



BAKE FREEWAY BUSINESS PARK

15700 & 15800 BAKE PARKWAY, IRVINE, CALIFORNIA

Industrial *Innovation*

at the intersection of the 5 & 405 Freeways

BAKE PARKWAY

YOUR NAME
HERE

YOUR NAME
HERE



TISHMAN SPEYER

CBRE






















Property *Features*

BAKE FREEWAY BUSINESS PARK

15700 BAKE PARKWAY

-  Lot Size: 411,213 SF (±9.5 Acres)
-  Building Size: 176,337 SF
-  Warehouse: 158,169 SF
-  Office: 18,168 SF
-  Dock High Doors: 25
-  Ground Level Doors: 2
-  Parking Stalls: 186 (1.1:1,000)
-  Clear Height: 36'
-  Column Spacing: 54'x50' Typical

15800 BAKE PARKWAY

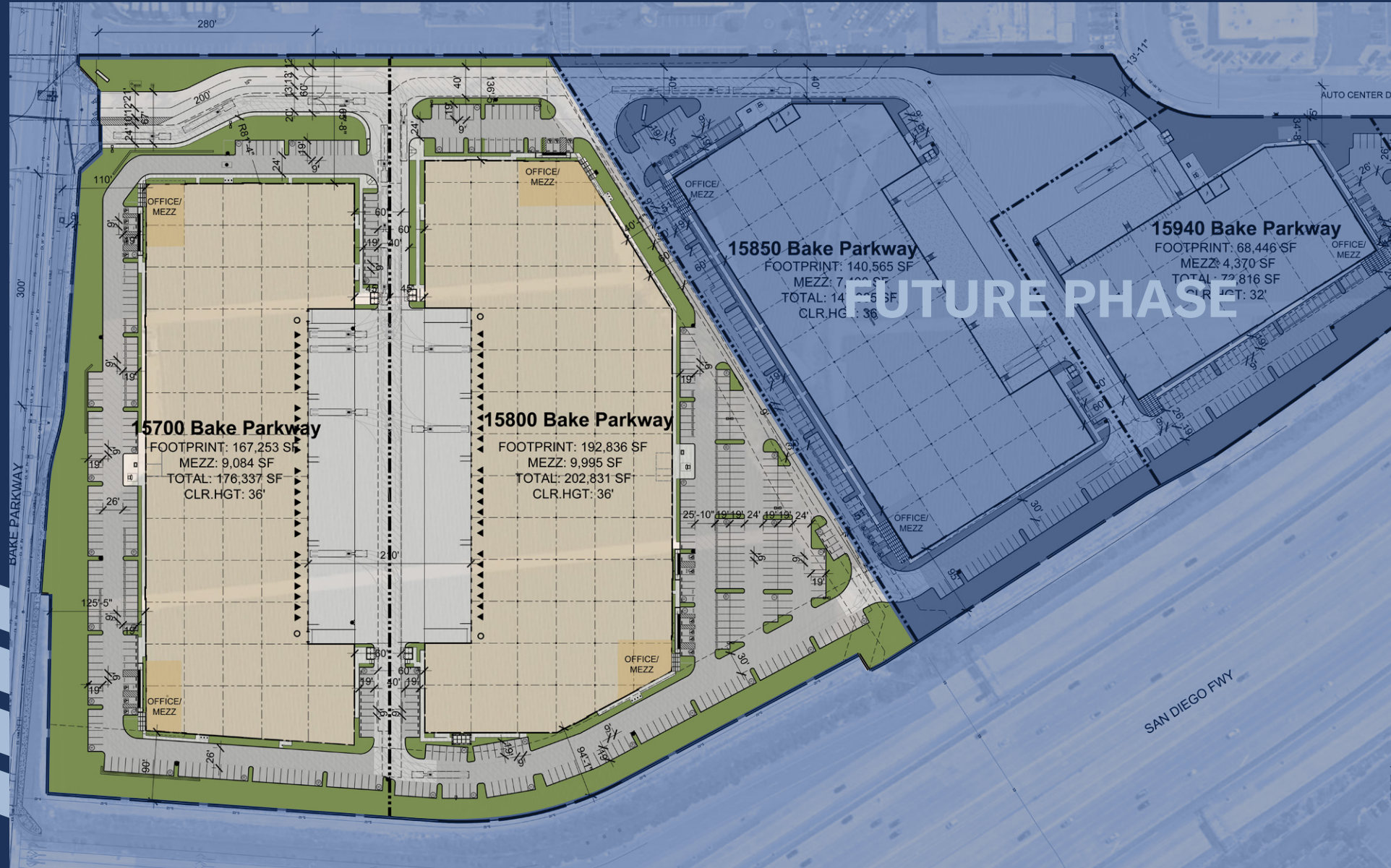
-  Lot Size: 431,982 SF (±10 Acres)
-  Building Size: 202,831 SF
-  Warehouse: 182,841 SF
-  Office: 19,990 SF
-  Dock High Doors: 25
-  Ground Level Doors: 2
-  Parking Stalls: 287 (1.4:1,000)
-  Clear Height: 36'
-  Column Spacing: 54'x50' Typical





Building 1 & Building 2 - Phase 1

BAKE FREEWAY BUSINESS PARK



Adaptable *Demising* Scenarios

BAKE FREEWAY BUSINESS PARK - PHASE 1 & PHASE 2 (TOTAL: ±599,949 SF)
DIVISIBLE PORTIONS AVAILABLE DOWN TO ±50,000 SF

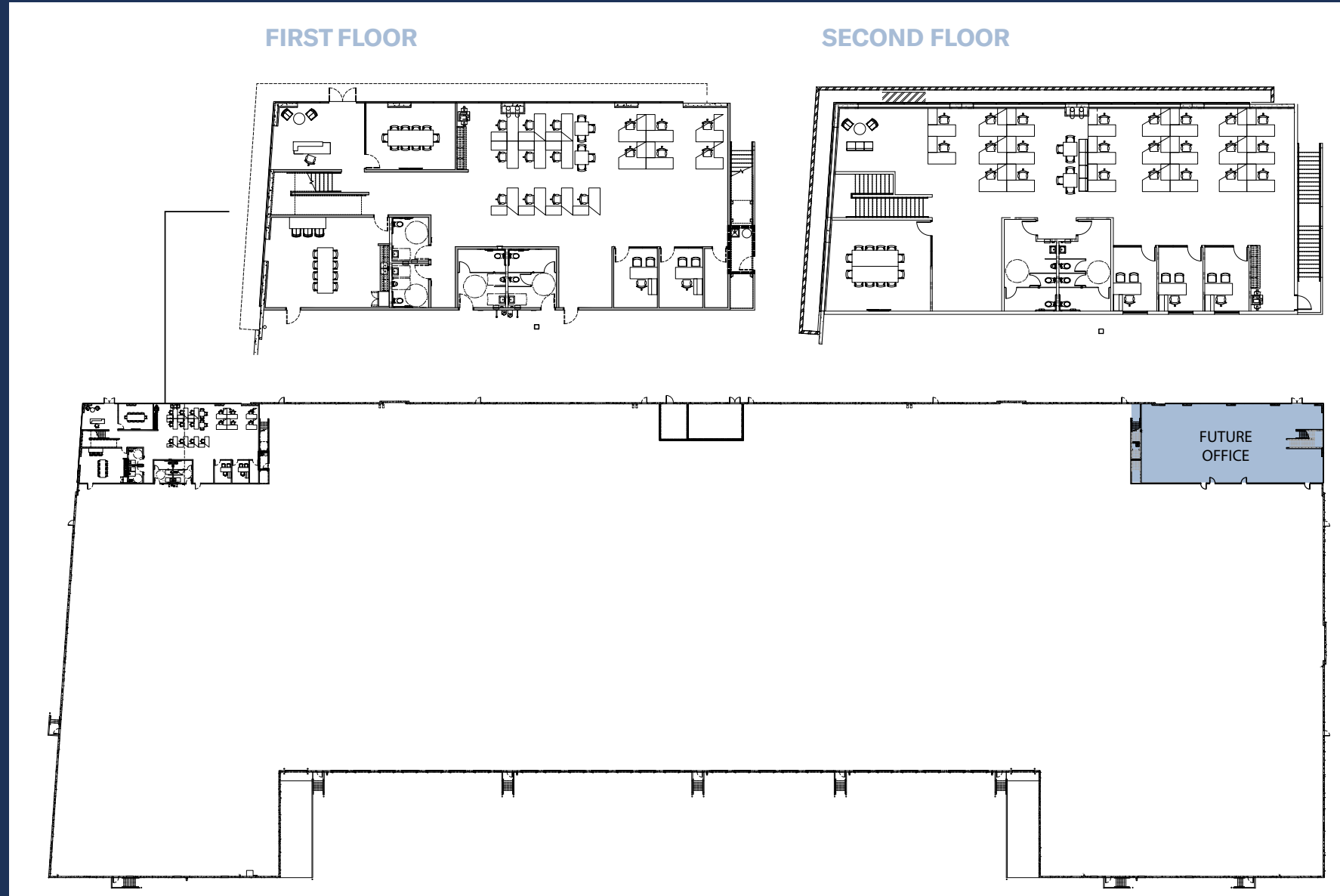






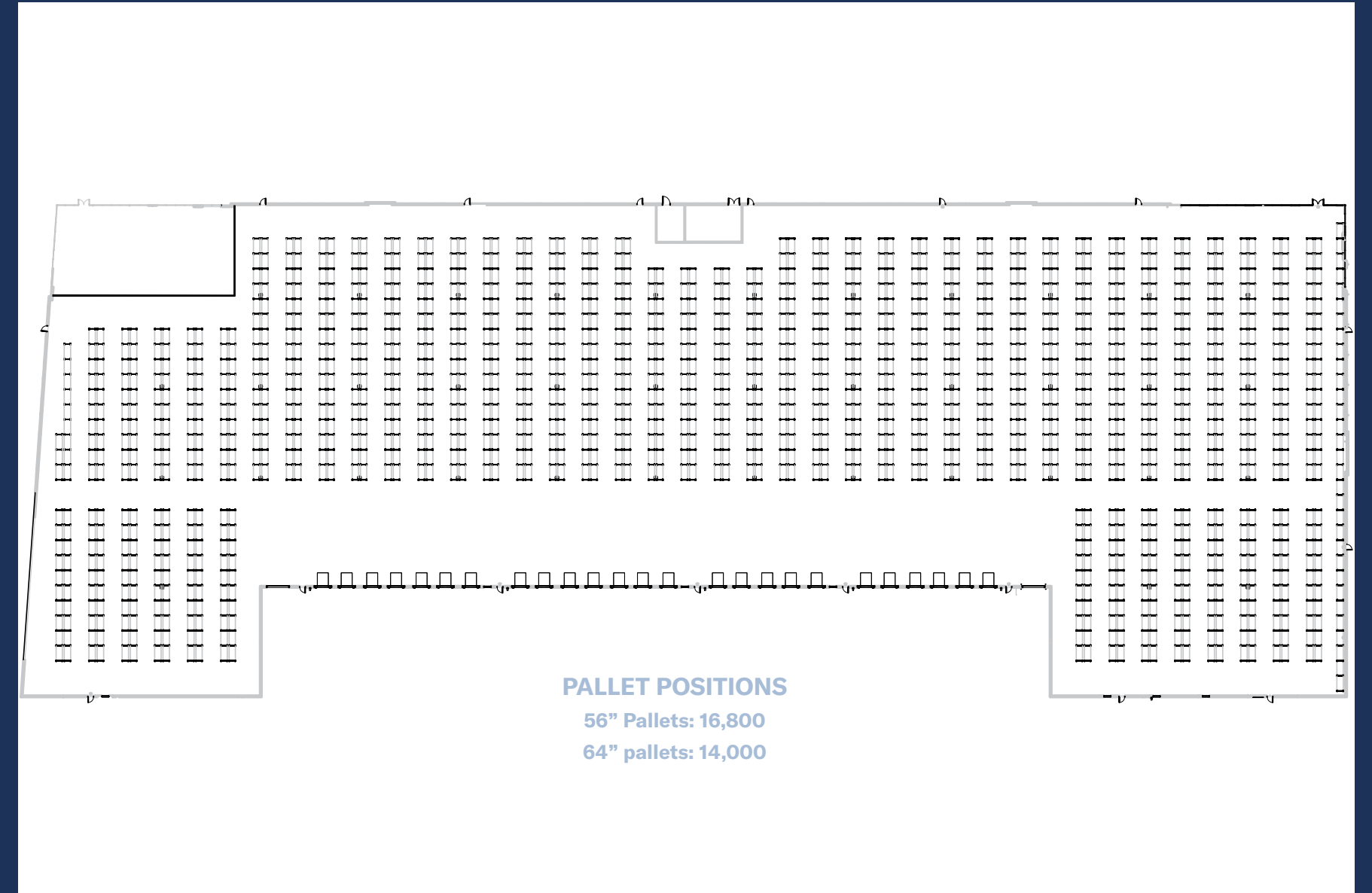
15700 Bake Parkway *Floor Plan*

BAKE FREEWAY BUSINESS PARK



15700 Bake Parkway *Racking Layout*

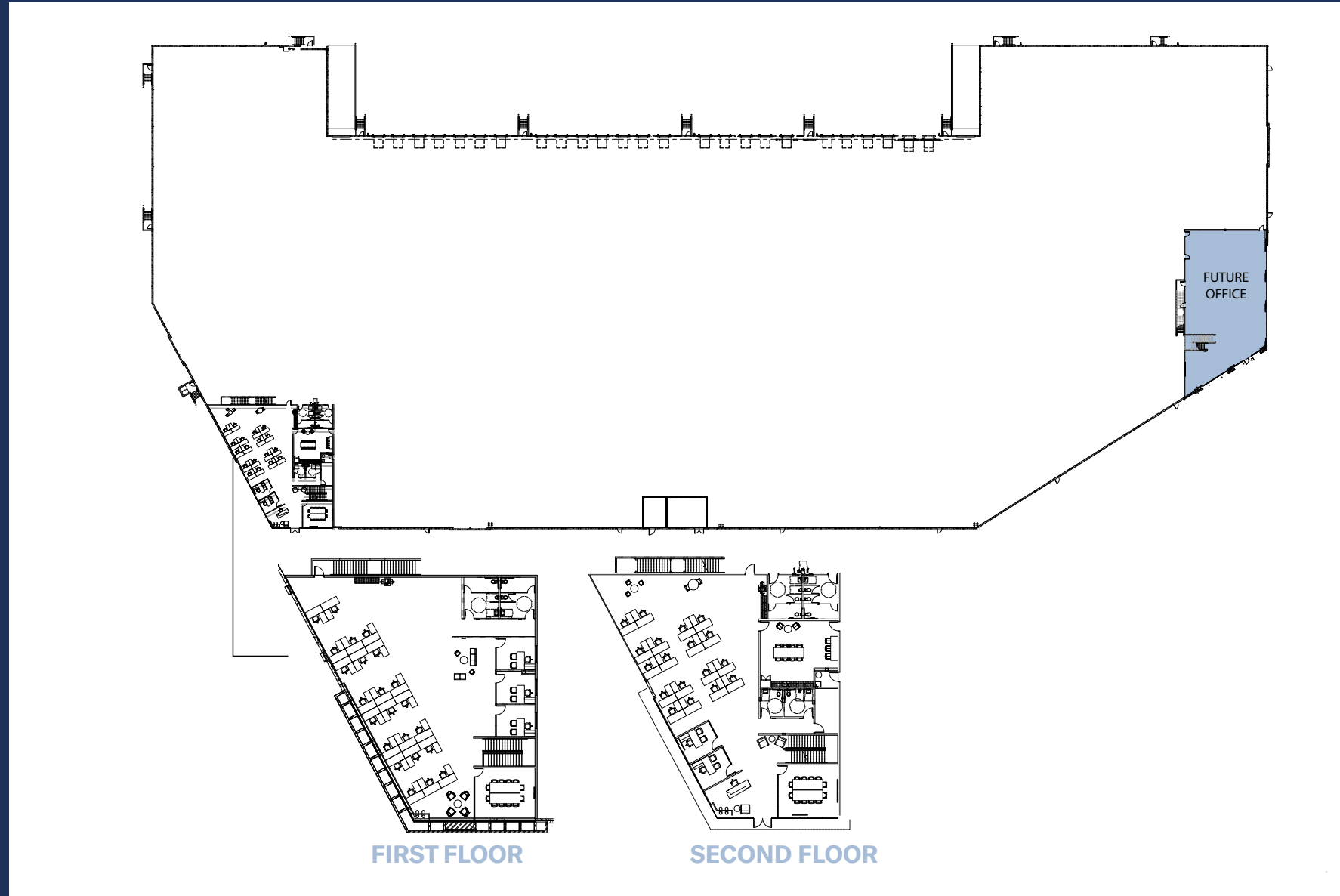
BAKE FREEWAY BUSINESS PARK





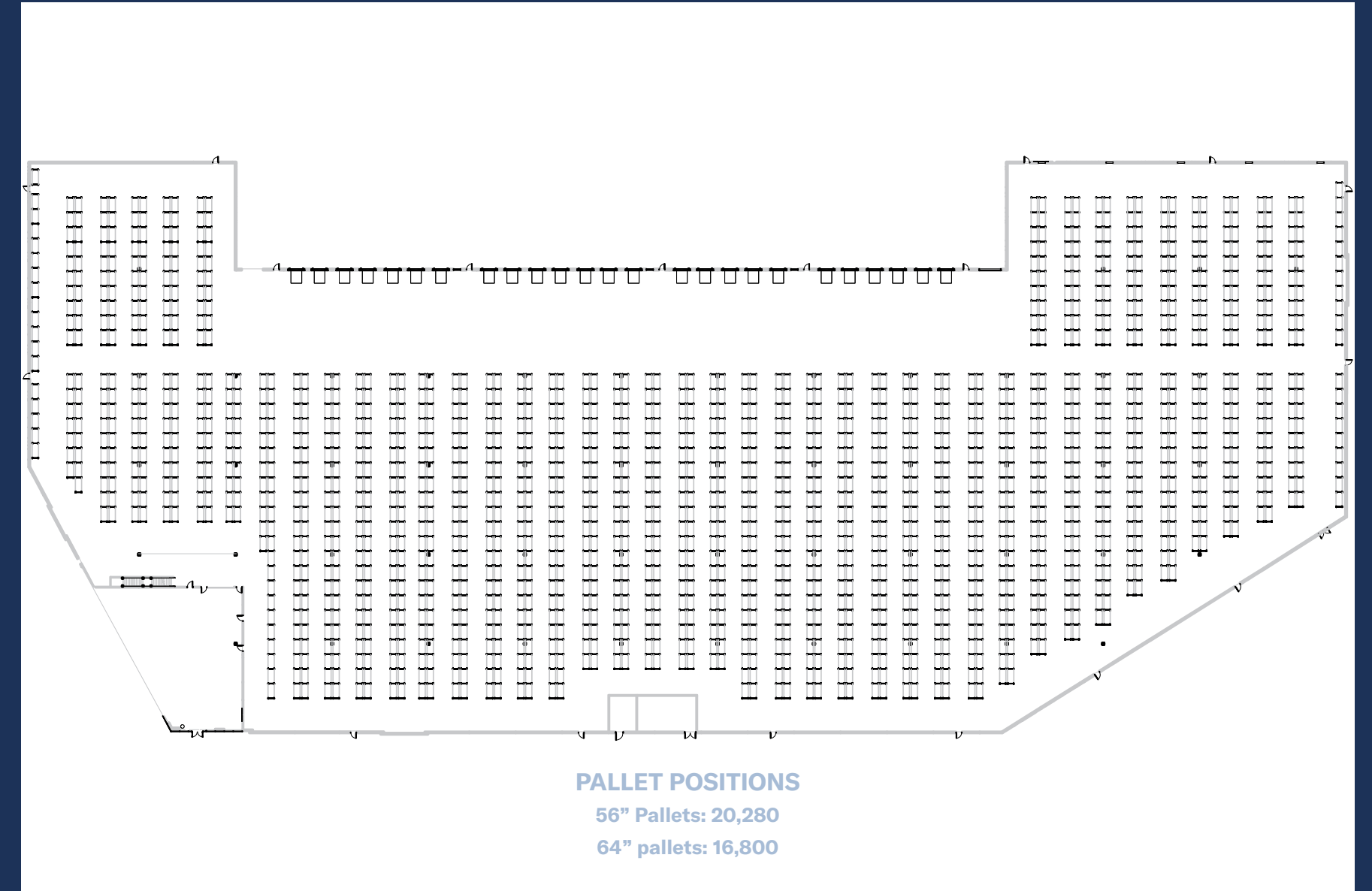
15800 Bake Parkway *Floor Plan*

BAKE FREEWAY BUSINESS PARK



15800 Bake Parkway *Racking Layout*

BAKE FREEWAY BUSINESS PARK





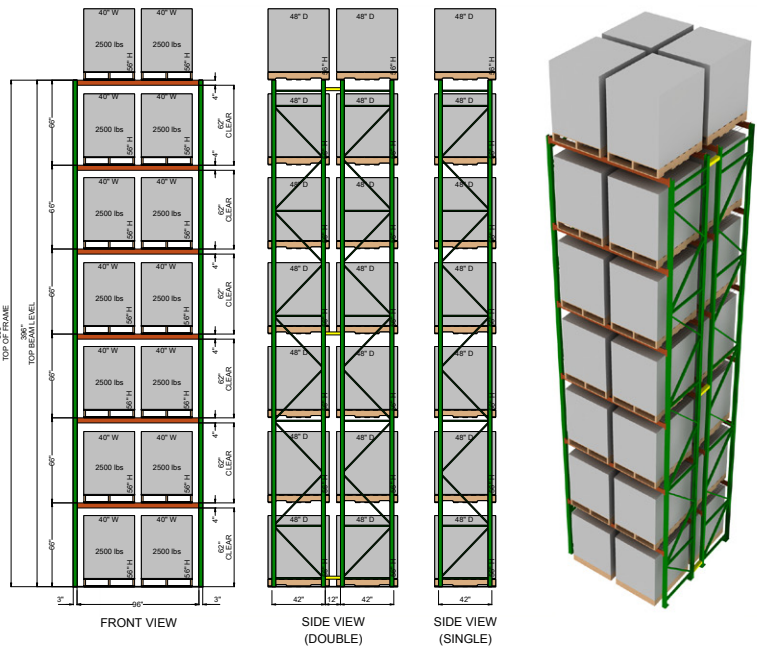
Racking Elevations

BAKE FREEWAY BUSINESS PARK

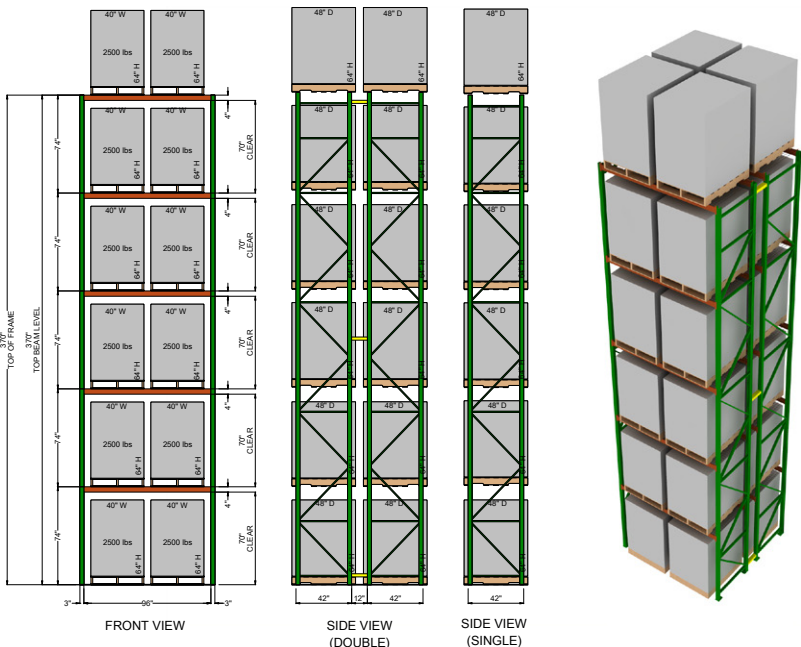
Prime *Irvine* Location

BAKE FREEWAY BUSINESS PARK

56" Pallets



64" Pallets



Clear Height Comparison

Clear Height	Building 15700		Clear Height	Building 15800	
	56" Pallets	64" Pallets		56" Pallets	64" Pallets
24'	11,200	8,400	24'	13,520	13,520
26'	11,200	11,200	26'	13,520	13,520
30'	14,000	11,200	30'	16,900	16,900
32'	14,000	14,000	32'	16,900	16,900
36'	16,800	14,000	36'	20,280	16,900

IRVINE SPECTRUM CENTER

- Javier's
The Cheesecake Factory
Apple
Starbucks
Chipotle
Yard House
California Pizza Kitchen
Target
Dave & Busters
- Paul Martin's
AT&T
Nike
Edwards Theatre
Nordstrom
Wahoo's
PF Chang's
Verizon

ALTON MARKETPLACE

- Bass Pro Shops
Wendy's
Shell
PGA Tour Superstore
Courtside Superstores
- Costco
Del Taco
Living Spaces
Carl's Jr.
Wahoo's





Proximity to Airports & Ports

BAKE FREEWAY BUSINESS PARK

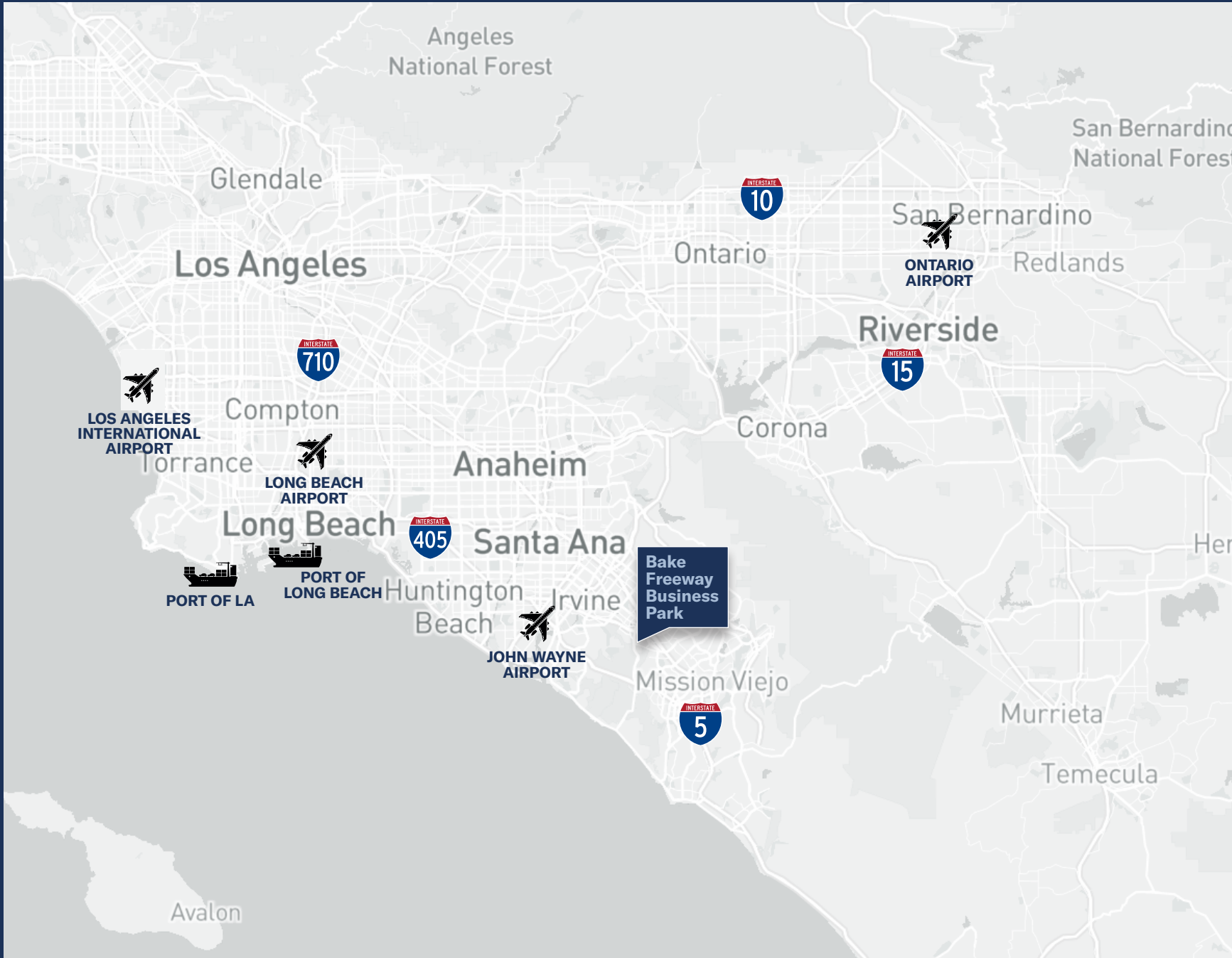
±9.7 MI
JOHN WAYNE AIR-
PORT (SNA)

±33.9 MI
LONG BEACH AIR-
PORT (LGB)

±40.7 MI
PORT OF
LONG BEACH/LA

±42.9 MI
ONTARIO INT'L
AIRPORT (ONT)

±48.9 MI
LA INT'L AIRPORT
(LAX)



Area Demographics

BAKE FREEWAY BUSINESS PARK

Demographic Brief

Population: Current Year Estimate

1 Miles	3 Miles	5 Miles
2,105	105,840	345,260

Households: Current Year Estimate

1 Miles	3 Miles	5 Miles
890	45,113	132,192

Household Income: Average Household Income

1 Miles	3 Miles	5 Miles
\$115,291	\$148,756	\$169,038

Projected Household Income: 2028

1 Miles	3 Miles	5 Miles
\$137,668	\$171,365	\$194,085

Education: Bachelor's Degree or Higher

1 Miles	3 Miles	5 Miles
738	46,016	151,367

Place of Work: Employees

1 Miles	3 Miles	5 Miles
29,161	134,193	228,872





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IRVINE, CALIFORNIA



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