



CENTERVIEW

2010 MAIN STREET IRVINE CA 92614

RARE RESTAURANT OPPORTUNITY

3,466 SF Highly Improved Restaurant + Fully Built Kitchen

2010 Main, Suite 170

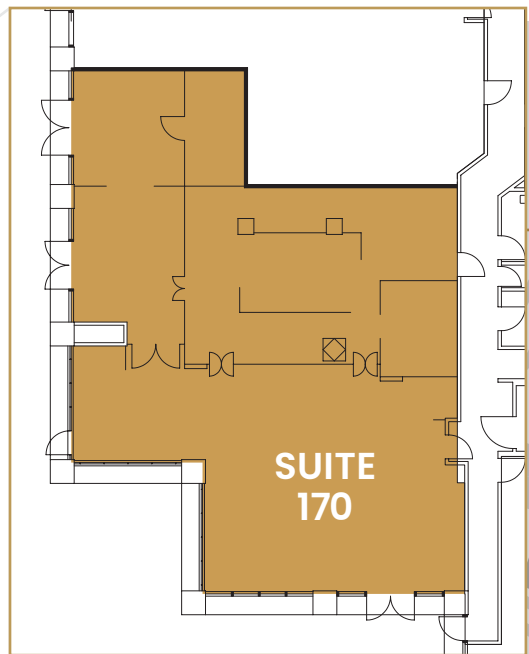
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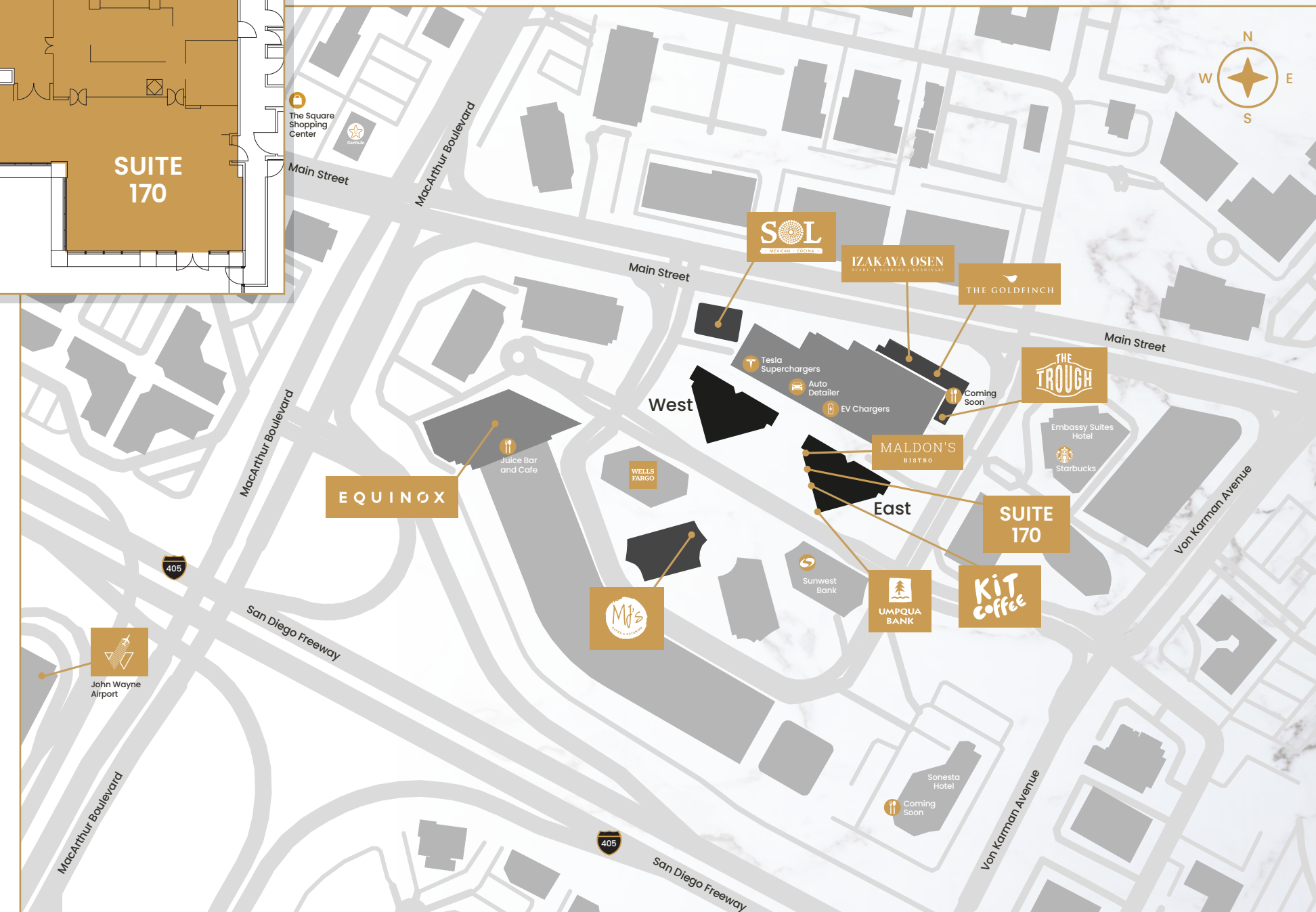


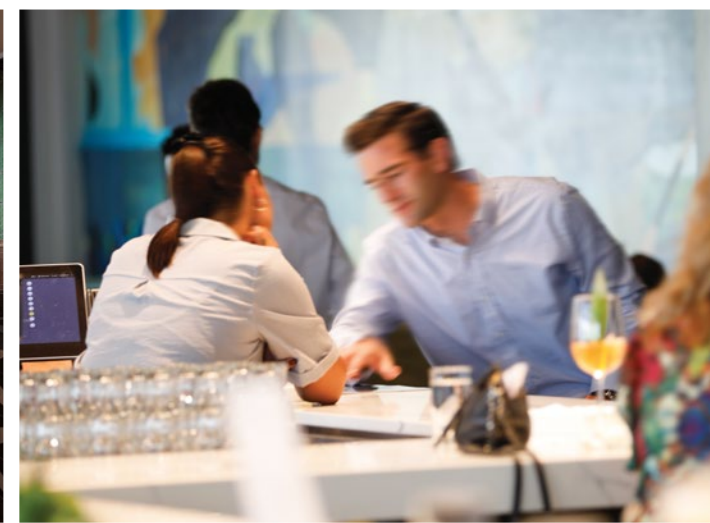
OVERVIEW

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 170
3,466 SF
Highly Improved Restaurant + Fully Built Kitchen





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.



Maldon's Bistro

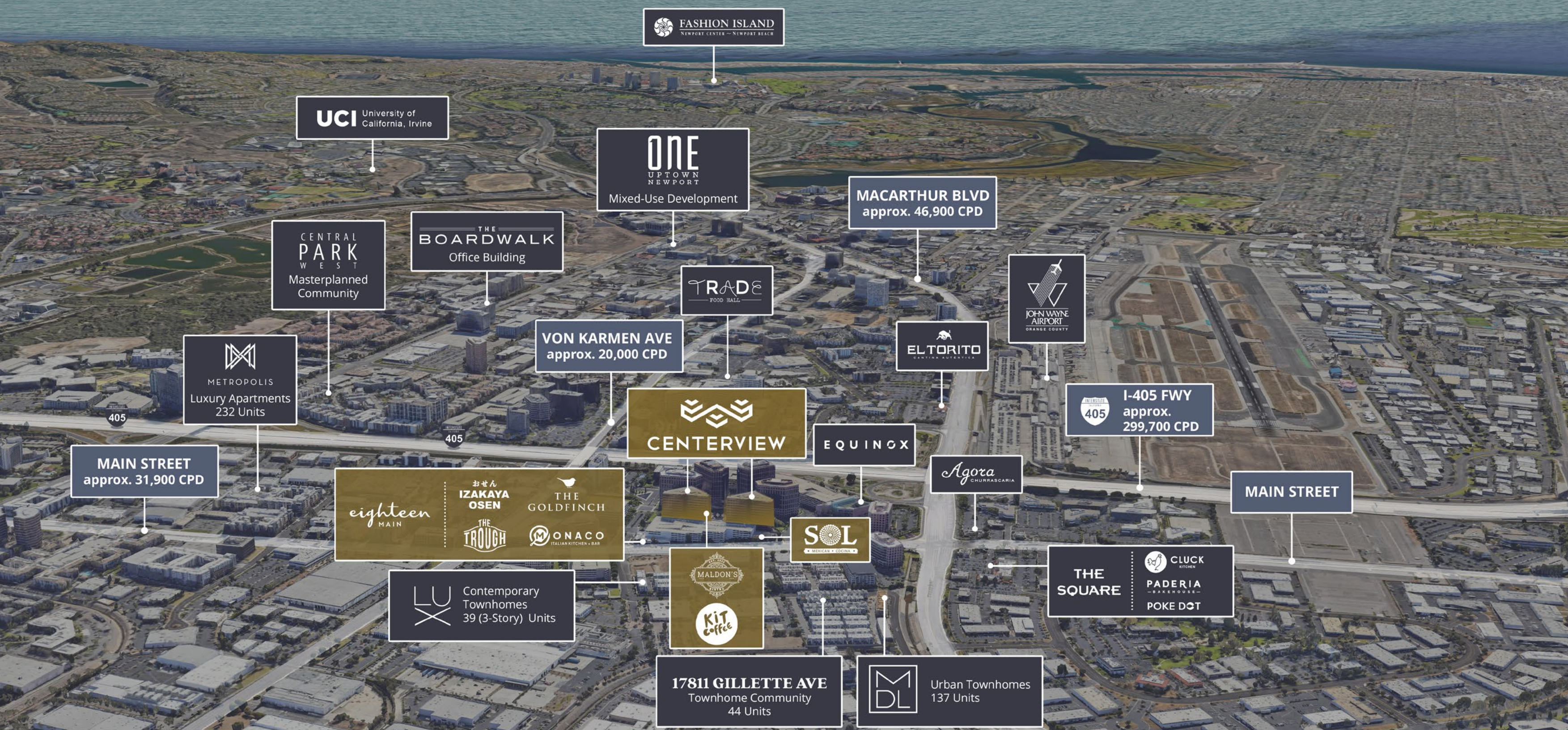
Maldon's Bistro offers classic French breakfast and lunch items such as sweet and savory crepes, salads, baguette sandwiches, soups, pastries, and more.



Monaco Italian Kitchen + Bar

Monaco Italian Kitchen + Bar 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.





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

VON KARMEN AVE
approx. 20,000 CPD

EL TORITO
GASTRONOMIA AUTENTICA

METROPOLIS
Luxury Apartments
232 Units

CENTERVIEW

EQUINOX

I-405 FWY
approx. 299,700 CPD

MAIN STREET
approx. 31,900 CPD

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

Agora
CHURRASCARIA

MAIN STREET

LU Contemporary Townhomes
39 (3-Story) Units

MALDON'S
KIT coffee

SOL
MEXICAN + COCINA

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.

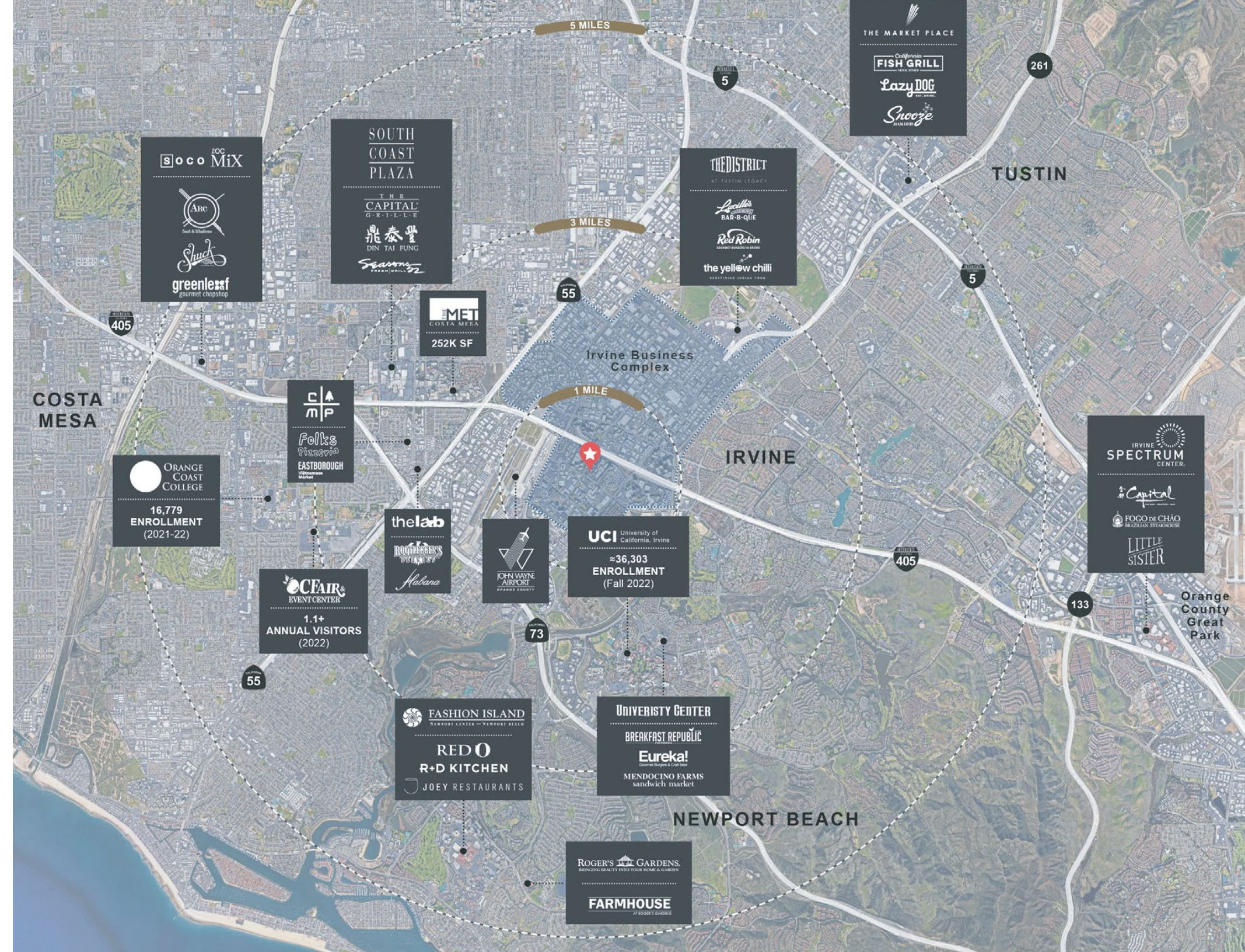
EST 2023 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	13,292	172,851	570,579
Average Household Income:	\$133,300	\$133,522	\$138,907
Daytime Population:	72,204	256,462	451,699

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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CENTERVIEW

CENTERVIEWIRVINE.COM

FOR LEASING INFORMATION

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