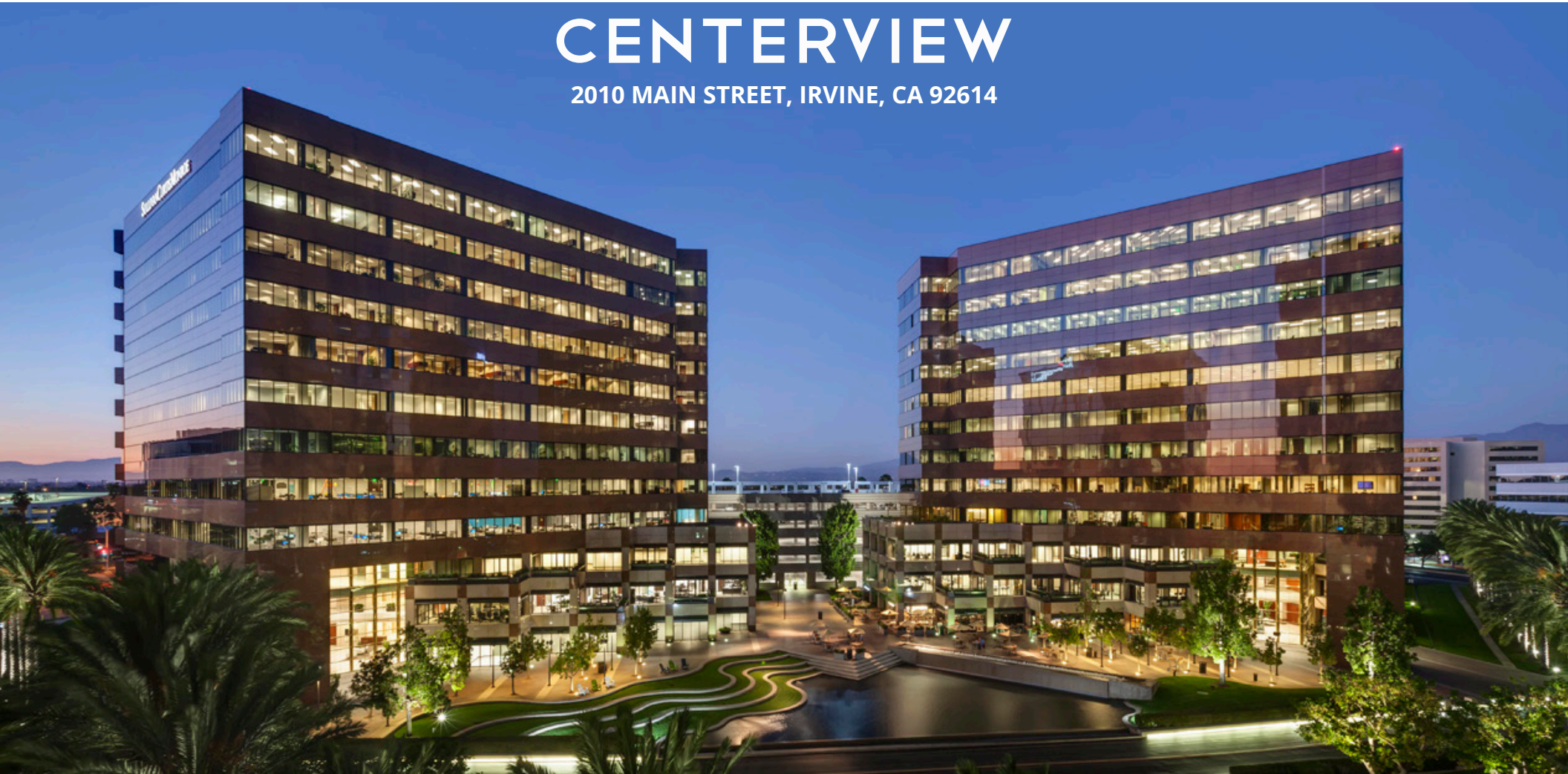


RARE OPPORTUNITY



# CENTERVIEW

2010 MAIN STREET, IRVINE, CA 92614



Exclusively represented by



610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660



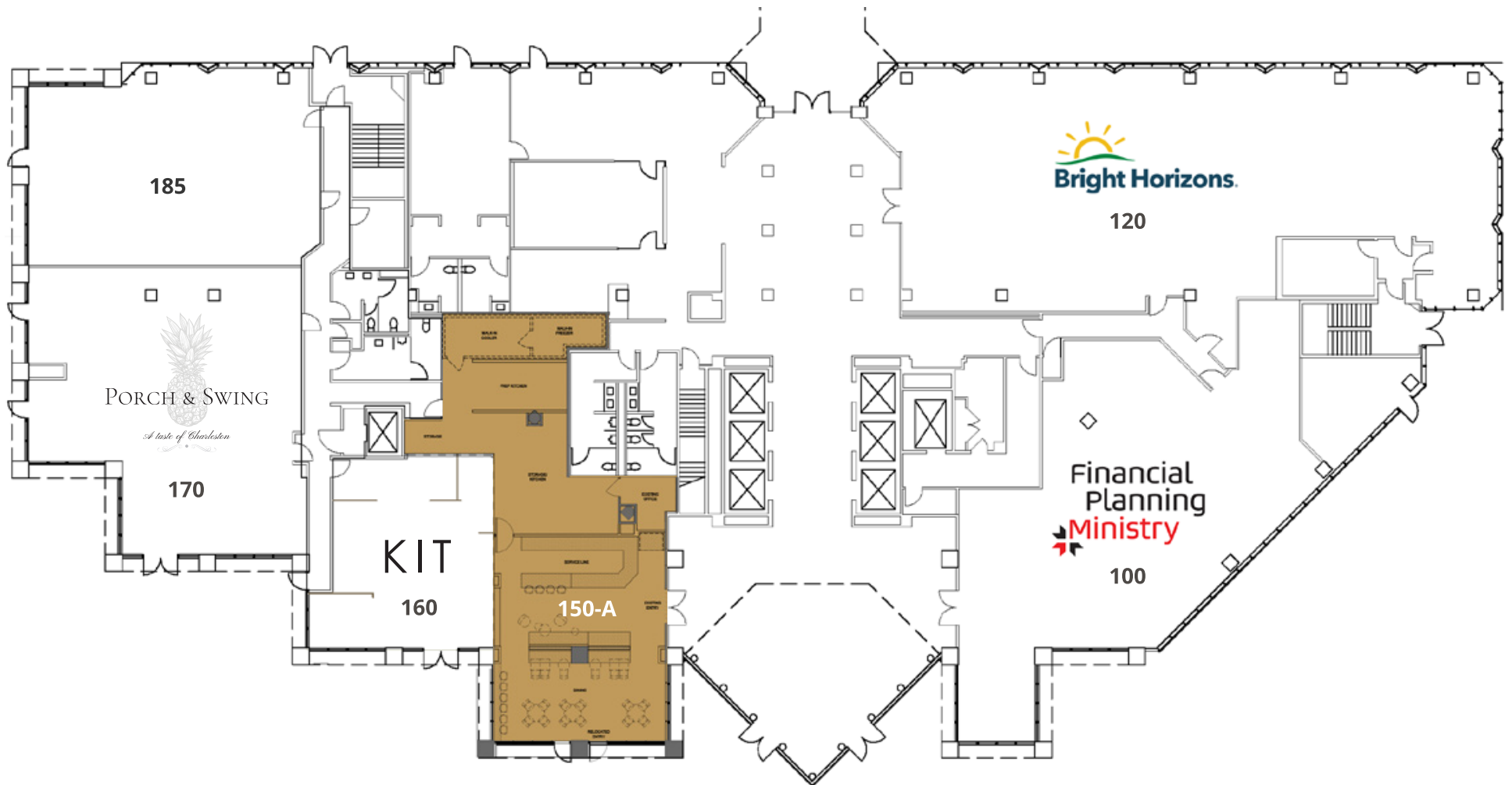
PORCH & SWING



CENTERVIEW

2010 Main

**SUITE 150-A : 2,368 SF Space Available**





WORK LIFE BALANCED.



## CENTERVIEW

2010 Main Street, Irvine, CA 92614

[CENTERVIEWIRVINE.COM](http://CENTERVIEWIRVINE.COM)

Owned & professionally  
managed by



### 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.

# SITE MAP

★ SUITE 150-A  
2,368 SF Space Available



ATRIUM





## CENTERVIEW

With collaboration, connection and community in mind, the newly remodeled Centerview exceeds best-in-class market standards. Inspired by the Art Deco movement, Centerview welcomes customers with an artful mix of classic and contemporary. Embracing the original architecture's stone and brass accents, the lobby and common area renovations thoughtfully bridge classic and modern with creative lighting, textures, and a neutral palette, keeping the focus on the simplicity and sophistication of the design.

**UCI** University of California, Irvine

**ONE**  
UPTOWN  
NEWPORT  
Mixed-Use Develop

**THE BOARDWALK**  
Office Building

**CENTRAL PARK WEST**  
Masterplanned Community

**TRAD**  
FOOD HALL

**M**  
**METROPOLIS**  
Luxury Apartments  
232 Units

**MAIN STREET**  
approx. 28,200 CPD

**VON KARMEN AVE**  
approx. 20,000 CPD

**CENTERVIEW**

**eighteen**  
MAIN

**PORCH & SWING**

**LU**  
**X**  
Contemporary Townhomes  
39 (3-Story) Units

**M DL**  
Urban Townhomes  
137 Units

ment

E

EQUINOX

MACARTHUR BLVD  
approx. 47,200 CPD



I-405 FWY  
approx.  
315,200 CPD

Agora  
CHURRASCARIA

Makino

THE  
SQUARE

Jersey Mike's Subs



néktar  
JUICE BAR

POKE DOT FLAME BROTHER



17811 GILLETTE AVE  
Townhome Community  
44 Units

# IRVINE TRADE AREA

POPULATION

**282,584**

1.86% Growth

MEDIAN HOUSEHOLD INCOME

**\$843,600**

2.62% Growth

NUMBER OF EMPLOYEES

**136,737**

2.25% Growth

MEDIAN PROPERTY VALUE

**\$843,600**

2.62% Growth

*\*source: Data USA*

**63,456**

Student & Faculty at UCI (Fall 2019)

*\*Source: uci.edu*

**50M± SF**

Of office space in Irvine Business  
Complex



# 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 2020 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	8,981	165,758	580,043
Average Household Income:	\$112,080	\$117,099	\$116,831
Daytime Population:	59,108	232,965	420,646

### TRAFFIC COUNTS

Main Street	approx. 28,200 cpd
MacArthur Boulevard	approx. 46,600 cpd
Von Karman Avenue	approx. 20,000 cpd
I-405 Freeway	approx. 288,500 cpd

source: Esri





**SOUTH COAST PLAZA**

NORDSTROM  
Neiman Marcus

SEPHORA  
macy's  
blomingdale's

THE CAPITAL GOLF CLUB  
HALL GLOBAL EATERY

**THE DISTRICT**  
AT JUSTIN LEGACY

TARGET  
WHOLE FOODS  
TJ-MAXX  
COSTCO  
ULTA  
HomeGoods  
MENDOCINO FARMS  
LOU'S  
planet fitness  
ClubFISH  
AMC THEATERS  
Michaels  
premier Julyenry  
IN-N-OUT  
UNION MARKET

**THE MARKET PLACE**

TARGET  
ROSS  
TJ-MAXX  
SEPHORA  
NORDSTROM  
rack  
ULTA  
SPROUTS  
PETSMART  
REGAL  
KREI  
hoodaddy  
WORLD MARKET  
Party City  
Swooze  
Total Wine  
IN-N-OUT  
HOBBY LOBBY

**CENTERVUE**

**THE SQUARE**

7-Eleven  
néktar  
FLAME & BROILER  
Starbucks  
Jorday Mibis Saus  
PADERIA  
Carib's

**CROSSROADS**

TARGET  
CHASE  
CHIPOTLE  
PETS Coffee & Tea  
LA | FITNESS  
CAVA  
CAVA

**CULVER PLAZA**

BevMo!  
petco  
CVS pharmacy

**DIAMOND DJ JAMBOREE**

MART  
WIKNY GRAB  
85C Bakery Cafe  
Meat Fresh  
TOKYO TABLE  
LOLLICUP

**ALTON SQUARE**

Ralph's  
CVS pharmacy  
Starbucks  
california PEA HYDRA  
SUBWAY  
McDonald's  
KRISER'S BAKERY

**WESTPARK PLAZA**

Albertsons  
Marshalls  
RITE AID  
SPROUTS  
Cafe Rio

1mi

**IRVINE**

**PARK PLACE**

NORTH ITALIA  
Mother's  
PANDIT KABOB GRILL  
lemonade  
CHRIS STEAK HOUSE  
Wahoo's  
Puesto

**CAMPUS PLAZA**

Albertsons  
DEL TACO  
Starbucks  
Habit  
ASIAN BOX  
TROPICO

**WOODBRIDGE**

GROCERY OUTLET  
BARNES & NOBLE  
Yogurtland  
SESSIONS

**OAK CREEK SHOPPING CENTER**

Gelson's  
Changtheory  
CHASE  
Mustard CAFE

**EAST COSTA MESA**  
3mi

Mercedes-Benz

**UCI**  
University of California, Irvine

**UNIVERSITY CENTER**

TARGET  
TRADER JOE'S  
IN-N-OUT  
MENDOCINO FARMS  
amazon  
Eureka!  
FLARE PIZZA  
CHIPOTLE  
DUNKIN'  
REGAL  
néktar  
PETS Coffee & Tea  
TACO BELL



# CENTERVIEW

CENTERVIEWIRVINE.COM

## WORK LIFE BALANCED.

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