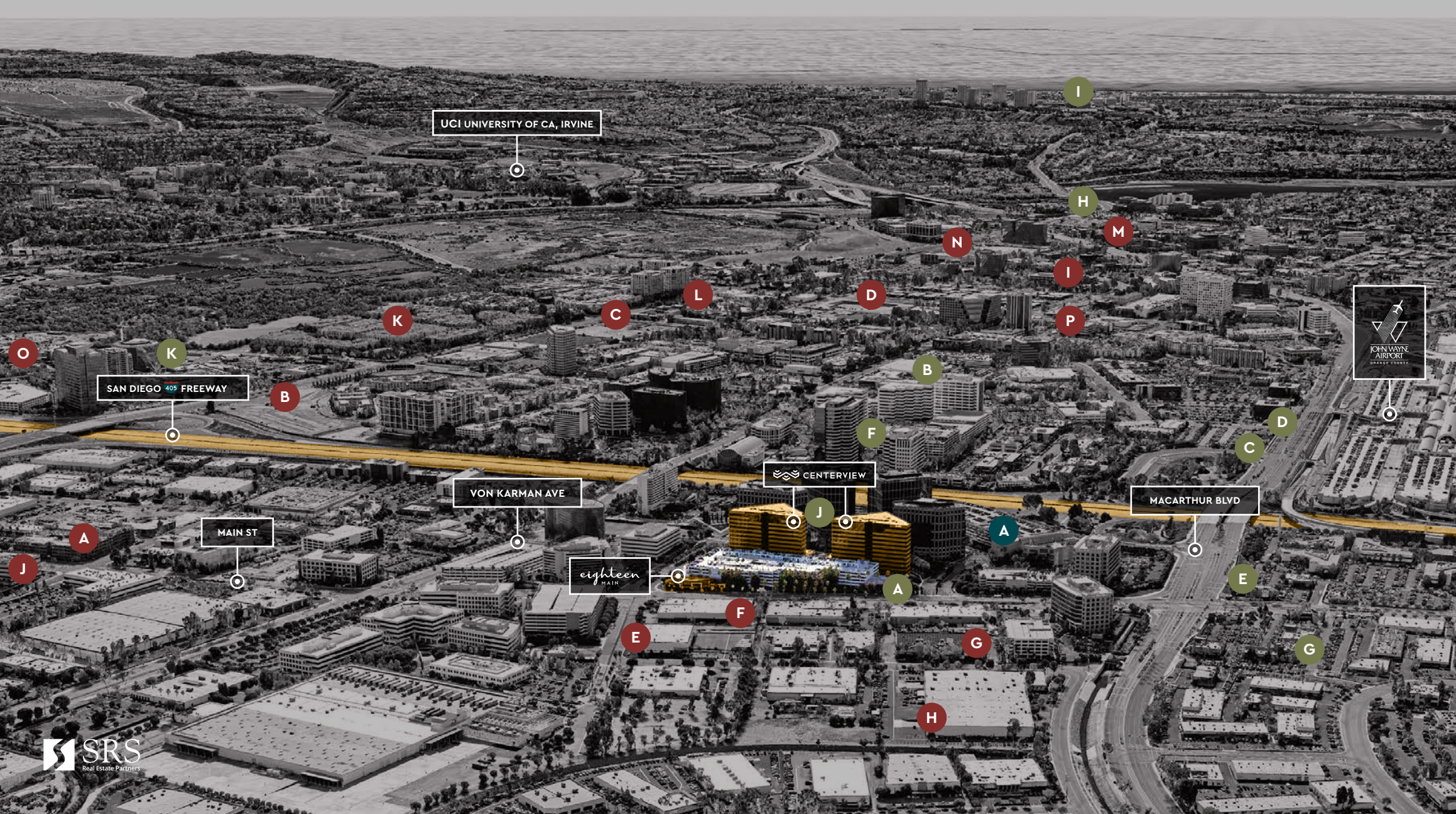
PASTA

EIGHTEENMAINIRVINE.COM

UPSCALE  
DINING

DEDICATED PARKING GARAGE WITH VALET SERVICE AND FOOD PICK-UP STALLS





## IRVINE TRADE AREA

Population **282,584** | 1.86% Growth

Median Household Income **\$101,667**

Number of Employees **136,737** | 2.25% Growth

Median Property Value **\$843,600** | 2.62% Growth

**55,386** Student & faculty at UCI (Fall 2020)

**808,088** Airline passenger traffic at John Wayne Airport (2020)

**50M+ SF** of office space in Irvine Business Complex

Source: data usa, uci.edu, ocair

### HOUSING, OFFICE & RETAIL SPACE

- A.** Metropolis | New luxury apartments | 232 units
- B.** Central Park West | New residential development | 2.2 acre community
- C.** The Boardwalk | New office development | 540,000+ SF of premier office space, accommodates up to 2,200 employees
- D.** UN | Mixed-use development | Up to 1,244 residential units, 11,500 SF of neighborhood-serving retail space, and two acres of park space
- E.** LUX | Urban living | 39 units
- F.** 2055 Main | Residential development | 178 units
- G.** 17811 Gillette Ave | Condo development | 44 units
- H.** MDL | Condo/townhome development | 137 units
- I.** Koll Center Residences | New mixed-use development | 260 units
- J.** Main Street Village Apartments | 481 units
- K.** Villa Siena Apartments | 1,442 units
- L.** Elements | 1,600 units
- M.** Harbor Pointe Senior Living | New senior living development | 93 assisted living beds
- N.** Uptown Newport | Mixed-use development | 1,244 units
- O.** Park Place Apartments | 989 units
- P.** Trilogy | 876 units

### RESTAURANTS, BARS & RETAIL

- A.** Sol Mexican Cocina
- B.** The Trade Food Hall TT | Duck Donuts, Tavo's Cocina, Broken Rice, Portside Fish Co., Smorburgers (Coming Soon), Champion's Curry, Two Birds, Gyro King, Center Hub Center TT | Domino's Pizza, HiroNori Craft Ramen, Krisp Fresh Living, Ootoro Sushi, Subway, Yomie Yogurt (Coming Soon)
- C.** Gullivers
- D.** El Torito
- E.** Agora Churrascaria
- F.** Bosscat Kitchen & Libations, Ten Asian Bistro
- G.** The Square | Carl's Jr., Cluck Kitchen, Croutons, The Flame Broiler, Flippin' Pizza, Jersey Mike's Subs, Mediterranean Grill, Nekter Juice Bar, Paderia, Poke Dot, Starbucks Coffee
- H.** Fletcher Jones Motorcars
- I.** Fashion Island
- J.** Porch & Swing, KIT Coffee, Madeleine Cafe & Bakery
- K.** North Italia, Puesto, Houston's, Panini Kabob Grill and Ruth's Chris Steak House

### HEALTH & FITNESS

- A.** Equinox



# SEEKING PREMIER RESTAURANT TENANTS



We've created Irvine's newest contemporary gathering place – a go-to destination for handcrafted dining, a place for friends and coworkers to connect and an atmosphere where deals get done. Enjoy the openness of a free-flowing space, brought together by a curated collection of lively and popular dining spaces, comfortable gathering places and an energy that feels like a connected urban community.

1,750 SF - 10,000 RSF





VALET SERVICE AND RIDE-SHARE DROP-OFF





# CENTERVIEW

**LOCATION** | Centerview is situated in the 48-acre concourse master planned development, a 10-building office park totaling in excess of 2.5 million square feet and featuring unmatched on-site amenities. The property is located in the heart of Irvine's Airport Area, Orange County's Central Business District, offering excellent visibility and immediate access to the I-405 freeway, easy connection to the 55 and 73 freeways, and just minutes from regional transportation hub, John Wayne Airport.

## EST 2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	8,981	165,758	580,043
Average Household Income:	\$112,080	\$117,099	\$116,831
Daytime Population:	68,584	326,865	746,825

source: Esri, Esri and Infogroup, U.S. Census, May 5, 2021

## TRAFFIC COUNTS

Main Street	approx.	35,200	cpd
MacArthur Boulevard	approx.	47,200	cpd
Von Karman Avenue	approx.	19,500	cpd
I-405 Freeway	approx.	315,200	cpd

source: Costar 2021

- 1. SOCO/OC Mix** | Shuck Oyster Bar, Susie Cakes, Temakira, Portola Coffee Roasters, Taco Maria, Paul Mitchell, ARC Food & Libations, ARC Pizza House, Birdie Bowl & Juicery, Greenleaf Kitchen & Cocktails, Moulin, Paragon Café, Rich Elixirs, Sunright Tea Studio, The Cheese Shop, The Guild Club, We Olive & Wine Bar
- 2. Target**, Starbucks, Sprouts Farmers Market, Panera Bread, Five Guys, Yogurtland
- 3. The Home Depot**, Chipotle Mexican Grill, Office Depot, Big 5 Sporting Goods, Rite Aid, TJ Maxx, HomeGoods, Chuck E. Cheese, McDonald's, Starbucks, Panda Express, Wingstop, Wells Fargo
- 4. Kmart**, Planet Fitness, Sally Beauty Supply
- 5. OC Fair & Event Center**
- 6. South Coast Plaza** | AnQi By House of An, Antonello Ristorante, Blue Box Cafe, The Capital Grille, Costa Contemporary Kitchen, Crudo at The Hall Global Eatery, Darya Fine Persian Cuisine, Hall Global Eatery, The Hamamori Restaurant & Sushi Bar, Knife Pleat, Leatherby's Cafe Rouge, Mastro's Steakhouse, Morton's The Steakhouse, Quattro Caffé, Royal Khyber Fine Indian Cuisine, Seasons 52, Vaca, Water Grill, Dripp, Boudin | SF, Casa Barilla, Din Tai Fung, Maggiano's Little Italy, Marugame Udon, Mezzet Mediterranean Cuisine, Outpost Kitchen, Ruscello, TERRACE by Mix, Wolfgang Puck Kitchen, Yellow Vase
- 7. The Bluffs** | Flower Child, Eddie V's Prime Seafood, Wasa Sushi, Islands Restaurant, Stacks Pancake House, Panera Bread, Nick the Greek
- 8. The Square** | 7-Eleven, Starbucks, Carl's Jr, Jersey Mike's Subs, Flame Broiler, Nekter Juice Bar
- 9. Park Place** | North Italia, Mother's Market & Kitchen,

- Starbucks, Panini Kabob Grill, Houston's Restaurant, Wahoo's Fish Taco, Ruth's Chris Steak House, The Counter, Lemonade, Market Café, Lady M, Jan's Health Bar, Sweetgreen (COMING SOON), Sushi Taka
- 11. Diamond DJ Jamboree** | 85°C Bakery Café, Afters Ice Cream, Ajsen Ramen, BBQ Chicken, BCD Tofu House, Dun Huang, Curry House CoCo Ichibanya, HaiDiLao Chinese Hot Pot, The Kickin' Crab, Kona Loa Coffee, Kura Revolving Sushi Bar, Sunright Tea Studio, Meet Fresh, Paper Lantern Dumpling House, Pepper Lunch, Pho Saigon Pearl, SomiSomi, Tim Ho Wan, Tokyo Table, Urban Seoul, Yi-Gah Korean Cuisine
  - 12. University Center** | Blaze Fast-Fire'd Pizza, Blue Bowl Superfoods, Breakfast Republic, California Gogi Grill, Chick-fil-A, Chipotle Mexican Grill, DeSushi, Eureka!, Gen Grill, In-N-Out Burger, Insomnia Cookies, Jack In The Box, Le Diplomate Cafe, Luna Grill, Mendocino Farms, Nekter Juice Bar, Peet's Coffee, Pink Pig Dessert Shop, Poke Kai, Island Ahi Poke, Slapfish – A Modern Seafood Shack, Taco Bell, Tender Greens
  - 13. Campus Plaza** | Asian Box, Del Taco, Ding's Garden, Hen House Mediterranean Grill, Jersey Mike's Subs, KY Sushi, Saffron & Rose Ice Cream, Starbucks Coffee, Taquero Taco Patio, The Buffalo Spot, The Habit Burger Grill
  - 14. The District** | Aloha Hawaiian BBQ, Bar Louie, Berry Brand, Boba Square, Central Bar Union Market, Chick-fil-A, Churned Creamery, Daphnes California Greek, Flippan, Hangar Bar, Hermosa Taqueria, Ike's Love & Sandwiches, In-N-Out Burger, J. Zhou Oriental Cuisine, Joon Shabu 2, Kettlebar, Leaf n Cream, Lucille's Smokehouse Bar-B-Que, Luna Rossa Italiano & Pizzeria, Mendocino Farms Sandwich Market, Pei Wei, Portola Coffee Roasters, Prego Restaurant, RA Sushi Bar Restaurant, Thai Bamboo Bistro, The Halal Guys, The Winery Restaurant & Wine Bar, The Yellow Chilli, Utopia
  - 15. Westpark Plaza** | Cafe Rio Mexican Grill, Chili's Grill & Bar, Luna Grill, MOD Pizza, Olive Garden Restaurant, Pho So 1 Vietnamese Restaurant, Starbucks Coffee, The Cut, Yuk Dae Jang
  - 16. Crossroads** | California Fish Grill, Capital Noodle Bar, CAVA, Chipotle Mexican Grill, DonerG Turkish & Mediterranean Grill, Ha Long Vietnamese Cuisine, Inchin's Bamboo Garden, J San Ramen, Panera Bread, Paradise Bowls, Paris Baguette, Peet's Coffee, PIADINA – Italian Market Sandwich, Pizza Hut, Sagami Japanese Restaurant, Southern Spice Indian Kitchen, Stonefire Grill, Tastea, The Flame Broiler, Urban Plates, Wingstop
  - 17. The Market Place** | TBJ's Restaurant & Brewhouse, BLKdot Coffee, California Fish Grill, California Pizza Kitchen, Cha Cha's Latin Kitchen, Cherubic Tea, Class 302 Tea Café, Daphne's, El Pollo Loco, Famous Dave's Barbeque, Fresh Brothers Pizza-Salads-Wings, H2O Poke & Grill, Hopdoddy Burger Bar, I Can Barbecue Korean Grill, In-N-Out Burger, J San Ramen, JA Jiaozi Authentic Dumplings, Lazy Dog Restaurant and Bar, Natraj's Tandoori, Pandor Artisan Bakery, PIADINA – Italian Market Sandwich, Pieology Pizzeria, Rubios, Snooze, an A.M. Eatery, Taco Rosa Mexico City Cuisine, TAPS Fish House & Brewery, Texas de Brazil, Urban Plates, Veggie Grill
  - 18. Culver Plaza** | 3 Roots Mexican Cocina, All that Barbecue, All That Shabu, Coffee Tomo, Go Yummy, J.J. Bakery-Cafe, Meizhou Dongpo, Panda Express, Pokéworks, Popcorn Chicken, Sam Woo Restaurant, Tasty Garden, Tasty Noodle House, Wagyu Meat & Grill
  - 19. Woodbridge Village Center** | CHA for Tea, Del Taco, dPot Shabu Shabu, Sessions West Coast Deli, The Lost Bean, The Pizza Press



# FOR LEASING INFORMATION

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