

# DIAMOND JAMBOREE

PRIMERETAIL / SPACEAVAILABLE

±1,185 SF - Unit 3 - 131

2710 Alton Parkway, Ste 3-131, Irvine, CA 92614



## HIGHLIGHTS

- Located in Diamond Jamboree — Irvine's "Eatertainment Destination" Center.
- Rare opportunity to open in premier shopping center with over 350k visitors per month.
- Tenants include: H-Mart, Curry House CoCo Ichibanya, BCD Tofu House, Hidilao Hot Pot, Kura Sushi, 85C Bakery Cafe, Tim Ho Wan, SomiSomi, Chubby Cattle BBQ and many more.
- Available space is completely built out as full service restaurant with kitchen hoods and grease traps.
- Surface and structure parking is available.

## DEMOGRAPHICS

| POPULATION      | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------|-----------|-----------|-----------|
| Total Residents | 16,124    | 165,831   | 557,540   |
| AVG. HH INCOME  | \$130,605 | \$136,334 | \$138,741 |

## OFFERING DETAILS

|            |              |
|------------|--------------|
| LEASE RATE | NEGOTIABLE   |
| TERM       | NEGOTIABLE   |
| NNN        | UPON REQUEST |



**FOR LEASING INFORMATION:** Amelia Swabb: [amelia@diamondddg.com](mailto:amelia@diamondddg.com) | Phone: 626-285-5550  
| [diamond-jamboree.com](http://diamond-jamboree.com)

DIAMOND DJ JAMBOREE SHOPPING CENTER 2700-2750 ALTON PARKWAY | IRVINE

**BUILDING 3**  
8,816 GLA  
(8,568 GSF)

**SUITE 141**  
RET./REST  
1,300 GLA  
(1,243 GSF)

**SUITE 131**  
RET./REST  
1,185 GLA  
(1,162 GSF)

**SUITE 121**  
RET./REST  
1,430 GLA  
(1,402 GSF)

**SUITE 111**  
RET./REST  
1,434 GLA  
(1,404 GSF)

**SUITE 101B**  
RET./REST  
1,503 GLA  
(1,481 GSF)

**SUITE 101**  
RET./REST  
1,761 GLA  
(1,689 GSF)

F.F.E. = 0'-0"  
DATUM = 0' = 41.50'

**ELECTRIC RM**  
203 S.F.

**FIRE  
SPRINKLER  
ROOM**

LIMIT OF 1-HR. CONSTRUCTION

ASSUMED PROPERTY LINE  
BETWEEN BUILDINGS 3 AND 4



Unit 3 - 131  
1,185 SF

PARKING STRUCTURE

JAMBOREE ROAD  
54,000 CPD

ALTON PARKWAY  
16,000 CPD



