

The
CANOPY
AT GREAT PARK



A PARKSIDE RETREAT — IRVINE, CALIFORNIA



WHERE DAYS AND NIGHTS ARE
MADE IN THE SHADE.

IN SUNNY SOUTHERN CALIFORNIA
LIES A UNIQUE DESTINATION WHERE
FAMILIES GATHER, FRIENDSHIP'S ARE
FOUND, AND ADVENTURES INTO THE
GREAT PARK ARE KICKED OFF AND
CAPPED OFF WITH GREAT MEALS,
CRAFTED DRINKS AND THE BEST
BOUTIQUES THE OC HAS TO OFFER.



A ONE-STOP DESTINATION DESIGNED WITH FOOD EXPLORERS,
TRAIL-BLAZERS & ADVENTURE SEEKERS IN MIND.

At the Gateway to the Great Park.

Introducing The Canopy: an **11-acre experiential destination**, the first of its kind within the thriving Great Park neighborhood with over **80,000+ sqft of retail and F+B space**, coming early 2026.

Bringing a crafted collection of eateries & boutiques to the Great Park.

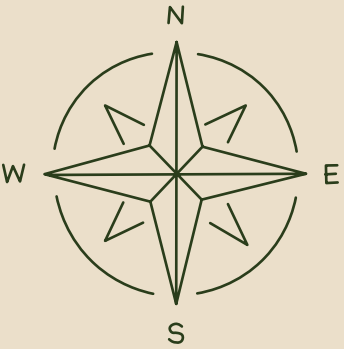
A one of kind collection of dining experiences as diverse as the Irvine community, from fast casual favorites that satisfy the everyday to first-in-market international culinary experiences that draw from the SoCal region.



Prime Location in the Heart of the Great Park

SOUTHERN CALIFORNIA'S
MOST ICONIC PARK EXPERIENCE.

The Canopy sits at an ideal location in Orange County, strategically positioned adjacent to three major freeways (5, 405, 133), effortlessly attracting locals, residents from neighboring Orange County areas, and reaching out to the bustling metropolises of Los Angeles and San Diego.



Room to Roam

THE GREAT PARK IS HOME TO A VARIETY OF EXPERIENCES, DRAWING IN VISITORS FROM ALL OVER SOUTHERN CALIFORNIA.

The
CANOPY
AT GREAT PARK



1. BOTANICAL GARDENS
2. LIBRARY
3. GREAT PARK AMPHITHEATRE
4. SPORTS PARK
5. WILD RIVERS
6. FOUNDERS ROW

EXPLORERS WELCOME

A dynamic new retail and dining destination serving all of Irvine's Great Park.



GREAT PARK RESIDENTIAL



GREAT PARK AMPHITHEATRE



WILD RIVERS



SPORTS PARK



LIBRARY & BOTANICAL GARDENS

WITH AN ESTIMATED ATTENDANCE OF **7.5 - 8.2 MILLION VISITORS ANNUALLY**,
IRVINE'S GREAT PARK WILL SUPPLY AN ACTIVATED AUDIENCE TO TENANTS OF
THE CANOPY, ALL DAY AND ALL NIGHT, 7 DAYS A WEEK.

Community Under the Canopy

A THREE-MILE RADIUS OF THE SITE

37 YEARS OLD
Total Median Age (2023)

\$168,545
Average Household Income (2023)

\$1,087,812
Median Value of Owner Occ. Housing Units (2023)

Audience Verticals



A go-to spot for coffee, park strolls, lunch with friends, and grocery runs—all in one delightful destination.

PARENTS AND KIDS
LOOKING FOR A
DAYTIME RETREAT

After the game, athletes and spectators head to The Canopy for a bite to eat and to celebrate their win.

SPORTS PARK SPECTATORS + ATHLETES
CRAVING POST-GAME BITES



Seamless accessibility and relaxed vibes bring new amenities to Great Park’s community. Elevated dining adds a fresh spark to date nights.

GREAT PARK RESIDENTS
SCOUTING HAPPY HOUR
HOTSPOTS

A variety of eateries to pop in for a quick bite makes lunch time a walk in the park.

UNIVERSITY +
HIGH SCHOOL
STUDENTS SEEKING
LUNCHTIME
HANGOUTS



Whether you’re in need of a grab-and-go option or looking for something more leisurely, our diverse dining options suit every taste.

LUNCH-HOUR CROWD FROM
17,000+ NEARBY WORKPLACES



Sought-after culinary delights attract visitors from across OC, LA and San Diego.

SO CAL FOOD
EXPLORERS
LOOKING FOR
WEEKEND
ADVENTURES

DURING THE

Weekday's

WHEN

EARLY MORNING

WHO

Commuters en route to nearby offices and hospital, stopping in for a coffee or running errands before the workday begins.

WHEN

LUNCH

WHO

Local office employees and students on their lunch break looking to get a convenient bite to eat within a short commute.

WHEN

MORNING / AFTERNOON

WHO

Moms and parents with daytime availability looking to meet a friend for brunch, park play dates, and grocery runs.

WHEN

EVENING

WHO

Great Park Locals seeking unique eateries for Happy Hours and date nights.

A BUILT IN AUDIENCE ALL DAY, EVERY DAY



ON THE

Weekend's

WHEN

EARLY MORNING

WHO

Park bound adventurers from the Socal region and beyond looking for a one-of-a-kind destination for a leisurely brunch.

WHEN

LUNCH

WHO

Sports Park visitors eager for lunch after a victorious game.

WHEN

MORNING / AFTERNOON

WHO

Weekend Adventurers from the Socal region and beyond interested in unique retail and grocer offerings.

WHEN

EVENING

WHO

Food explorers & Great Park locals seeking unique eateries for Happy Hours and date nights.

Endless Experiences

A UNIQUE SPECTRUM OF RETAIL AND DINING, RANGING FROM FAST CASUAL TO ELEVATED DATE NIGHTS. THE CANOPY IS THE PLACE FOR FAMILIES AND FRIENDS TO GATHER, GRAZE, SHOP, AND PLAY.



NEIGHBORHOOD GROCER



UNIQUE RETAIL



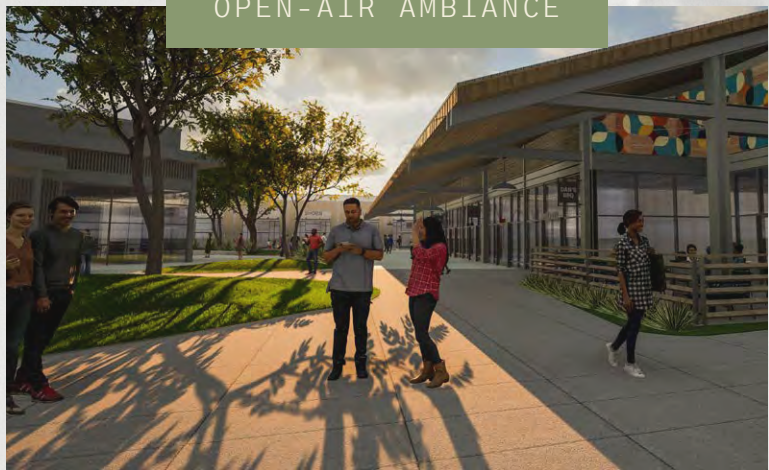
OUTDOOR SPACES TO GATHER



DAILY SERVICES



FOOD-DRIVEN EXPERIENCES



OPEN-AIR AMBIANCE

Bringing it All Together

WITH OVER 80,000 SQUARE FEET OF RETAIL SPACE, THE CANOPY PRESENTS THE PERFECT OPPORTUNITY FOR UNIQUE RESTAURANTS, SOUGHT-AFTER BOUTIQUES, AND ESSENTIAL DAILY SERVICES.





A UNIQUE VILLAGE ATMOSPHERE MERGES NATURAL OLD GROWTH TREES WITH MODERN ARCHITECTURAL FORMS TO CREATE A DYNAMIC ONE-OF-A-KIND EXPERIENCE.

Happy at
All Hours





FIRST-TO-MARKET DINING
AND IN-DEMAND RETAIL





The
CANOPY
AT GREAT PARK



The Future of the Great Park

FARM HUB

North Lake

GREAT MEADOW

GREAT PROMENADE

14,000 SEAT AMPHITHEATER

South Lake

LOOP ROAD

The
CANOPY

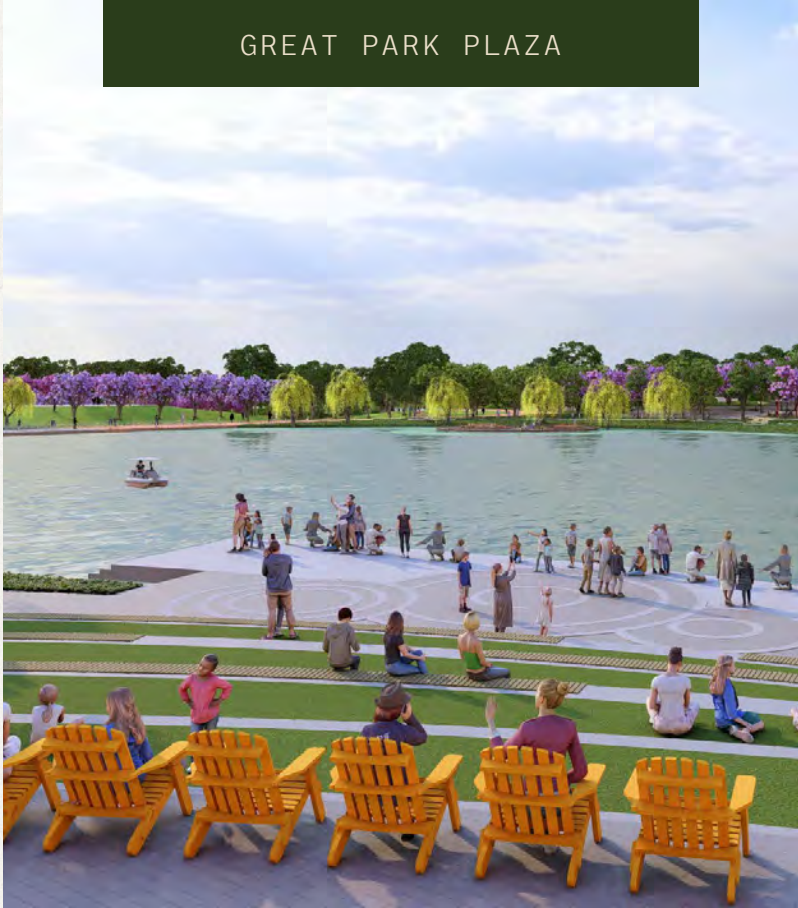


VIBRANT NEW SPACES WILL BRING AN ADDITIONAL
LAYER OF ACTIVATION TO THE GREAT PARK.

GREAT MEADOW



GREAT PARK PLAZA



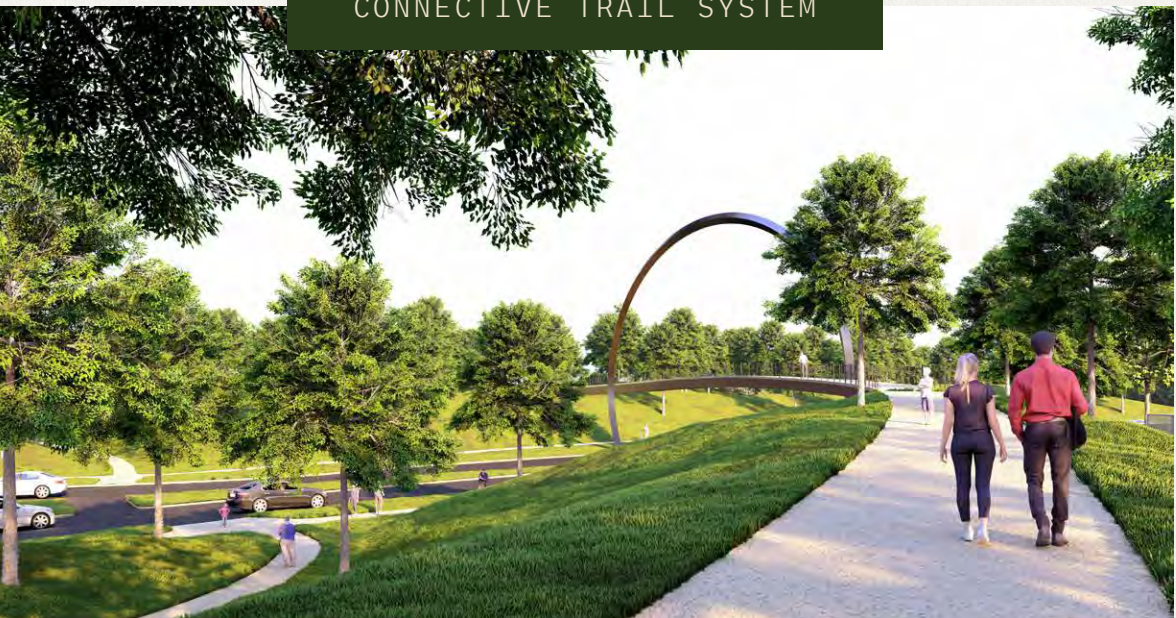
OVERLOOK GARDEN

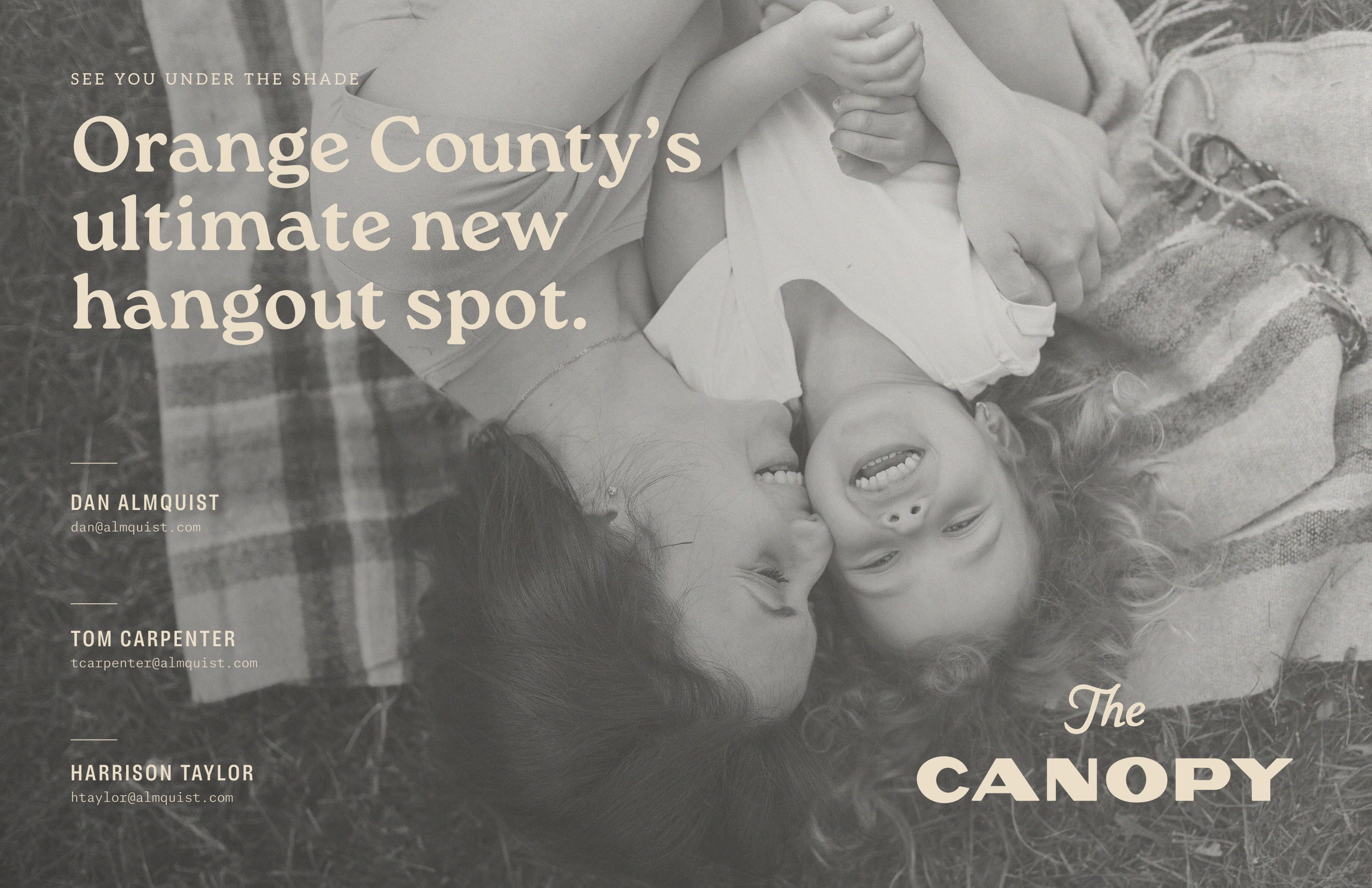


GREAT PARK AMPHITHEATRE



CONNECTIVE TRAIL SYSTEM





SEE YOU UNDER THE SHADE

Orange County's ultimate new hangout spot.

DAN ALMQUIST

dan@almquist.com

TOM CARPENTER

tcarpenter@almquist.com

HARRISON TAYLOR

htaylor@almquist.com

The
CANOPY

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PHASE 1 - CITY OF IRVINE PARKING LOT TREE REQUIREMENTS	
ITEM	QUANTITY
PARKING SPACES	409 STALLS
TREES REQUIRED (1 TREE PER 4 PARKING STALLS)	103 TREES
TOTAL SHADE PROVIDED IN PARKING LOT AREA	116 TREES

PHASE 1 - CALIFORNIA GREEN CODE PARKING LOT SHADE REQUIREMENTS	
ITEM	QUANTITY
PARKING LOT AREA	70,717 SQUARE FEET
SHADE PROVIDED IN PARKING LOT AREA	35,425 SQUARE FEET
TOTAL SHADE PROVIDED IN PARKING LOT AREA	50.1%

PHASE 1 - LANDSCAPE AREA REQUIREMENTS PER ENTITLEMENT DRAWINGS	
ITEM	QUANTITY
LANDSCAPE AREA REQUIRED	15%
LANDSCAPE AREA PROVIDED	78,493 SQUARE FEET
RECREATIONAL TURF AREA PROVIDED	3,874 SQUARE FEET
TOTAL LANDSCAPE AREA PROVIDED	82,267 SQUARE FEET
TOTAL SITE AREA	465,306 SQUARE FEET
LANDSCAPE AREA PROVIDED PERCENT COVERAGE	17.7 %

PHASE 1 - CITY OF IRVINE PERIMETER TREE REQUIREMENTS	
ITEM	QUANTITY
LENGTH OF BOUNDARY - GREAT PARK BOULEVARD	822 LINEAR FEET
TREES REQUIRED (1 TREE PER 30')	28 TREES
TOTAL PERIMETER TREES PROVIDED	28 TREES