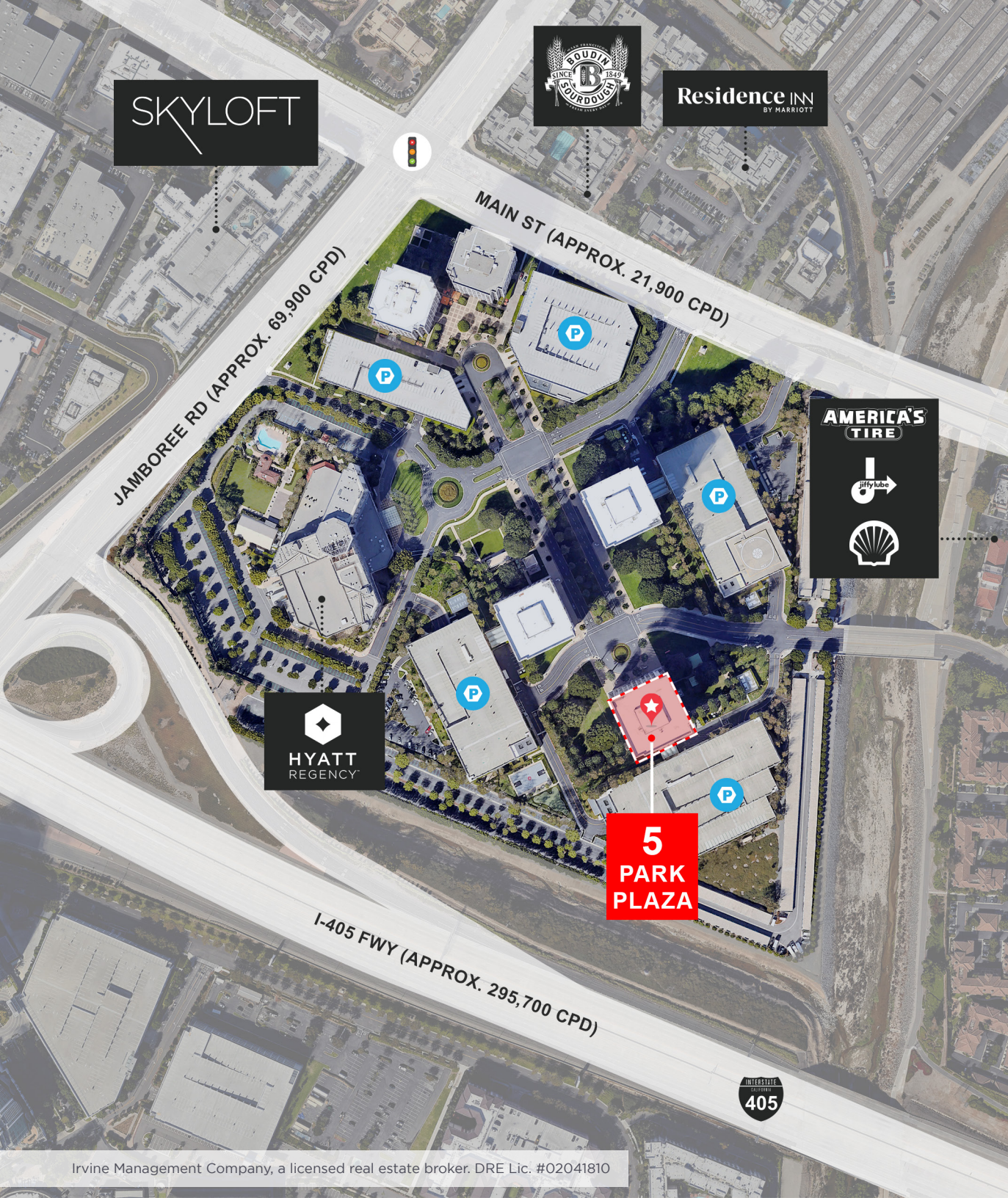


Jamboree Center

5 PARK PLAZA / SUITE 120 & 180 / IRVINE CA, 92614

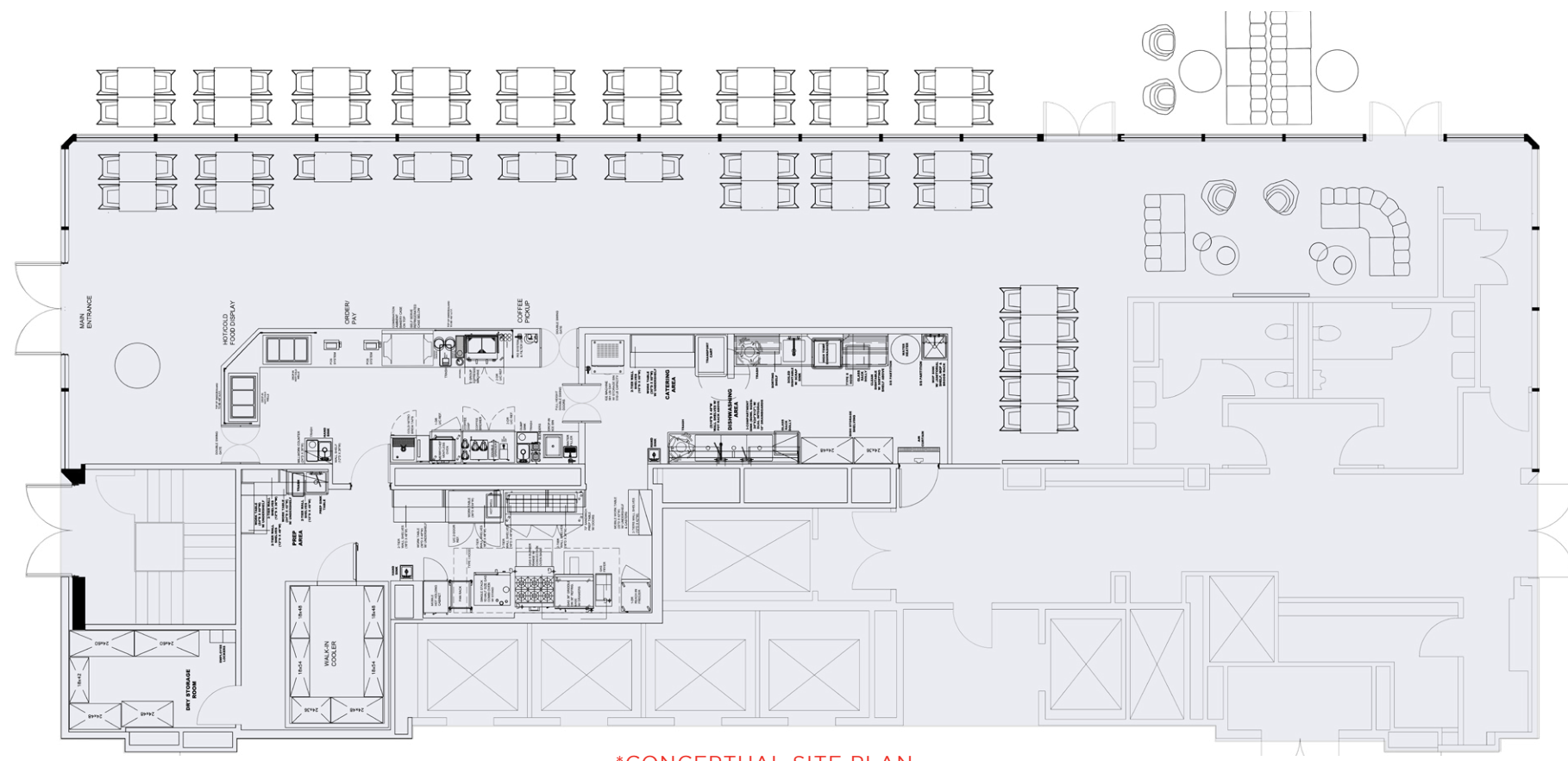
Restaurant Opportunity



SUITE 120-180

3,854 SF Restaurant Opportunity

- Landlord to deliver newly remodeled turnkey restaurant and functioning back of house kitchen for new operator
- Large outdoor patio area
- Surrounded by strong daytime population with captive customer base within Jamboree Center office park
- Regional positioning with easy access to I-405 fwy & Jamboree Road, a major arterial for the trade area
- Unique opportunities to cater to private corporate or social events with programmable indoor/outdoor dining areas



*CONCEPTUAL SITE PLAN



Jamboree Center

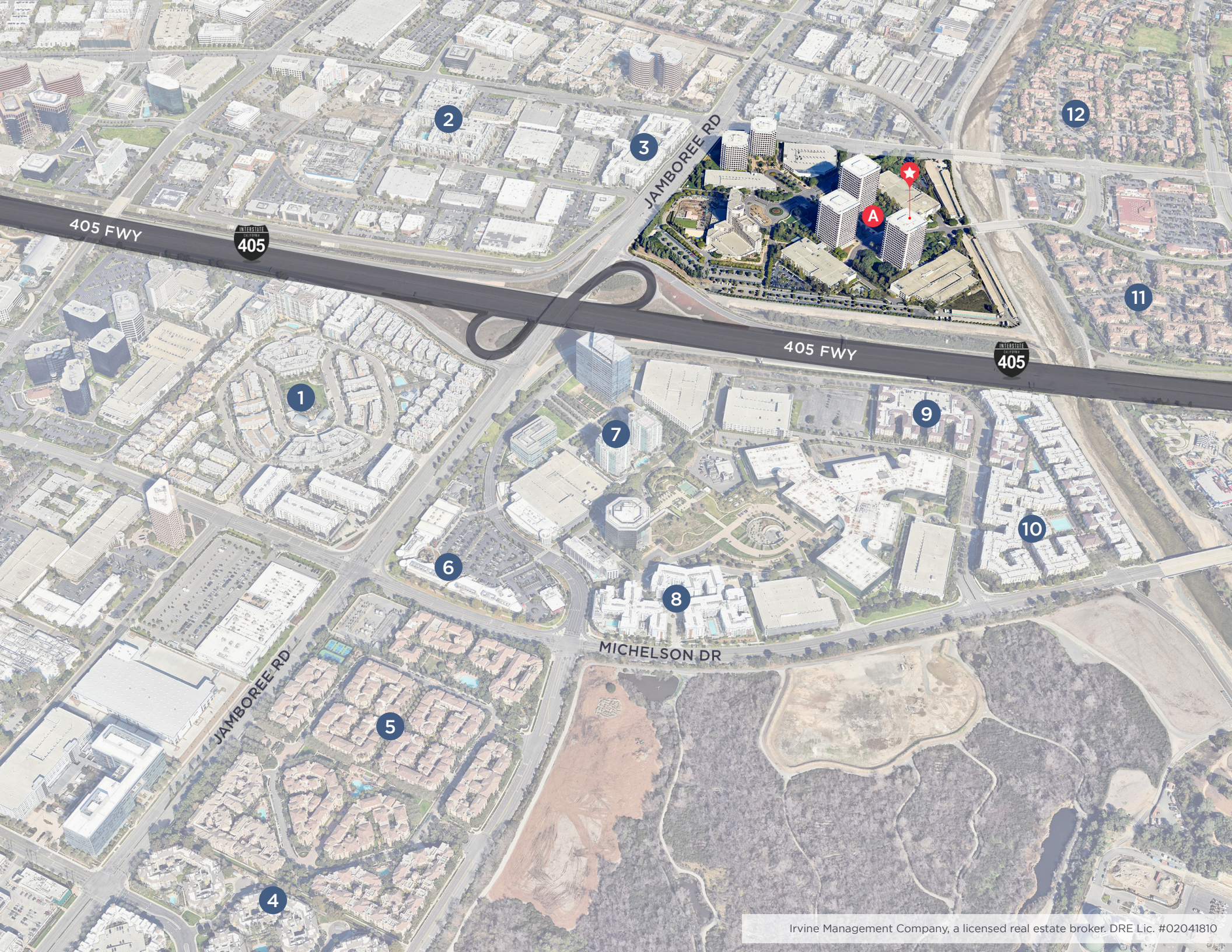


Jamboree Center

5 PARK PLAZA / SUITE 120 & 180 / IRVINE CA, 92614

Timeless designs meets contemporary conveniences across five high-rise buildings and future-forward workspaces. Take advantage of this rare restaurant opportunity with prime location off 405 freeway near John Wayne Airport and the newly re-imagined on-site Hyatt Regency Hotel offering 516 rooms.





Irvine Management Company, a licensed real estate broker. DRE Lic. #02041810



The Surrounding Trade Area

A JAMBOREE CENTER: 1.6M SF

- RESIDENTIAL
- 1 **CENTRAL PARK (MIXED-USE):** 1,275 Units
- 2 **METROPOLIS:** 232 Units
- 3 **SKYLOFTS:** 388 Units
- 4 **TOSCANA APARTMENTS:** 563 Units
- 5 **VILLA SIENNA APARTMENTS:** 1,422 Units
- 6 **PARK PLACE:** 989 Units
- 7 **MARQUEE @ PARK PLACE:** 232 Units
- 8 **AURA @ PARK PLACE:** 520 Units
- 9 **PARK PLACE APARTMENTS (PH.II):** 267 Units
- 10 **MARQUEE APARTMENTS (PH.I):** 989 Units
- 11 **VILLA CORNADO:** 513 Units
- 12 **SAN MARCO:** 426 Units

Demographics

ESTIMATE 2023 * SOURCE: ESRI

	EST. POPULATION	EST. DAYTIME POPULATION	AVG. HH INCOME	MEDIAN AGE
1 MILE	30,949	42,450	\$132,279	33
3 MILE	166,574	237,897	\$141,270	32
5 MILE	514,580	419,604	\$146,461	34



\$282M+

total annual spent on food & alcohol (5 min. drive-time)



\$997K

median home value (5 min. drive-time)



17,322

population (5 min. drive-time)



≈69K

cars per day along Jamboree Road



Restaurant Opportunity

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