

FOR LEASE



## 1,650 SF Office Available For Lease in Prime Irvine Location

610 Roosevelt Ave, Suite 150  
Irvine, CA 92620

### Type

Office

### Rentable Area (RSF)

1,650 SF

### Year Built

2008

### Parking

+/- 24

### Story

1

### Asking Rent

\$7,000 Mo. FS (Inc. Utilities & HOA)

### Property Highlights

- Prime Irvine business address within an established, professional park setting
- Clean, well-maintained space suitable for office or flex uses
- Excellent regional connectivity with convenient access to I-405, I-5, and SR-55; near John Wayne Airport
- Close to abundant amenities – retail, dining, banking, and services supporting clients and employees

*For information, please contact:*

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Los Angeles, CA 90071



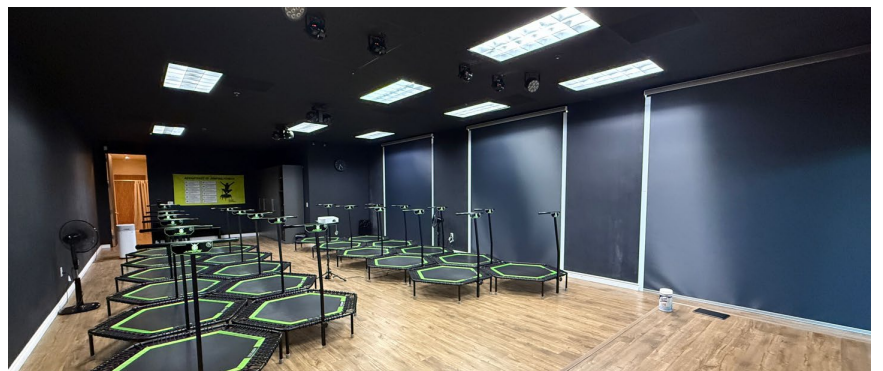
[nmrk.com](https://nmrk.com)

# NEWMARK

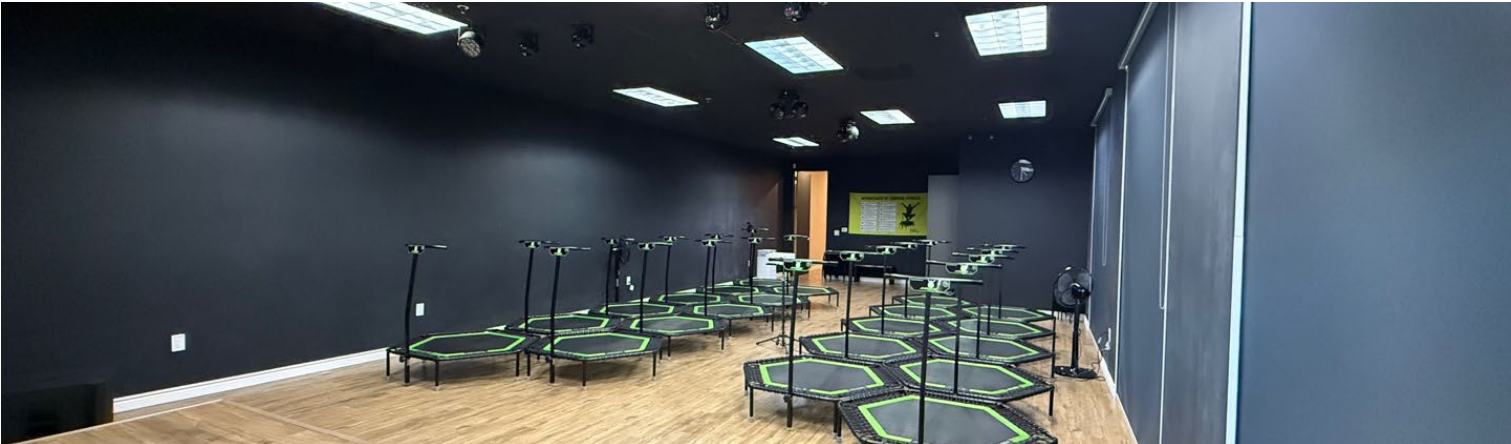
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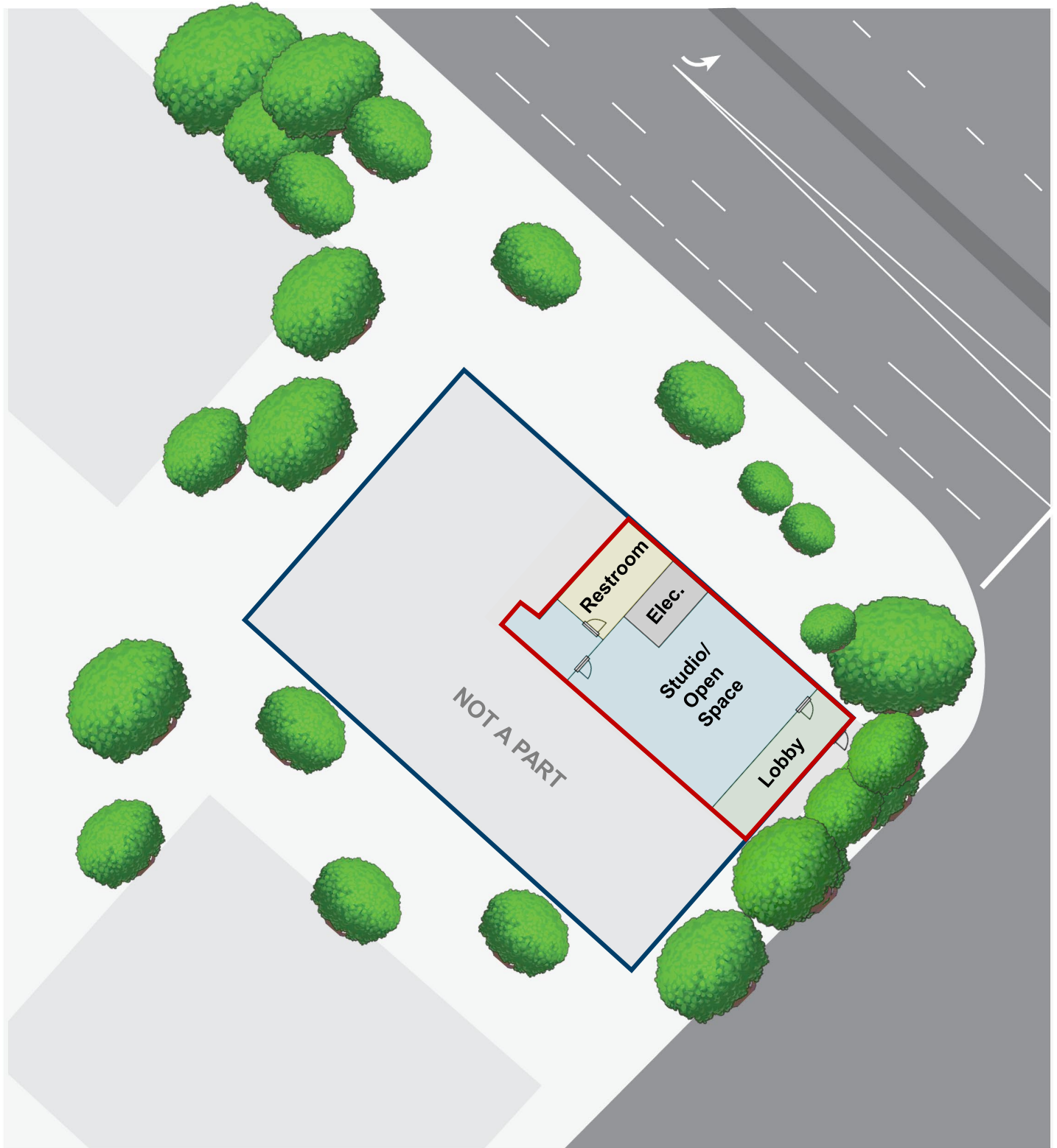




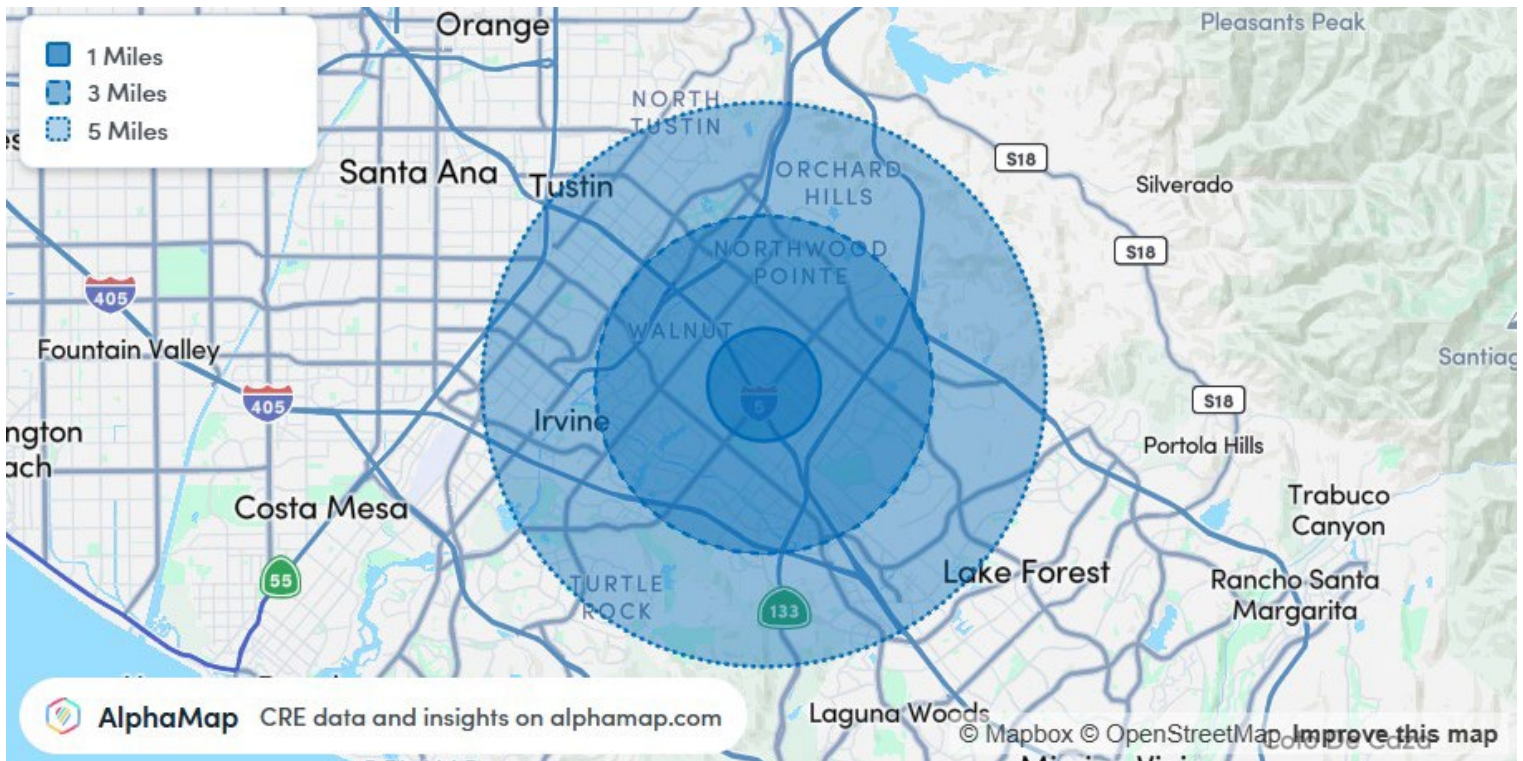








*\* Floor plans and site plans are for illustrative purposes only. In a continuing effort to improve products and designs, final construction elevations, square footages, floor plans and/or materials and colors may vary. Lessee to verify to their own satisfaction.*



|                         | 1 Mile      | 3 Miles     | 5 Miles     |
|-------------------------|-------------|-------------|-------------|
| Population              | 31,025      | 197,364     | 385,020     |
| Total Households        | 10,827      | 69,811      | 136,977     |
| Average Age             | 39          | 38          | 38          |
| Average Age (Male)      | 38          | 37          | 37          |
| Average Age (Female)    | 40          | 39          | 39          |
| # of Persons per HH     | 2.9         | 2.8         | 2.8         |
| Average HH Income       | \$165,914   | \$179,363   | \$167,896   |
| Average House Value     | \$1,042,025 | \$1,196,726 | \$1,148,992 |
| Per Capita Income       | \$57,211    | \$64,058    | \$59,962    |
| Population Hispanic     | 3,461       | 20,697      | 70,394      |
| Population Non-Hispanic | 27,564      | 176,667     | 314,626     |