

DISCOVERY PARK

IRVINE, CALIFORNIA



OPPORTUNITY

Operate a **+/- 5,000 SF** all day, hospitality-like F&B experience with a mix of indoor and outdoor seating facing the public park of Irvine Company's Discovery Park master plan project.

This RFP seeks a full service restaurant operator for the retail amenity of the project, with size, concept, signage, and design details currently unspecified and intended to be collaboratively agreed upon with Irvine Co.



DISCOVERY PARK



PROJECT DESCRIPTION

Discovery Park is a mixed-use master plan project located in Irvine, CA.

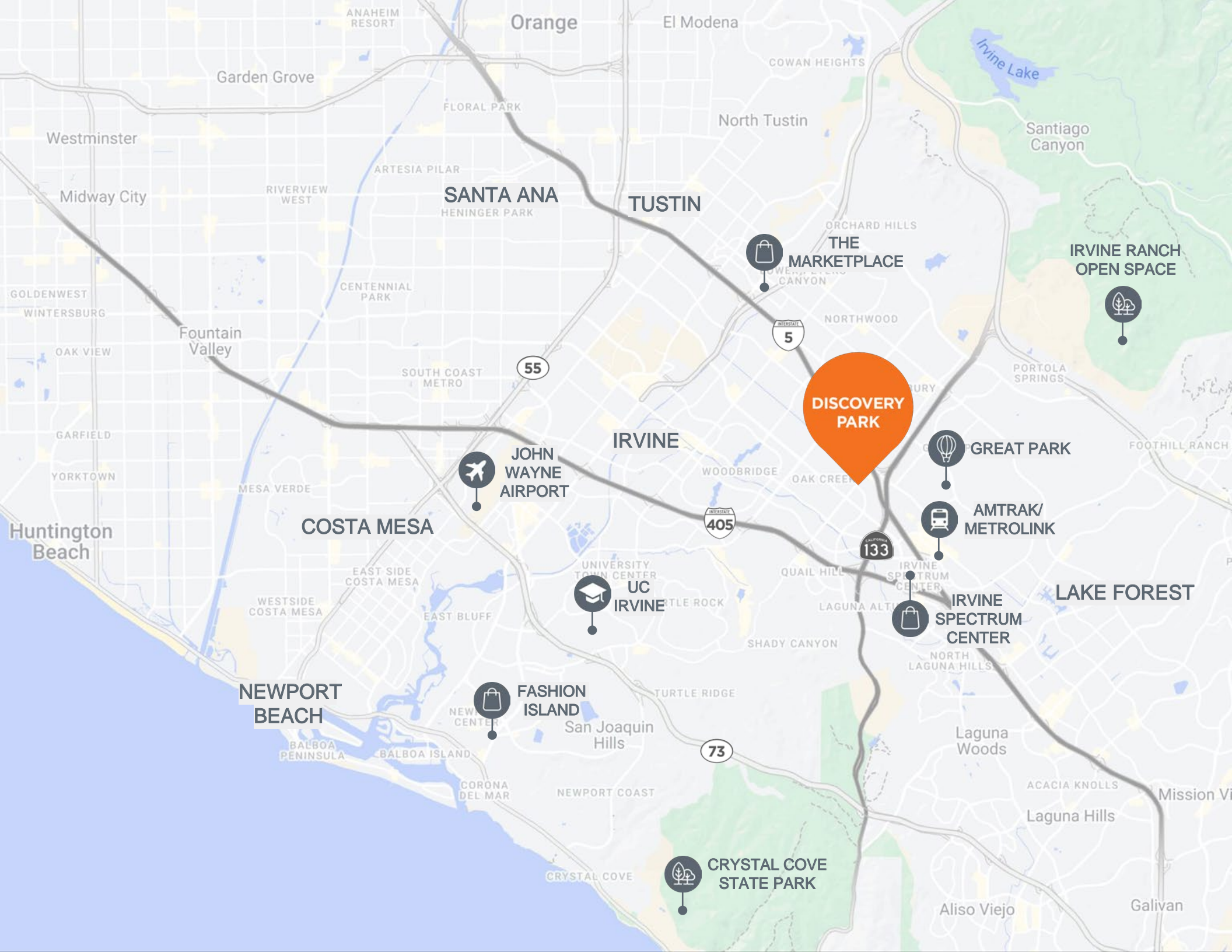
Once complete, the master plan will consist of 2M SF Class A commercial office, approximately 1,900 multifamily units, a 3.5 acre public park, and a **~5K SF** retail amenity that will serve as the nucleus of the mixed-use district.

CONCEPT SCOPE

A high-quality, all-day dining and hospitality experience along the parkscape, making Discovery Park a sought-after destination for leisurely breakfasts, lunch, afternoon drinks, happy hours, and dinner gatherings. The space will be utilized during all dayparts for eating, socializing, and celebrating.



DISCOVERY PARK



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THE MARKETPLACE



IRVINE RANCH OPEN SPACE



JOHN WAYNE AIRPORT



GREAT PARK



AMTRAK/METROLINK



UC IRVINE



IRVINE SPECTRUM CENTER



FASHION ISLAND



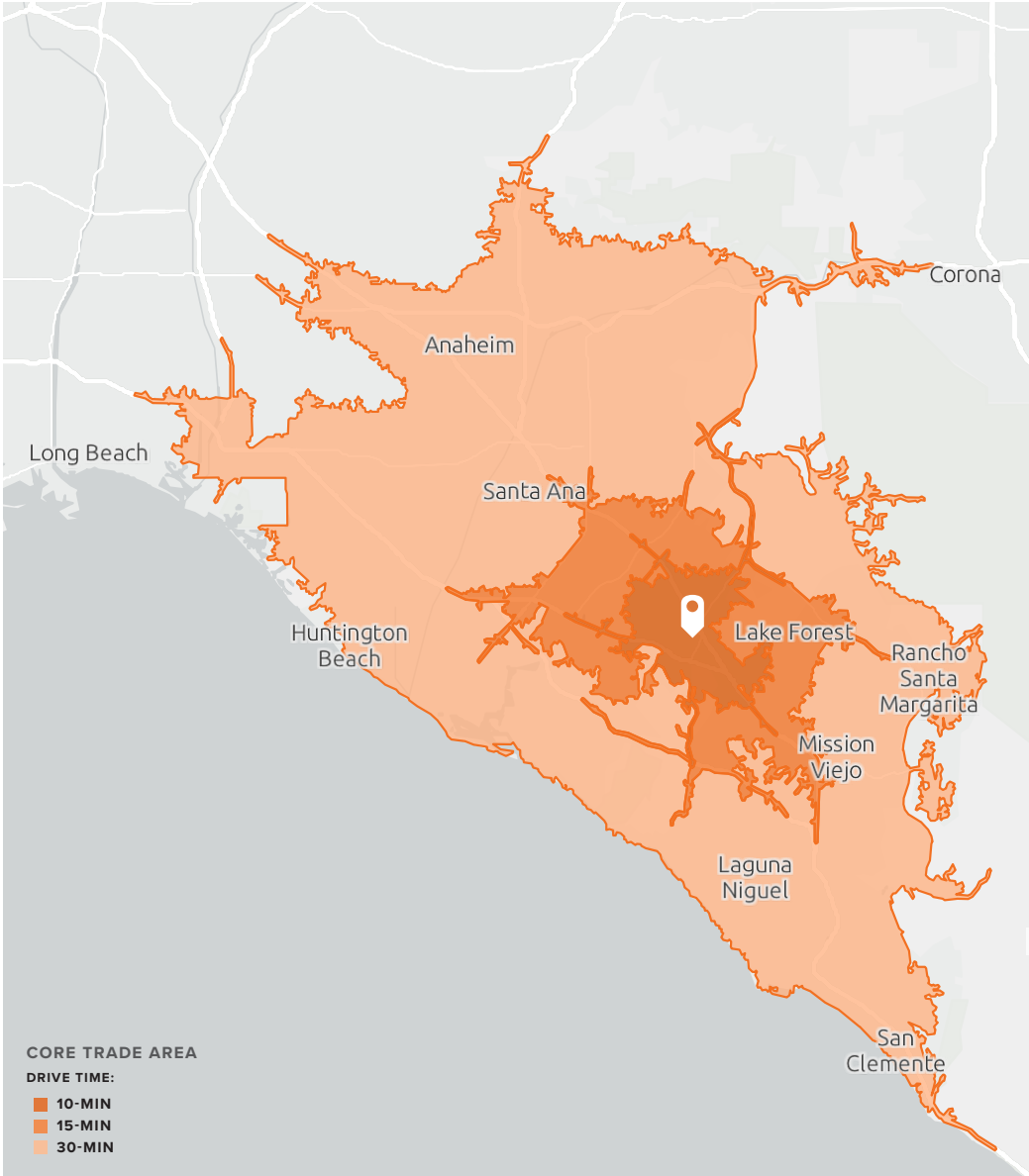
CRYSTAL COVE STATE PARK

DEMOS | DISCOVERY PARK

IRVINE, CALIFORNIA

Irvine is a city in Orange County, California. To the east, Orange County Great Park features an antique carousel and a giant, anchored helium balloon. Visitors can ride the balloon up for aerial views. Trails wind past ancient sycamore trees in Bommer Canyon. The Pretend City Children’s Museum has a kid-size post office, cafe and farm. Impressionist art from around California is displayed at the Irvine Museum.

	10 Min	15 Min	30 Min
Population	120,312	366,125	2,301,977
Household Income	\$173,604	\$160,848	\$156,833
Daytime Employment	115,398	297,730	1,114,519
College Education	71.38%	60.84%	42.7%





LOCATION

350,000
CARS/DAY

Project Freeway Visibility

(development site is located at the crossroads
of I-5 and Highway 133)

~185,000

Daytime Population

(3M radius)

38

Median Age

\$170,000

Average HH Income

\$1M+

Median Home Value

\$825 PSF

**F&B Sales Productivity
within 2M radius**

Mobilityvare, Inc.
and
Upstanding, LLC

133

DISCOVERY
PARK

Oak Creek
GOLF CLUB

HANDELS
HOMEMADE ICE CREAM SINCE 1943

loanDepot
McGraw-Hill Global
Education Holdings LLC

twitch
SEGA of
America

CROWDSTRIKE

Oak Creek
Shopping
Center
Stand
Bread & Butter

Sand Canyon
Plaza
LEFT COAST
EVERY DAY EATERY

RIVIAN

IRVINE CENTER DR
133

MARRIOTT
IRVINE
Hive &
Honey

Bass
Pro Shops

BILZARD
ENTERTAINMENT
Shea
Homes, Inc.

salesforce
Cylance
Inc.

Mag's
Donuts
& Bakery

405

amazon
Synopsys,
Inc.

IRVINE SPECTRUM CENTER
Javier's
blk dot
coffee
85°
SHAKE SHACK

alteryx

KPMG

Los Olivos
Shopping
Center
WHOLE
FOODS
MARKET

5

SITE PLAN | DISCOVERY PARK



**PROPOSED
RESTAURANT**

**EXCLUSIVE
PARKING**

CONCEPTUAL RENDERING | DISCOVERY PARK



OWNERSHIP

Irvine Company is a master planner of “live / work / play” communities throughout coastal California. The Company brings to life sustainable communities with a full range of housing, jobs, retail centers, schools, parks and open space. Irvine Company’s holdings include more than 590 office buildings, 125 apartment communities, 40 retail centers, one five-star coastal resort, three golf courses, and five marinas. Irvine Company is committed to long-term ownership of a best-in-class real estate portfolio.



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DISCOVERY PARK