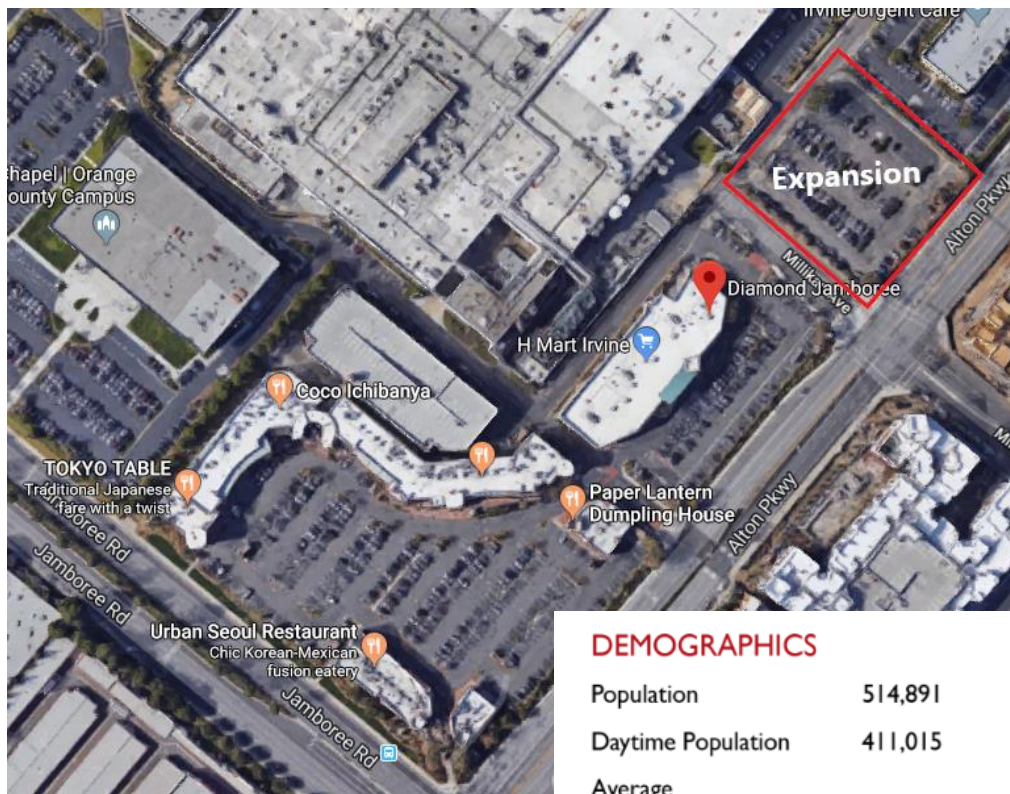




DIAMOND **DJ** JAMBOREE

**SHOPPING CENTER EXPANSION
PRE-LEASING NOW!
Contact: (626) 285-5550**



The Project is proposed as a 2-story retail building at Diamond Jamboree Retail in Irvine, California.

The redevelopment of the 1.74-acre site will incorporate 23,016 square feet of premier retail and restaurant space.

DEMOGRAPHICS

Population	514,891
Daytime Population	411,015
Average Household Income	\$88,090
Median Household Income	\$100,728

LOCAL ATTRACTIONS

Newport Beach	6 min.
UC Irvine	7 min.
John Wayne Airport	8 min.
Laguna Beach	15 min.
Verizon Wireless Amphitheater	15 min.
Orange County Great Park	15 min.
Disneyland Resort	21 min.
Knott's Berry Farm	25 min.

TRAFFIC COUNTS

Jamboree Rd. Northbound	47,556
Jamboree Rd. Southbound	53,614
Alton Pkwy. Eastbound	20,694
Alton Pkwy. Westbound	19,994

KEY TENANTS

- H Mart Asian Market (anchor)
- 85°C Bakery Cafe
- Tokyo Table
- Capital Seafood

DIAMOND JAMBOREE SHOPPING CENTER

Enjoying a prime location in the Irvine Business Complex, Diamond Jamboree is conveniently accessible from the 5, 405 and 55 freeways. Just minutes away from the UC Irvine Campus and Southern California's beaches, the lifestyle center attracts leisure and business clients alike.

CONTACT

Diamond Development Group
900 S. San Gabriel Blvd.
Suite #100
San Gabriel, CA 91776
626.285.5550

leasing@diamond-jamboree.com

PROJECT SUMMARY

Site Area:	±75,669 SF (± 1.737 AC)
Building Footprint:	42,953 SF
Total Building Area (6 levels):	251,974 SF
1 st Level:	11,962 SF
1 st Level Retail:	6,535 SF
1 st Level Restaurants:	5,427 SF
2 nd Level Restaurants:	11,054 SF
Total Retail & Restaurant Area:	23,016 SF

Coverage:	56%
Land to Building Ratio:	.76/1

Zone: IBC Multi-Use	Provided
40' Minimum Setback off of Alton	43'-8"
10' Minimum Side Setbacks	10'-0"
0' Rear Setbacks	35'-0"
15% Landscaping Min. Coverage	
Max. Building Height FAA	75'-0"
Max. Coverage	65%

Parking Requirements	
Parking Required:	247 stalls*
Parking Provided:	461 stalls
1 st Level:	32 stalls
2 nd Level:	59 stalls
3 rd Level:	78 stalls
4 th Level:	98 stalls
5 th Level:	101 stalls
6 th Level:	93 stalls

Parking Ratio:	20/1000
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Accessible Parking Required:	9 stalls
Accessible Parking Provided:	9 stalls

Bicycle Parking Required:	13 spaces
Bicycle Parking Provided:	14 spaces

Code Analysis	
Parking Structure:	
S-2 Occupancy, Type 1B - Sprinklered	
Allowed Area = 237,000 > 215,429	

Retail and Restaurants	
M and A-2 Occupancy, Type 1B - Sprinklered	
Proposed SF = 23,016 SF	
Allowed SF= Unlimited	

*Based on City of Irvine Parking Requirements:	
Retail: 1/250 (6,535 SF): 27 stalls	
Restaurant: 1/75 (16,481 SF): 220 stalls	

Bicycles: 5% of total number of required visitor motorized vehicle parking spaces	
5% (247 spaces) = 12.35 = 13 spaces	

Motorcycles: Uses with more than 100 automobile parking spaces may provide motorcycle parking at the rate of one motorcycle parking area for every 100 automobile parking spaces provided.	
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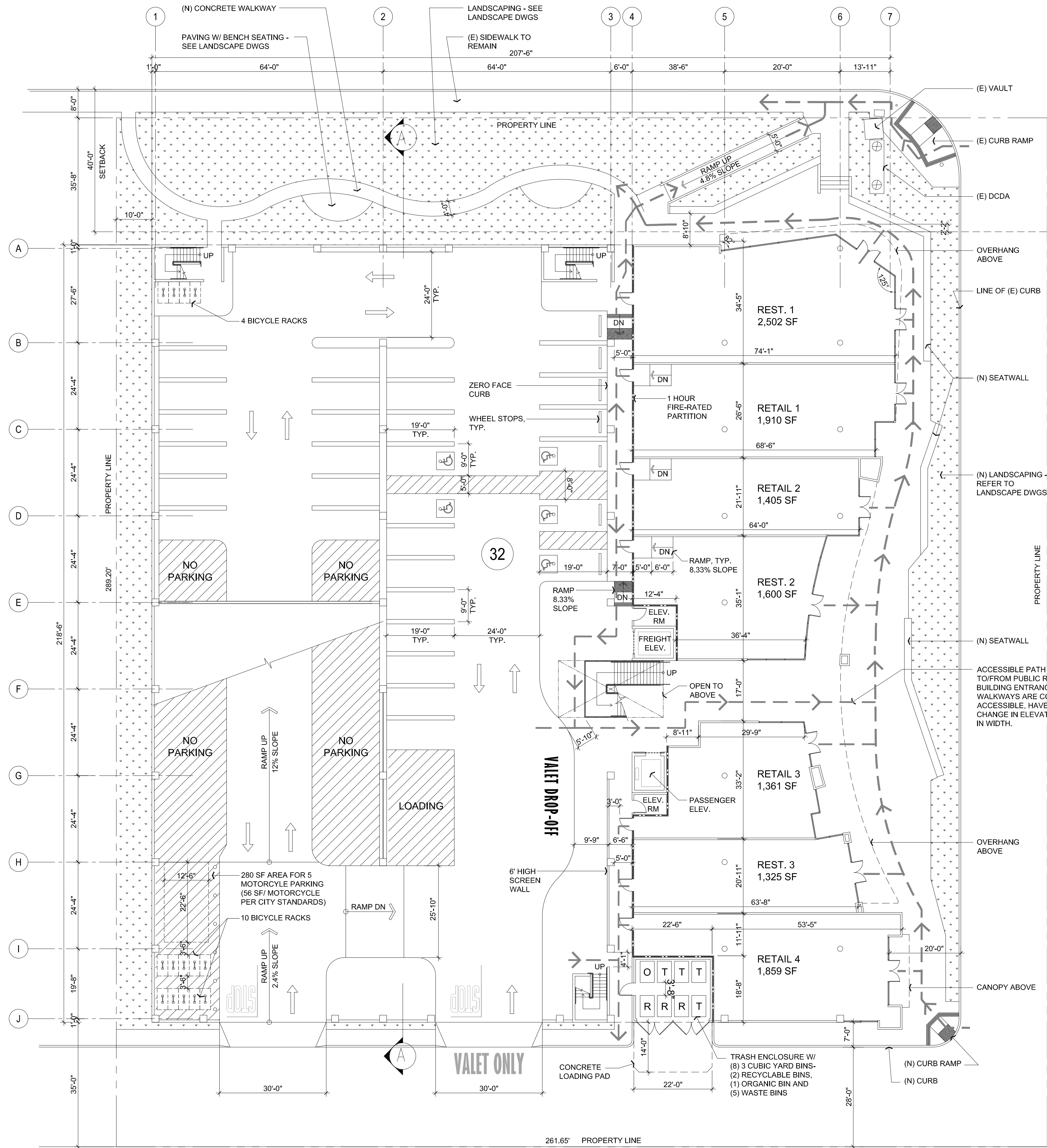
Each motorcycle space shall consist of a minimum usable area of 56 SF.	
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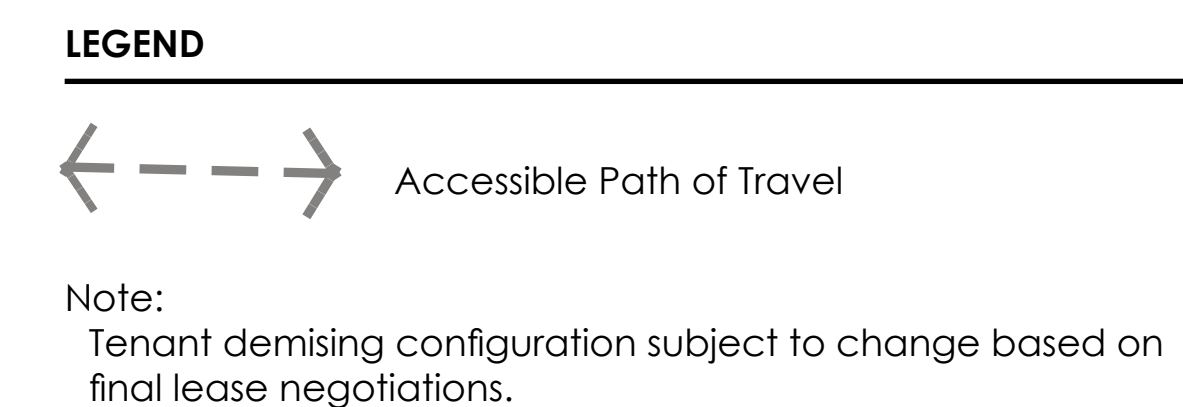
**Per 2016 CBC Table 11B-208.2, for 401 to 500 parking spaces provided, a minimum of 9 accessible parking spaces are required	
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LEGEND

← - - - →	Accessible Path of Travel
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Note:	
Tenant demising configuration subject to change based on final lease negotiations.	











Architecture + Planning
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ktgy.com

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San Gabriel, CA 91776

DIAMOND JAMBOREE PHASE 2
IRVINE, CA # 2017-1102

CONCEPTUAL DESIGN
MARCH 16TH, 2018

CONCEPTUAL RENDERING

A19



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DIAMOND JAMBOREE PHASE 2
IRVINE, CA # 2017-1102

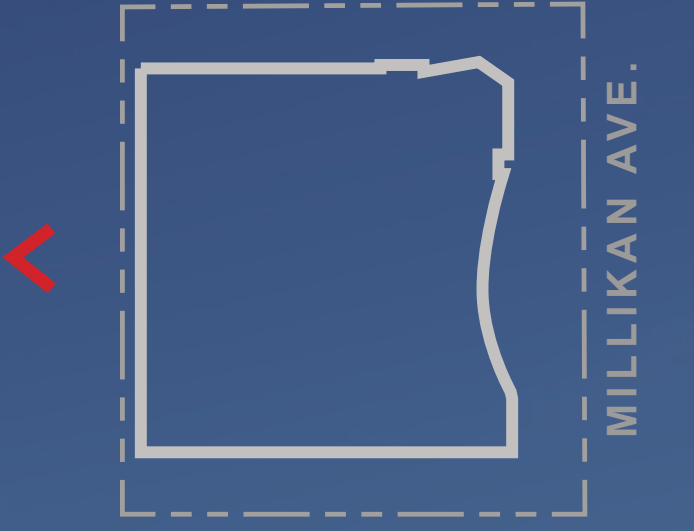
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CONCEPTUAL RENDERING

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