

RETAIL SPACE FOR LEASE

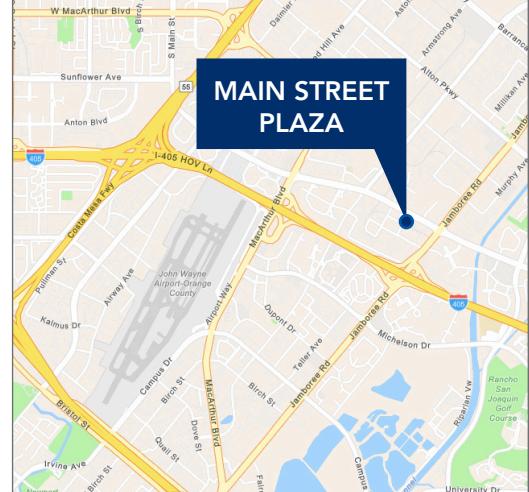
MAIN STREET PLAZA

2540 Main Street, Irvine, CA



HIGHLIGHTS

- Diverse tenant mix with shared national credit co-tenancy
- Large parking lot boasting of 130 parking spaces with an additional 21 behind building
- Approximately 547,392 local residences within a five-mile radius and 32K vehicles per day
- 230,306 local business employees within a three-mile radius included in the daytime population count
- Quick access to major freeways including 405 Freeway at Jamboree Road
- Several million square feet of office space, hundreds of hotel rooms, and thousands of housing units all within walking distance of subject property
- Located at the nexus of the Irvine Business Complex and within the densest neighborhoods of Irvine



For leasing information, please contact:

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MAIN STREET PLAZA

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SUITE	TENANT	SF
A	AVAILABLE	2,730
B	TP Tea	1,560
C	Piccadilly Cleaners	1,020
D	Copy 4 Less	1,200
E	Blue Ocean Spa	1,020
F/G	Main Street Pizzeria	1,540

SUITE	TENANT	SF
H	Punjabi Tandoor	620
J	Thai & Chinese Express	620
K	First Sandwich	475
L	TBD Restaurant	475
M	Greek Islands	475
N	Baja Fresh	1,100

SUITE	TENANT	SF
P	Thai Body Works	1,200
R	Wells Fargo	1,200
S	Divine Nails & Lashes	1,200
T	Stafford Chiropractic	1,200
U/V	Elegant Nails	2,100
W/X	Irvine Market	2,740

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