



# A CURATED COLLECTION OF BEST-IN-CLASS RESTAURANTS

A PREMIER RESTAURANT OPPORTUNITY

*eighteen*  
MAIN

Exclusively represented by



2000 Main Street | Irvine, CA 92614

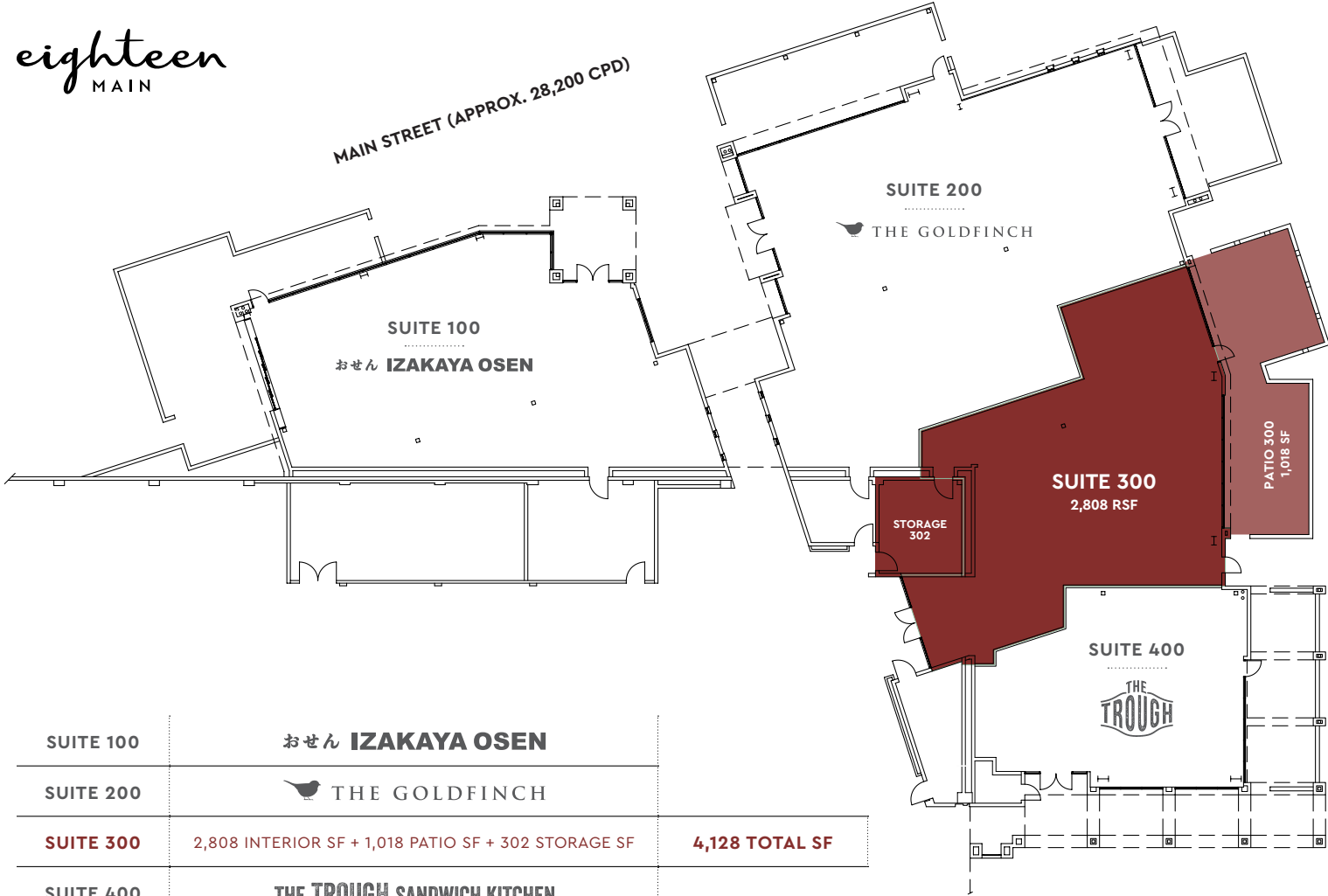


Irvine's newest destination is here – creating a modern-day corner for the locals and community to gather. Eighteen Main is a lively dining destination and social epicenter for Orange County. The ideal corner location and creative architectural design creates a cascade of patios that take advantage of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

eighteen  
MAIN

CONCEPTUAL SPACE PLAN  
SUITE 300 - LAST REMAINING SPACE

eighteen  
MAIN







# SUITE 300

## LAST REMAINING SPACE

2,808 Interior SF

+

1,018 Patio SF

+

302 Storage SF

=

**4,128 Total SF**

118 Table Seats

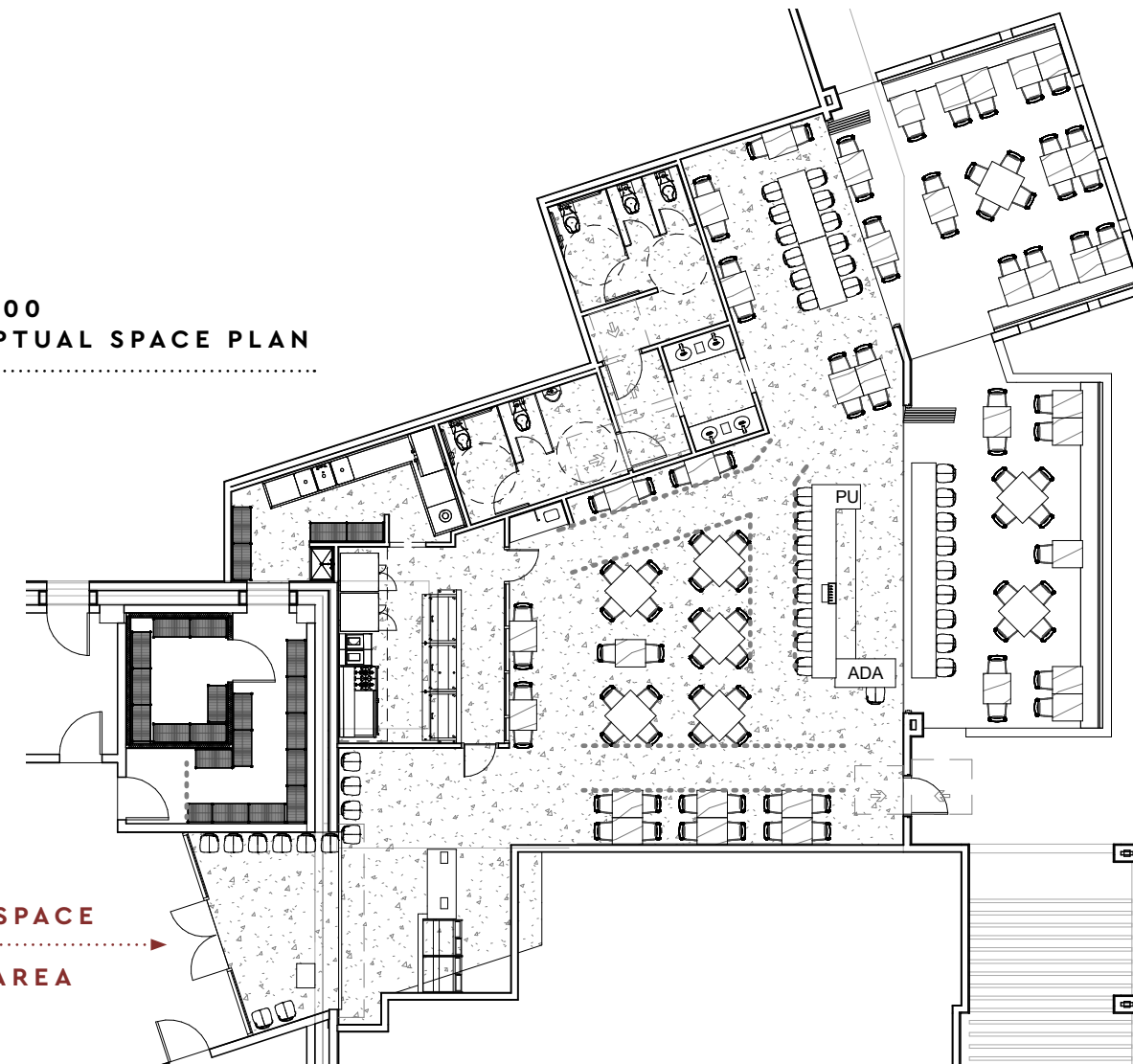
+

19 Bar Seats

=

**137 Total Seats**

SUITE 300  
CONCEPTUAL SPACE PLAN



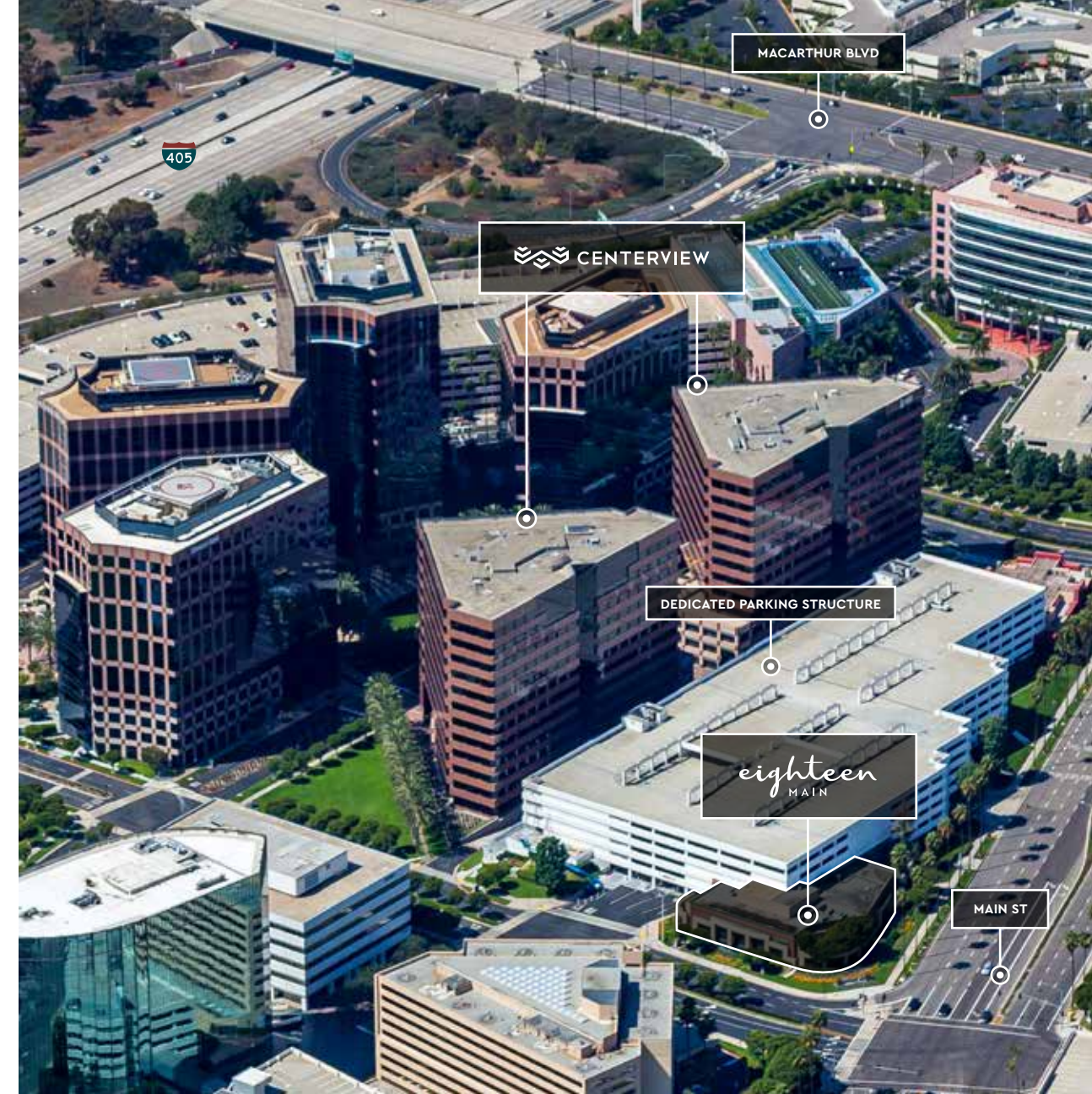




SUITE 300 HAS A DEDICATED  
ENTRANCE FROM THE VALET









# JOIN A CURATED COLLECTION OF BEST-IN-CLASS RESTAURANTS



**SOL Mexican Cocina**  
An upscale Mexican restaurant known for its one-of-a-kind coastal Mexican menu made lovingly from scratch with fresh, healthy and authentic ingredients.



**KIT Coffee**  
A specialty shop that strives to serve the community as a comfortable place people can "Keep In Touch" over stellar coffee and great food.



**The Goldfinch**  
A classic American cookery complemented by an exemplary bar offering. The Goldfinch is the sister restaurant to The 908 in Long Beach.



**Izakaya Osen**  
An authentic Japanese restaurant featuring gourmet dishes and the freshest seafood available daily.



**The Trough**  
A fast casual dining spot featuring top quality sandwiches filled with flavor and an exciting twist.



**Porch & Swing**  
Named Restaurant of the Year 2021 by Orange Coast Magazine, Porch & Swing offers coastal southern fare with a true farm-to-table approach.



**Maldon's Bistro**  
Maldon's Bistro offers classic French breakfast and lunch items such as sweet and savory crepes, salads, baguette sandwiches, soups, pastries, and more.





## IRVINE TRADE AREA

Population **272,694**  
Median Household Income **\$108,318**  
Number of Employees **133,154** | 2.25% Growth  
Median Property Value **\$861,700** | 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

- 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, Mediterrania Grill, Nekter Juice Bar, Paderia, Poke Dot, Starbucks Coffee
- H. Fletcher Jones Motorcars**
- I. Fashion Island**
- J. Porch & Swing, KIT Coffee, Maldon's Bistro**
- K. North Italia, Puesto, Houston's, Panini Kabob Grill and Ruth's Chris Steak House**

### HEALTH & FITNESS

- A. Equinox**





**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 2022 DEMOGRAPHICS**

	1 Mile	3 Miles
Population:	10,137	169,143
Average Household Income:	\$139,508	\$137,289
Daytime Population:	63,328	309,846

Source: Esri, Esri and Infogroup, U.S. Census, 2022

**TRAFFIC COUNTS**

Main Street	approx.	35,200	cpd
MacArthur Boulevard	approx.	46,900	cpd
Von Karman Avenue	approx.	19,800	cpd
I-405 Freeway	approx.	302,900	cpd

Source: Costar 2022

- 1. South Coast Plaza** | AnQi By House of An, Antonello Ristorante, Blue Box Cafe, The Capital Grille, Costa Contemporary Kitchen, Darya Fine Persian Cuisine, 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, Drripp, 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
- 2. The Square** | 7-Eleven, Starbucks, Carl's Jr, Jersey Mike's Subs, Flame Broiler, Nekter Juice Bar
- 3. 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, Postino Wine Cafe
- 4. Diamond DJ Jamboree** | 85°C Bakery Café, Afters Ice Cream, Ajisen 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
- 5. 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





# FOR LEASING INFORMATION

*eighteen*  
MAIN

2000 Main Street | Irvine, CA 92614



## TERRISON QUINN

CA License No. 01789657  
terrison.quinn@srsre.com | 949 698 1107

## CASEY MAHONY

CA License No. 01886184  
casey.mahony@srsre.com | 949 698 1108

## BREE CASAS

CA License No. 02088511  
bree.casas@srsre.com | 949 270 8212

610 Newport Center Dr | Ste 1500 | Newport Beach, CA 92660

