

WORLD-CLASS RETAIL/RESTAURANT SITE OPPORTUNITY

18512 MACARTHUR BLVD., IRVINE, CALIFORNIA

(first time available in 55 years!)

74,965 DAYTIME POPULATION WITHIN 1 MILE

20.6 MILLION SQ. FT. OF OFFICE WITHIN WALKING DISTANCE

9,616 HOTEL ROOMS WITHIN 3 MILES

99.9 MILLION SQ. FT. COMMERCIAL PROPERTIES WITHIN 3 MILES

LEASE,
BTS/RVSE
OR GROUND
LEASE



NEWMARK
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DEMOGRAPHICS



Population

1 MILE 2 MILES 3 MILES 5 MILES

12,965 60,439 171,837 545,637



Daytime Population

74,965 198,634 338,018 708,578



Median H/H Income

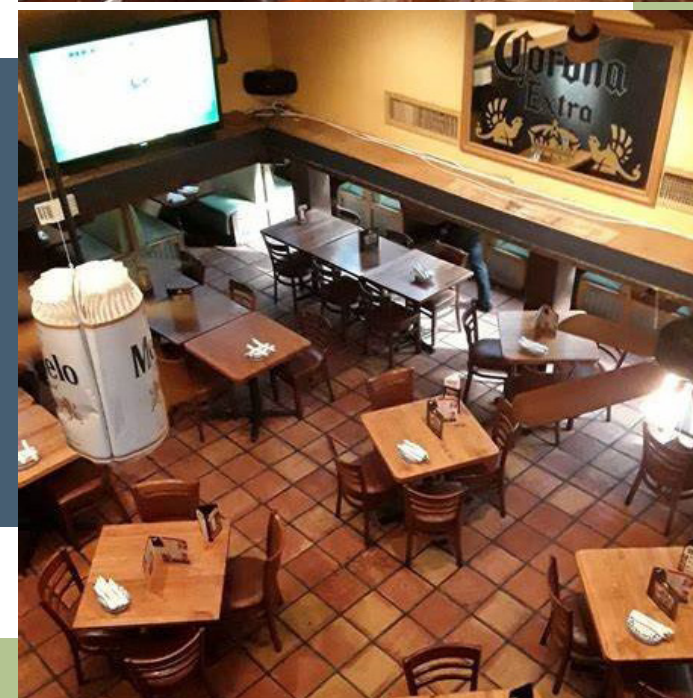
\$114,450 \$100,881 \$106,342 \$107,330

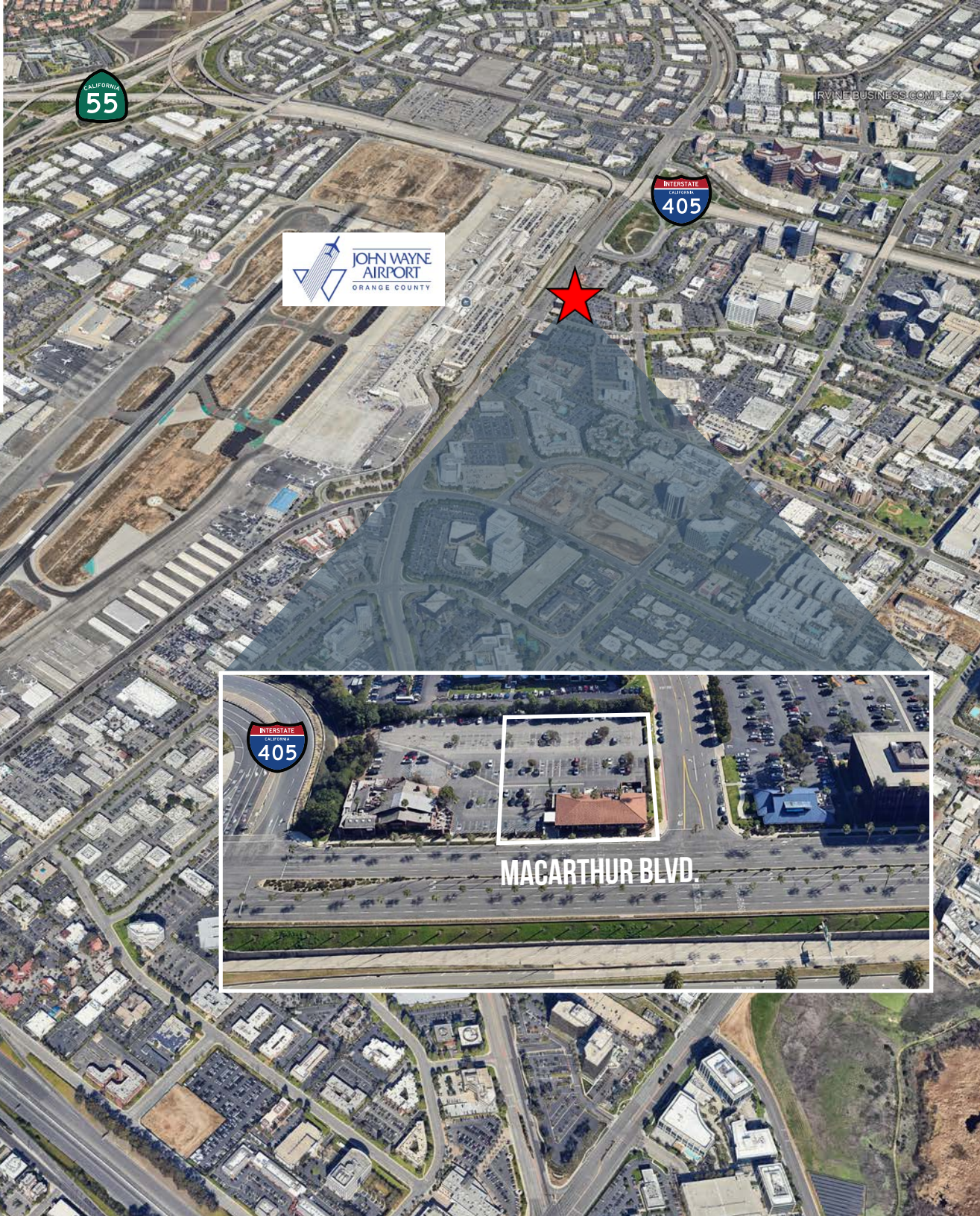


Per Capita Income

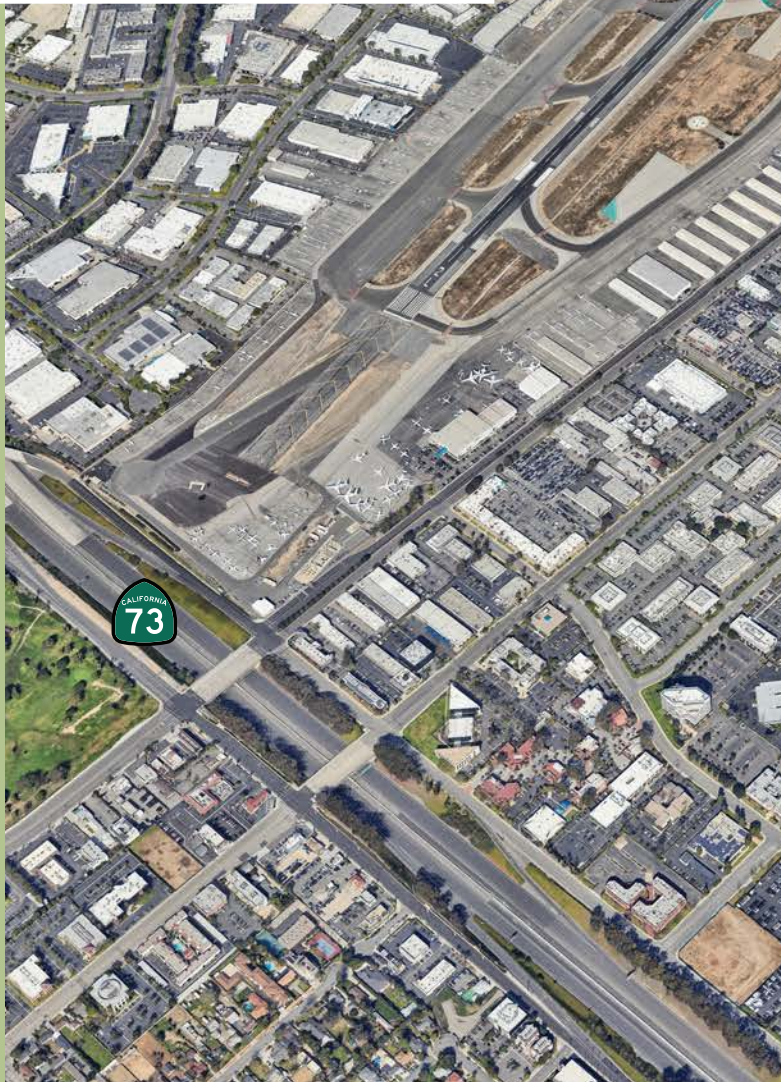
\$73,663 \$60,202 \$52,606 \$50,455

- Lease / Ground Lease / Build-To-Suit / RVSE Build-To-Suit
- Heart of Irvine / Newport Beach Metroplex
- "Jaw Dropping" Demographics
- Directly Across from John Wayne / OC Airport (11,000,000 passenger count 2024)
- 6,770 SF on 60,984 SF of Land / Unobstructed Visibility from MacArthur Blvd.
- Immediate Access to the 405/55/73 Freeways
- Regional Restaurant Magnet for the Newport/Irvine Area





AERIAL





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