



**YOUR RESTAURANT HERE**

*BIENVENUE!*

Mon - Fri

7:30 AM - 3 PM

Sat 10 AM - 4 PM  
*Customize Menu!*



**CENTERVIEW**

2010 MAIN STREET IRVINE CA 92614

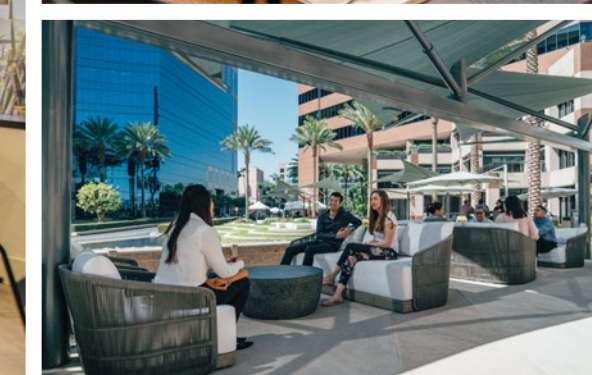
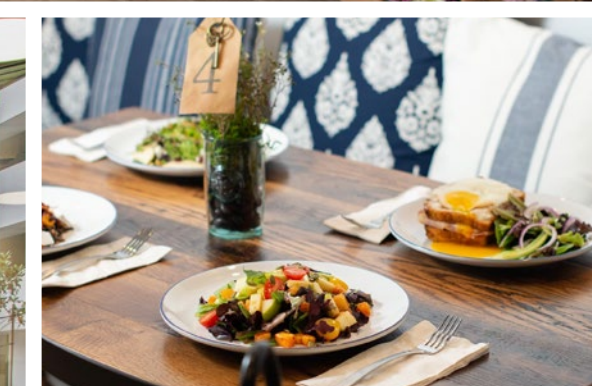
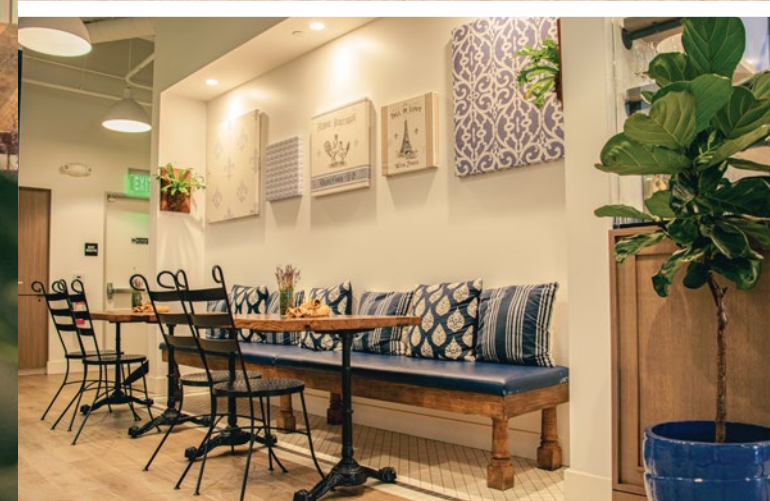
## **BOUTIQUE RESTAURANT OPPORTUNITY**

1,972 SF Highly Improved Restaurant + Fully Built Kitchen

2010 Main, Suite 180

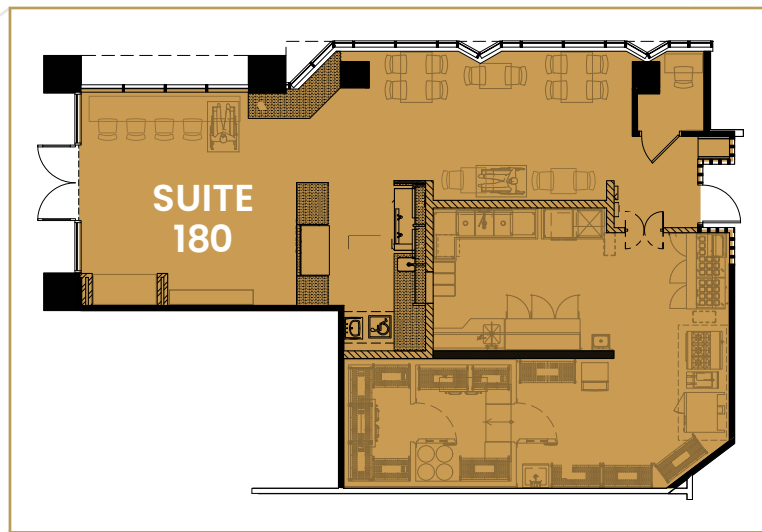
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## OVERVIEW

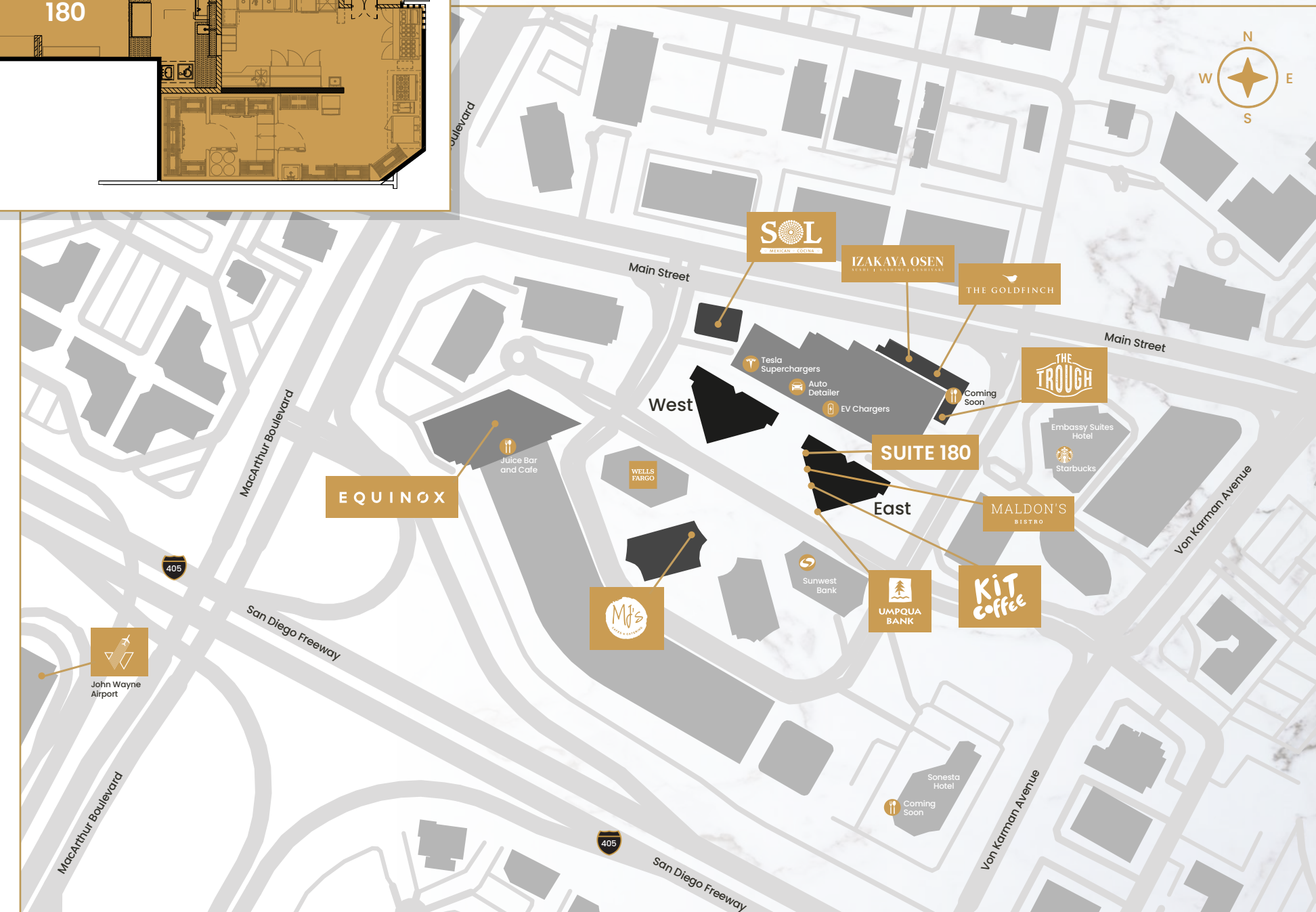
Centerview is an award winning Class A office development and one of Orange County's leading assets in terms of location and amenities. Located in the Irvine Concourse master planned development, Centerview consist of two 12-story, office buildings totaling approximately 600,000 square feet. Centerview was awarded an Energy Star label every year from 2009 through 2017 for its operating efficiency, and in 2018, the building was awarded LEED Platinum Certification by the U.S. Green Building Council.



## SUITE 180

1,972 SF

*Highly Improved Restaurant + Fully Built Kitchen*





**KIT**  
COFFEE

**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**

**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**  
SUSHI | SASHIMI | KUSHIYAKI

**Izakaya Osen**

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

**THE**  
**TROUGH**

**The Trough**

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

**MALDON'S**  
BISTRO

**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.

 **MONACO**  
ITALIAN KITCHEN + BAR

**Monaco Italian Kitchen + Bar**

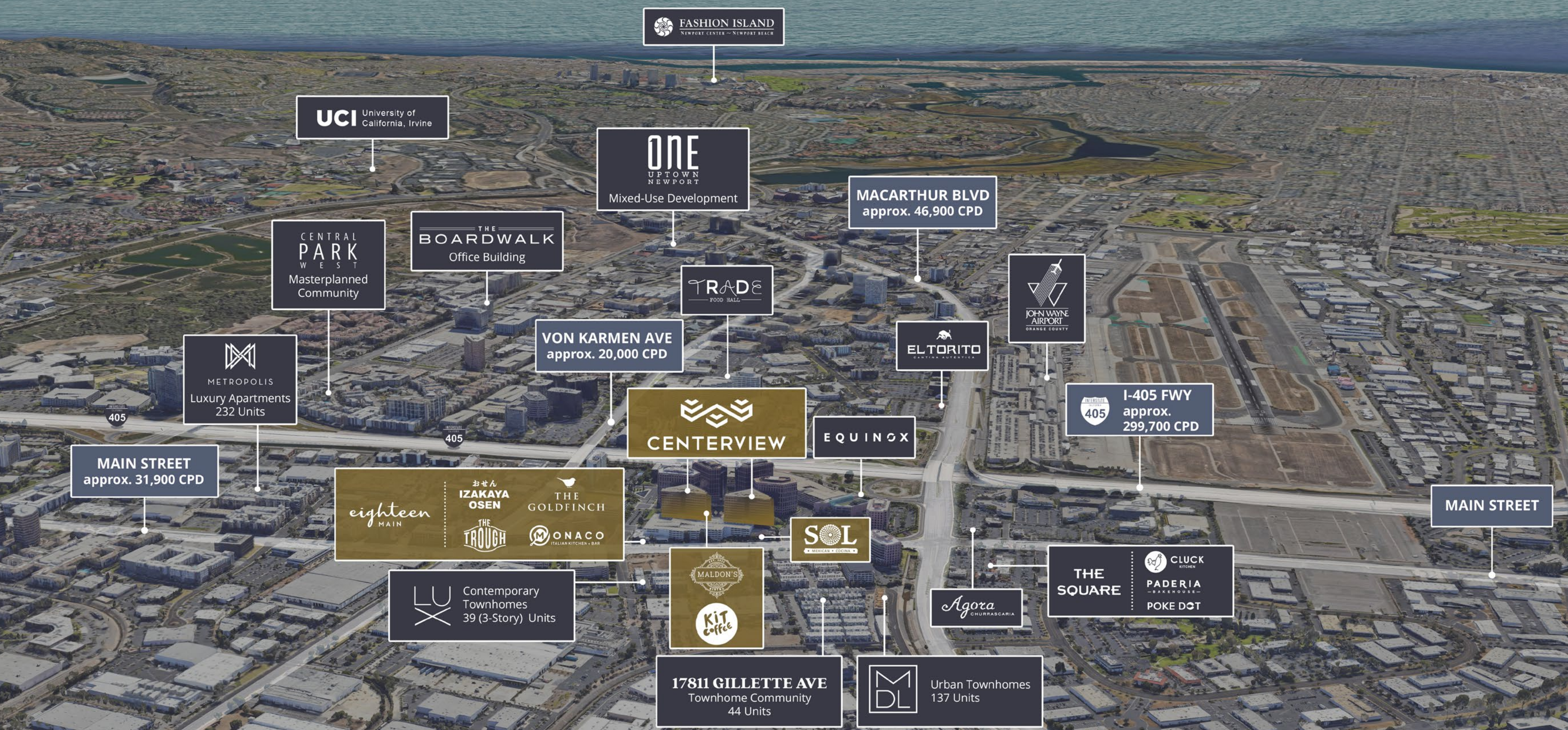
Monaco Italian Kitchen + Bar will offer a mix of traditional Italian and Italian-influenced foods with a unique twist, and a selection of unique cocktails and local craft beers.

**SOL**  
MEXICAN COCINA

**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.





**FASHION ISLAND**  
NEWPORT CENTER ~ NEWPORT BEACH

**UCI** University of California, Irvine

**ONE**  
UPTOWN NEWPORT  
Mixed-Use Development

**MACARTHUR BLVD**  
approx. 46,900 CPD

**CENTRAL PARK WEST**  
Masterplanned Community

**THE BOARDWALK**  
Office Building

**TRADE**  
FOOD HALL

**JOHN WAYNE AIRPORT**  
ORANGE COUNTY

**METROPOLIS**  
Luxury Apartments  
232 Units

**VON KARMEN AVE**  
approx. 20,000 CPD

**EL TORITO**  
CANTINA AUTENTICA

**I-405 FWY**  
approx. 299,700 CPD

**MAIN STREET**  
approx. 31,900 CPD

**CENTERVIEW**

**EQUINOX**

**eighteen MAIN**  
**IZAKAYA OSEN**  
**THE GOLDFINCH**  
**THE TROUGH**  
**MONACO**  
ITALIAN KITCHEN + BAR

**SOL**  
MEXICAN + COCINA

**MAIN STREET**

**FLUX**  
Contemporary Townhomes  
39 (3-Story) Units

**MALDON'S**  
**KIT coffee**

**Agora**  
CHURRASCARIA

**THE SQUARE**  
**CLUCK KITCHEN**  
**PADERIA**  
BAKEHOUSE  
**POKE DOT**

**17811 GILLETTE AVE**  
Townhome Community  
44 Units

**MDL**  
Urban Townhomes  
137 Units

# IRVINE TRADE AREA

POPULATION  
**272,694**  
0.169% 1-YEAR DECLINE

MEDIAN HOUSEHOLD INCOME  
**\$108,318**  
3.04% 1-YEAR GROWTH

NUMBER OF EMPLOYEES  
**133,154**  
0.568% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE  
**\$861,700**  
2.83% 1-YEAR GROWTH  
*\*Source: Data USA (2020)*

**63,896**  
STUDENT & FACULTY AT UCI (FALL 2022)  
*\*Source: uci.edu*

**11,360,959**  
AIRLINE PASSENGER TRAFFIC AT JOHN WAYNE AIRPORT IN 2022  
*\*Source: ocair*

**50M ± SF**  
OFFICE SPACE IN IRVINE BUSINESS COMPLEX

Location is everything.



# 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 the John Wayne Airport submarket of Irvine, California 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 2024 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	15,015	171,136	561,917
Average Household Income:	\$133,649	\$140,917	\$149,051
Daytime Population:	70,431	250,699	442,041

## TRAFFIC COUNTS

Main Street	approx. 31,900 cpd
MacArthur Boulevard	approx. 46,900 cpd
Von Karman Avenue	approx. 20,000 cpd
I-405 Freeway	approx. 299,700 cpd

source: Esri





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Real Estate Partners

 **CENTERVIEW**  
CENTERVIEWIRVINE.COM

## FOR LEASING INFORMATION

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