

# FORMER SOUPLANTATION

2825 Main St  
Irvine, CA 92614



## PROPERTY HIGHLIGHTS

- Former Souplantation restaurant to undergo first-class redevelopment.
- Seeking premier restaurant, coffee and retail tenants.
- Easy access from 405 Freeway at Jamboree Road.
- Exceptional Demographics: 36,000 employees + 22,000 residents (\$113,000+ Avg. HH Income) within 1 mile.
- Excellent street visibility on Main Street with easy access at signalized intersection.
- Several million square feet of office space, hundreds of hotel rooms and thousands of housing units immediately adjacent.





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## ABOUT PROPERTY

- The site sits in the middle of newly constructed high density residential, Class A Office, Hotels and neighborhood residential.
- Located at the nexus of the Irvine Business Complex and the densest neighborhoods of Irvine.
- Over 440,000 residents in five (5) mile radius. With over 75,000 cars per day through the intersection of Jamboree Road & Main Street.
- 117,000 local business employees within a three-mile radius included in the daytime population count.
- Irvine, CA has been ranked the #1 safest city in America.

## PROPERTY DETAILS

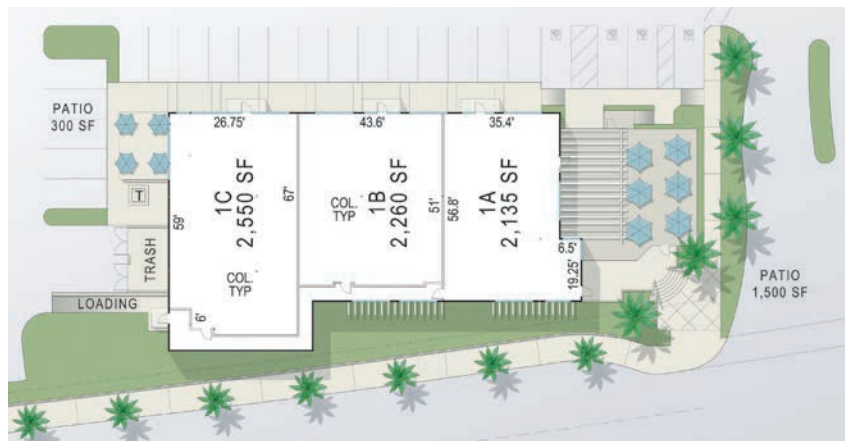
- Freestanding 7,500 square foot restaurant building to undergo first-class redevelopment.
- Retail and restaurant space available for Lease ranging from 1,200-7,500 square feet.
- Former Souplantation had been at this location for 20 years. Multiple opportunities for restaurant operators and retail tenants.
- This location provides the highly sought-after combination of Class A daytime office traffic coupled with a dense evening residential population.
- Co-tenants on site include Marriott Residence Hotel, Camden Apartments, large Class A office buildings, Boudin and Krave.

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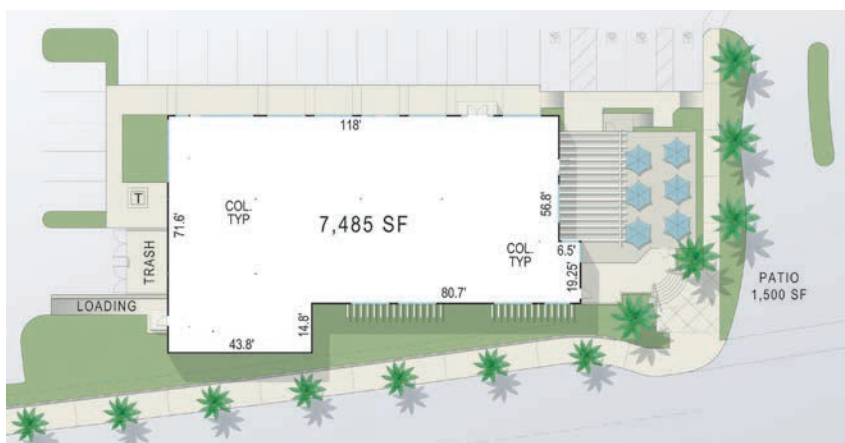
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# PROPOSED LAYOUT OPTIONS

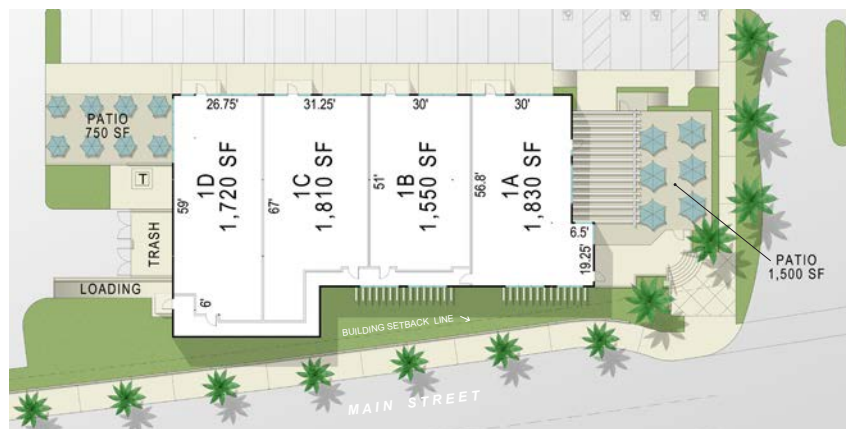
## SCHEME A



## SCHEME B



## SCHEME C

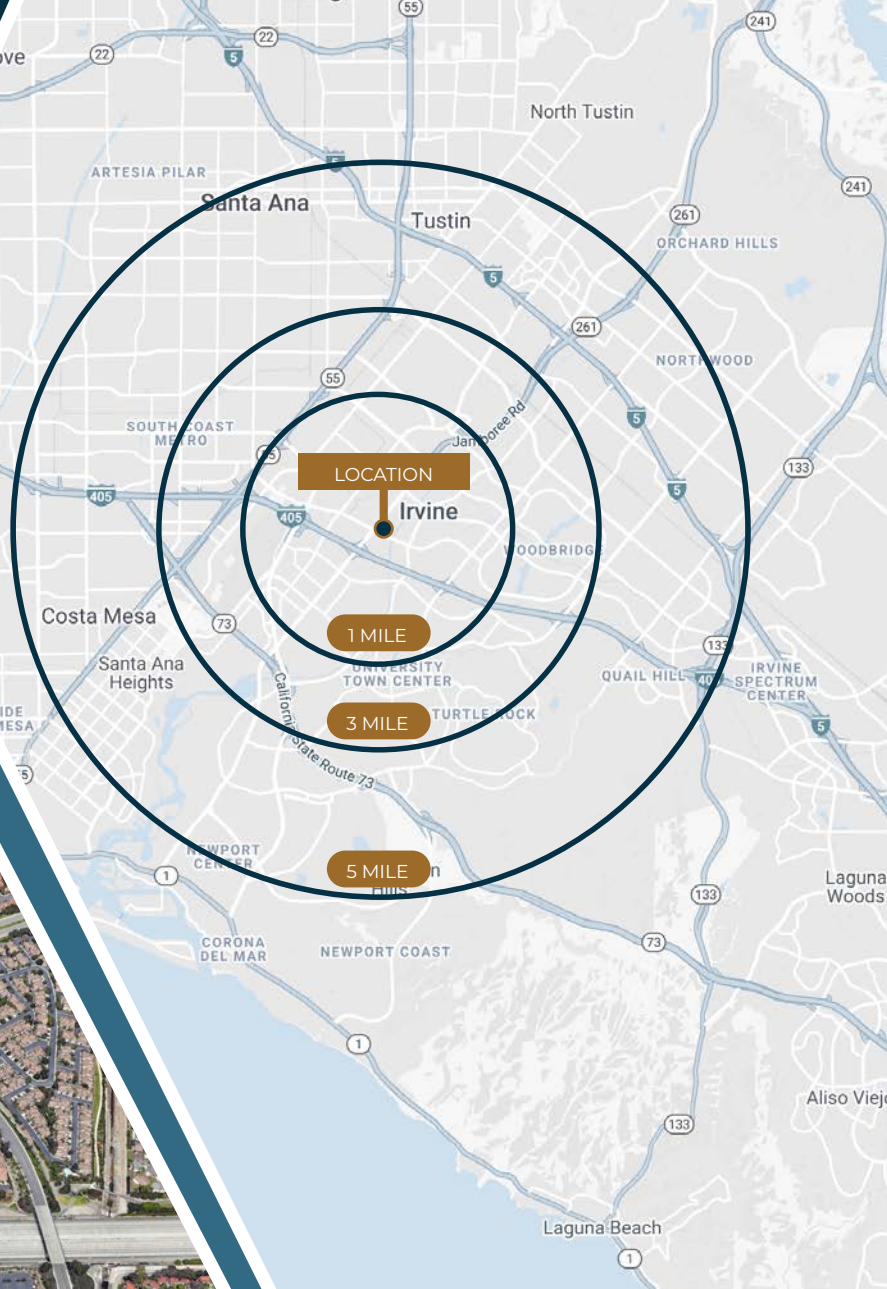
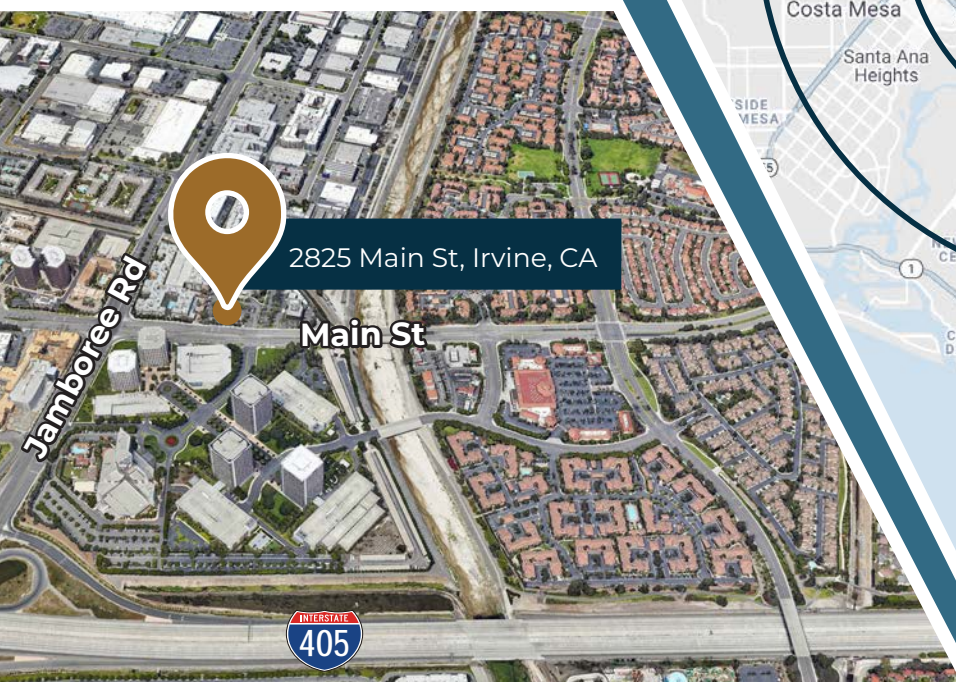




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## DEMOGRAPHICS



2019 Summary	1 Mile	3 Miles	5 Miles
Population	24,449	157,814	535,748
Households	10,552	57,530	171,289
Families	4,986	33,669	114,814
Average Household Size	2.32	2.63	3.07
Owner Occupied Housing Units	2,432	22,243	75,879
Renter Occupied Housing Units	8,121	35,287	95,410
Median Age	33.1	32.9	33.7
Median Household Income	\$ 91,415	\$ 90,897	\$ 86,968
Average Household Income	\$ 113,603	\$ 117,867	\$ 119,851

## KEY FACTS

RING OF 1 MILE



**22,449**  
POPULATION

**33.1**

MEDIAN  
AGE



**2.32**

AVG.  
HOUSEHOLD  
SIZE

**\$91,415**

MEDIAN HOUSEHOLD INCOME



**3,376**

TOTAL BUSINESSES



**36,877**

TOTAL EMPLOYEES

**4.3%**

UNEMPLOYMENT  
RATE

82%

White Collar

8%

Blue Collar

9%

Services



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## MACRO AERIAL

