



..... OFFERING MEMORANDUM

ACACIA BUSINESS CENTER

4 Hughes Suite 175, Irvine, CA 92618

Marcus & Millichap

OFFERING SUMMARY

4 HUGHES SUITE 175



Listing Price
\$2,700,000



Cap Rate
7.66%



Price/SF
\$587.34

FINANCIAL

Listing Price	\$2,700,000
Down Payment	100% / \$2,700,000
NOI	\$206,865
Cap Rate	7.66%
Price/SF	\$587.34
Average Rent	\$45.00/SF

OPERATIONAL

Net Rentable Area	4,597 SF
Lot Size	1.59 Acres (69,260 SF)
Year Built/Renovated	2004/-



ACACIA BUSINESS CENTER

ADDITIONAL PHOTOS



ACACIA BUSINESS CENTER

4 Hughes Suite 175, Irvine, CA 92618

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present a rare opportunity to acquire a 4,597 SF medical/professional office condominium strategically located in the heart of Irvine's dynamic business district. Positioned directly off Alton Parkway at Hughes and Studebaker, the property offers exceptional connectivity with immediate access to I-5, I-405, SR-133, and is just minutes from John Wayne Airport.

The property is steps from Irvine Spectrum Center, a premier retail and entertainment destination, and near lifestyle hubs such as Tanaka Farms and Foothill Ranch Town Center. Irvine is home to an impressive roster of corporate headquarters and major employers, including Taco Bell, Mazda, CoreLogic, Alteryx, Ingram Micro, Hoag Health, UC Irvine Health, AWS, Johnson & Johnson, and The Irvine Company, as well as notable names like Kia Motors, Allied Universal, Edwards Lifesciences, Masimo, Skyworks, Broadcom, Rivian Automotive, Shimano North America, Volvo, Arbonne, and Parker Aerospace—underscoring the city's strong economic fundamentals and highly educated workforce.

Built in 2004, the building features an extensive medical office build-out with a long operating history, making it ideal for a medical user. FF&E and intellectual property are available separately, creating a turnkey solution for an owner-user. The property has been meticulously maintained and updated through various renovations and maintenance plans. The surrounding submarket boasts strong demographics, with average household incomes exceeding \$151K within a 2-mile radius, and benefits from proximity to major retail, hospitals, and leisure amenities.

With its premier location, robust demographics, and proximity to world-class amenities, 4 Hughes represents a compelling opportunity in one of Southern California's most resilient and sought-after markets.

Consult your SBA lender for qualifying criteria. FF&E and intellectual property sold separately.

INVESTMENT HIGHLIGHTS

Easy Access to Irvine Spectrum, Foothill Ranch Town Center and \$1B Great Park Master Plan Community.

Flexible Community Commercial Zoning - Extensive Uses Permitted.

Turnkey Premium Finish Office Suite Ready For Immediate Occupancy.



ACACIA BUSINESS CENTER

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	938-055-62
Zoning	Community Commercial
Floors	2
Year Built/Renovated	2004/-
Net Rentable Area	4,597 SF
Intersection/Cross Street	Hughes/Studebaker

UTILITIES

Electric	SoCal Edison
Water	Irvine Ranch Water District
Gas	Yes

CONSTRUCTION

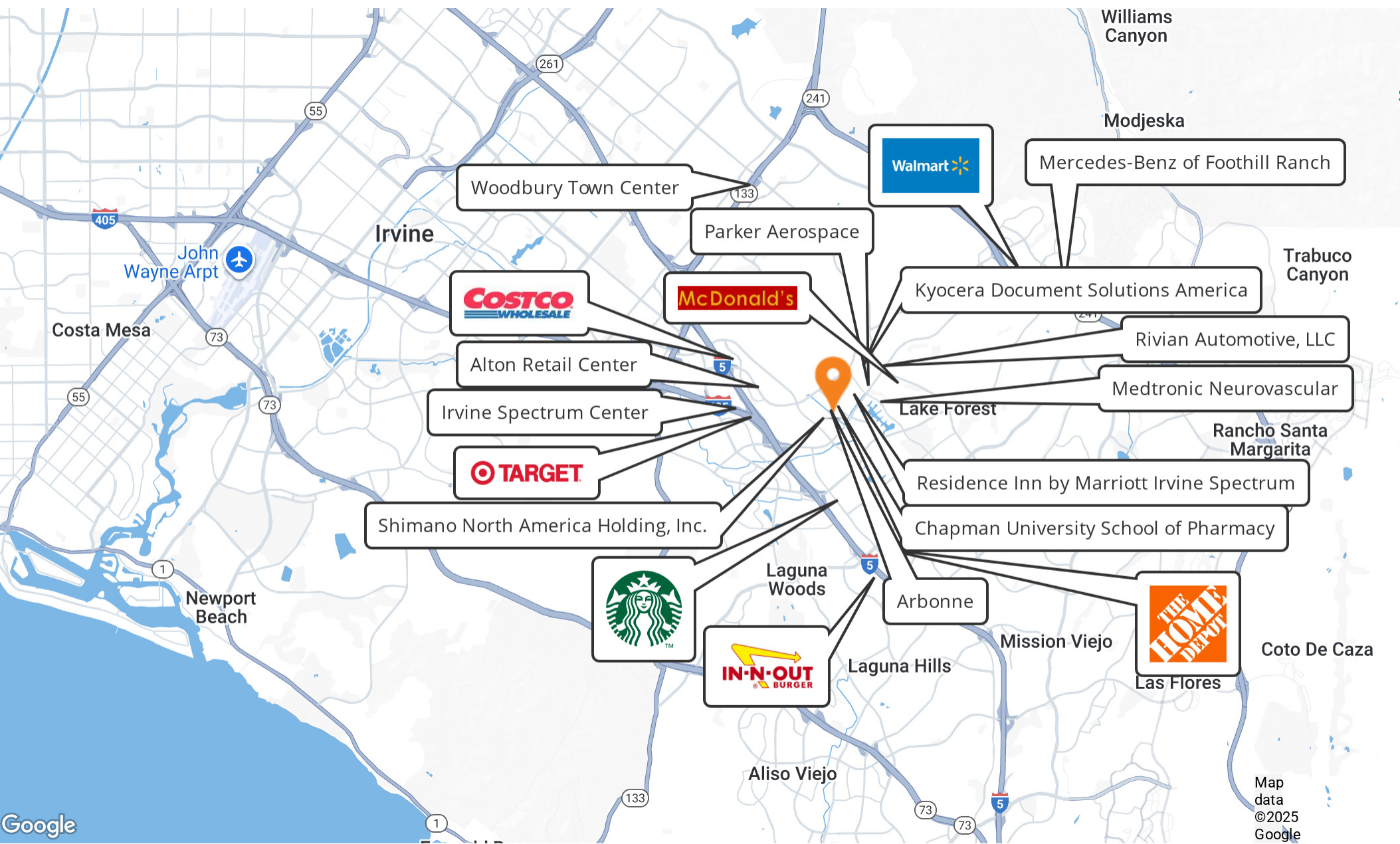
Foundation	Concrete Slab
Glazing	Single
Exterior Decks	No
Roof	Modified Bitumen
Floor Plate	2298
Stairways	2

MECHANICAL

HVAC	2 Roof Top Units
Elevators	1
Security	Security Camera
Fire Protection	Sprinklers - Central Alarm
Restrooms	3
Courtyard	No
Power	20A

ACACIA BUSINESS CENTER

RETAILER MAP



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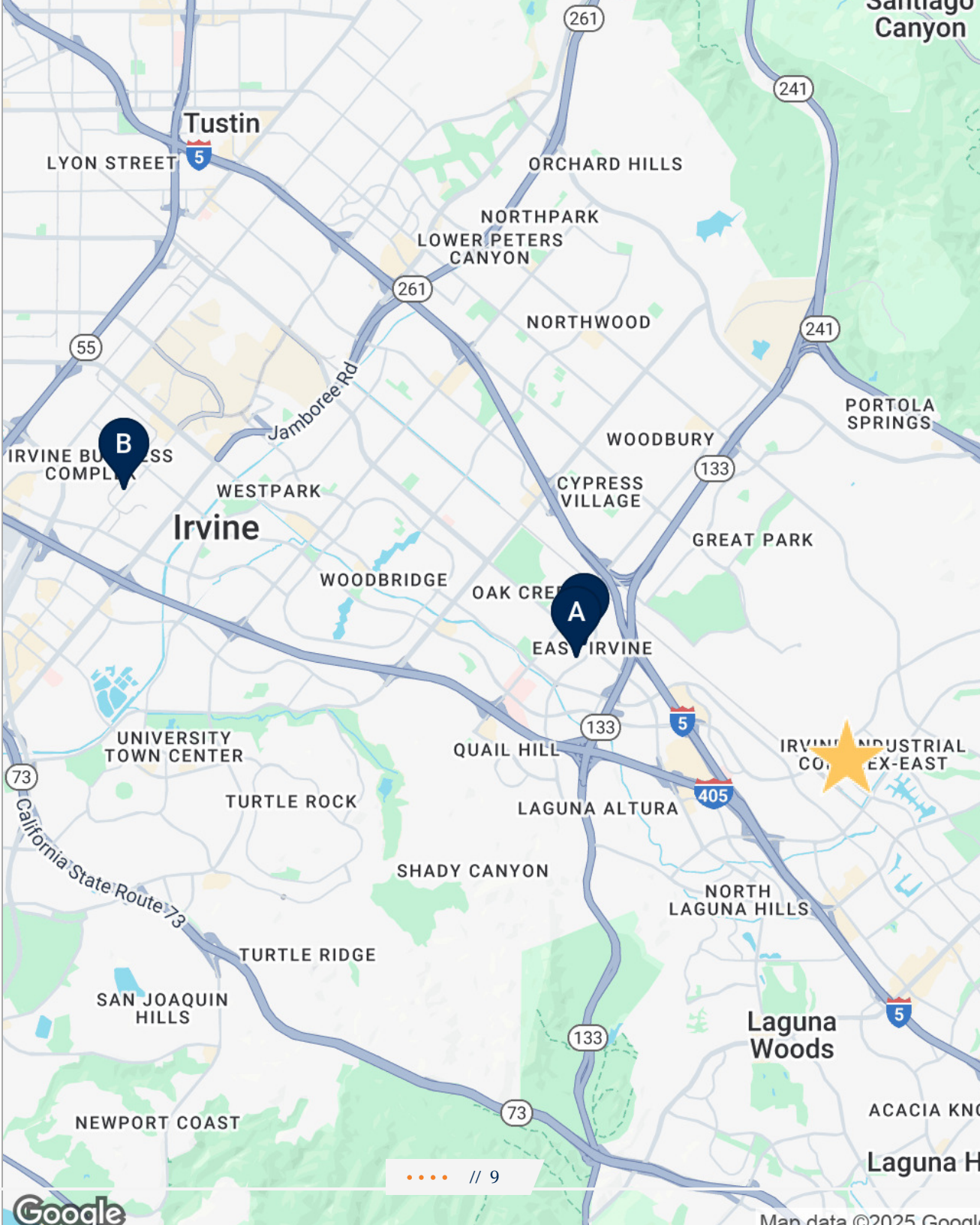
FINANCIAL DETAILS

BUYER METRICS	Bank Credit Union SBA
Strike Price	\$2,700,000
Debt	\$2,160,000
Initial Equity	\$540,000
Proforma NOI	\$206,865
Loan to Value	80%
Interest Only Period (mos.)	36
10/30	360
Spread (bps)	2.45%
☐ USTreasury 10Y	4.10%
Coupon	6.55%
Floor	5.75%
Loan Constant	7.63%
Cash Flow After Debt Service (i/o)	\$65,366

Cash Flow Projection	Year 1	
For the Year Ending 2026	\$/SF	Pro Forma
Rental Revenue		
Potential Base Rent	\$45.00	\$116,361.5
Operating Expenses		
ABC Common Area		\$25,300
Condo Maintenance		\$5,000
Property Tax	1.05446	\$28,471
Insurance		\$11,000
Utilities		\$15,200
Total Operating Expenses	\$18.48	\$84,971
Net Operating Income	\$45.00	\$116,361.5





SALE COMPS MAP

- ★ Acacia Business Center
- A Irvine Medical Arts
- B Von Karman Medical Center
- C Irvine Heritage Medical Plaza



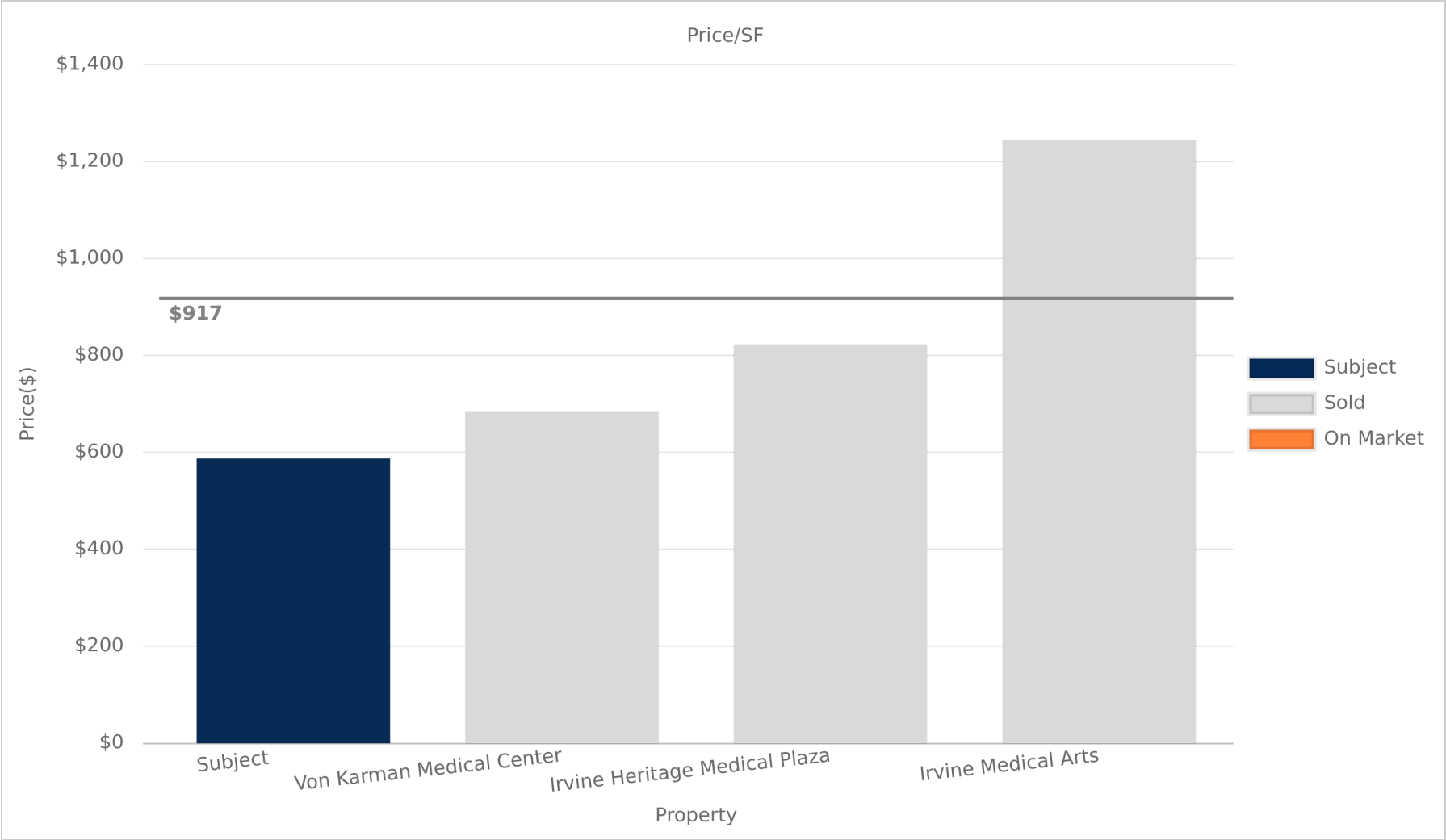
ACACIA BUSINESS CENTER

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	CAP RATE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	Acacia Business Center 4 Hughes Suite 175 Irvine, CA 92618	\$2,700,000	7.66%	4,597 SF	\$587.34	1.59 AC	On Market
	SALE COMPARABLES	PRICE	CAP RATE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	Irvine Medical Arts 113 Waterworks Way Irvine, CA 92618	\$2,100,000	-	1,687 SF	\$1,244.81	-	09/25/2025
	Von Karman Medical Center 17305 Von Karman Ave Irvine, CA 92614	\$2,143,000	-	3,129 SF	\$684.88	-	03/11/2025
	Irvine Heritage Medical Plaza 18 Endeavor Irvine, CA 92618	\$3,665,000	-	4,456 SF	\$822.49	-	05/21/2025
	AVERAGES	\$2,636,000	-	3,091 SF	\$917.39	-	-

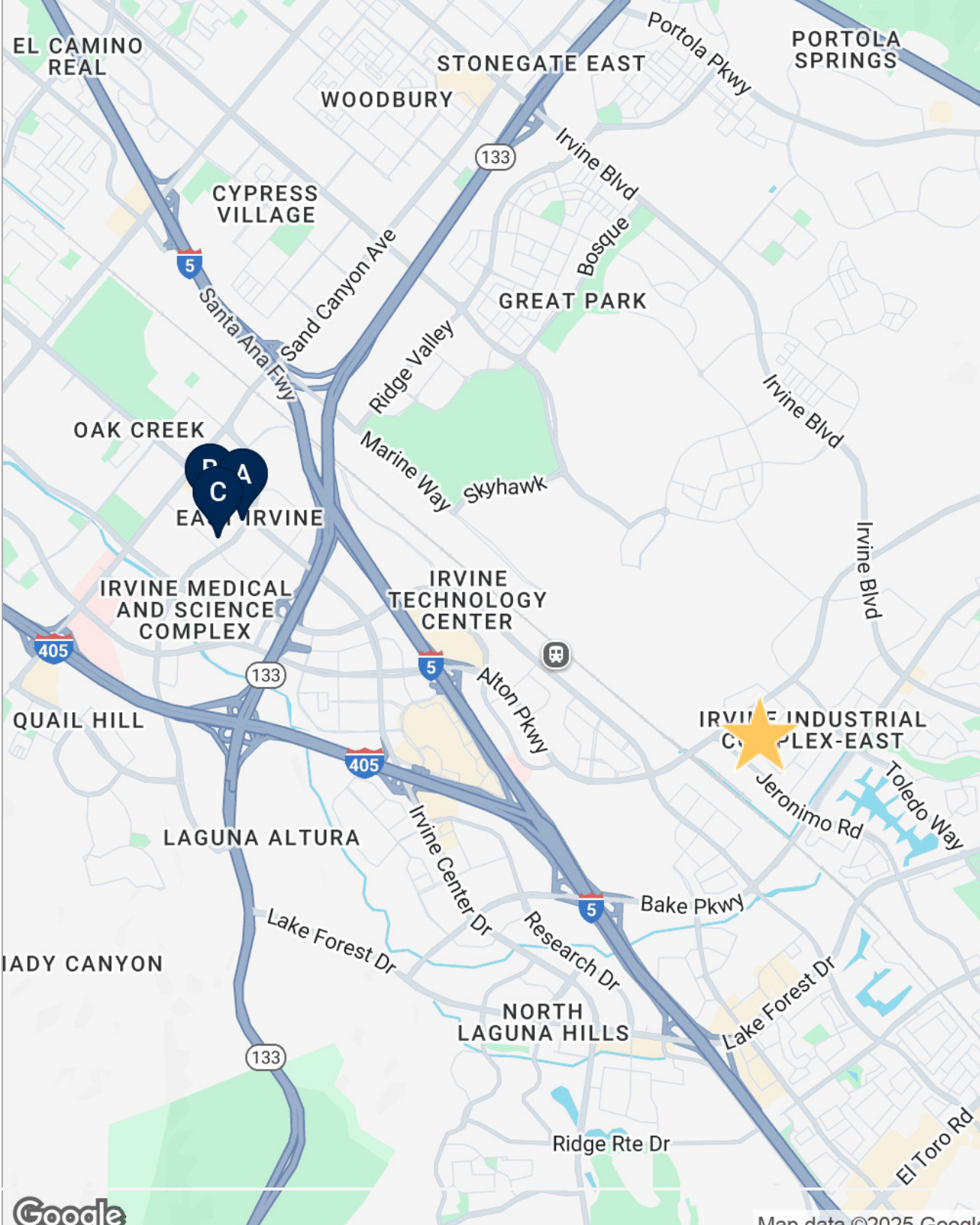
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PRICE PER SF CHART






RENT COMPS MAP

- ★ Acacia Business Center
- A Irvine Center Medical Plaza
- B Odyssey Medical Center
- C Irvine Medical Arts



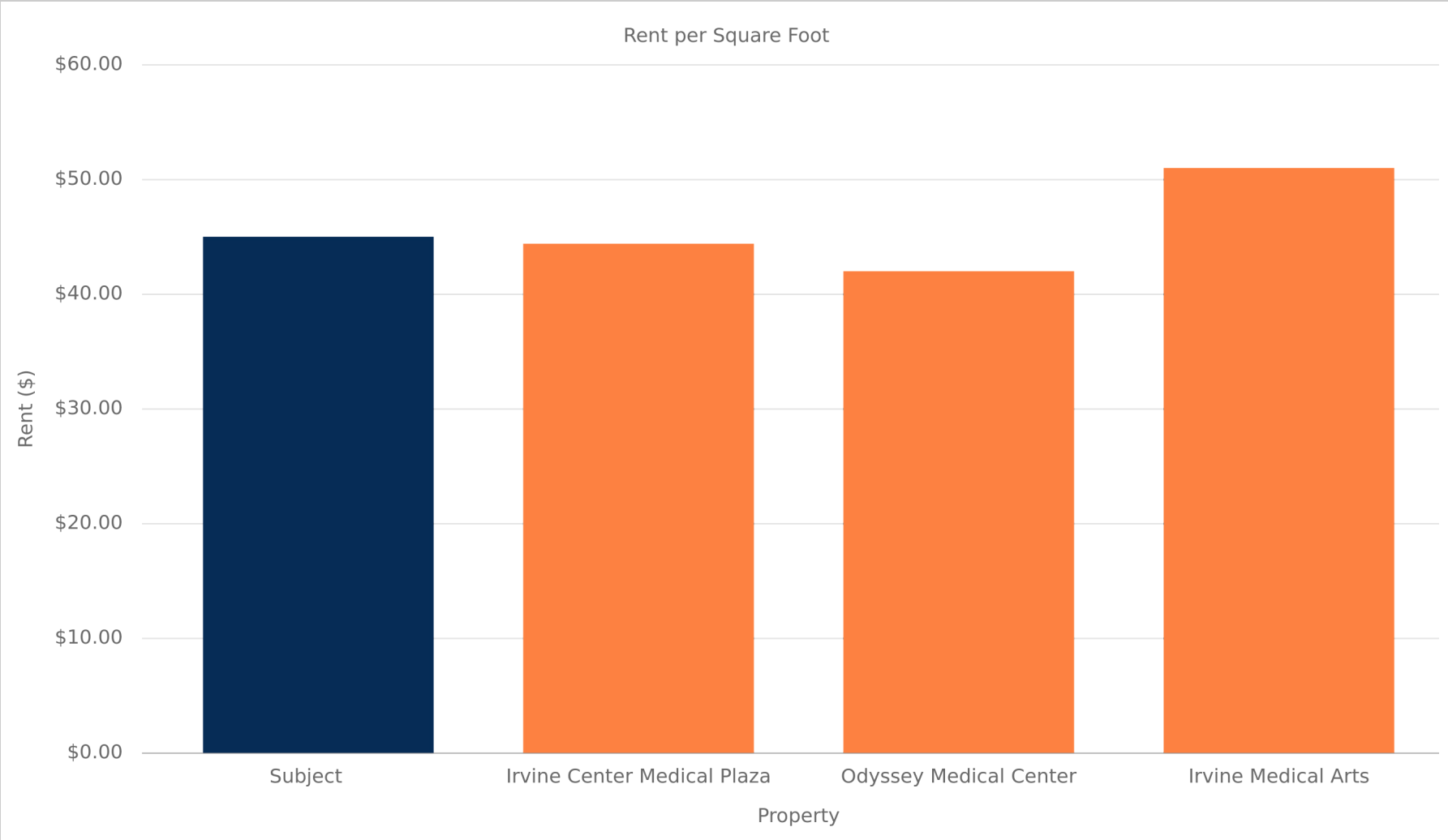
ACACIA BUSINESS CENTER

RENT COMPS SUMMARY

	SUBJECT PROPERTY	NET RENTABLE AREA	AVERAGE RENT	PARKING RATIO	OCCUPANCY %
	Acacia Business Center 4 Hughes Suite 175 Irvine, CA 92618	4,597 SF	\$45.00/SF	18:1,000 SF	100%
	RENT COMPARABLES	NET RENTABLE AREA	AVERAGE RENT	PARKING RATIO	OCCUPANCY %
	Irvine Center Medical Plaza 15775 Laguna Canyon Rd Irvine, CA 92618	3,680 SF	\$44.40/SF	-	-
	Odyssey Medical Center 22 Odyssey Irvine, CA 92618	2,181 SF	\$42.00/SF	-	-
	Irvine Medical Arts 113 Waterworks Way Irvine, CA 92618	1,687 SF	\$51.00/SF	-	-
	AVERAGES	2,516 SF	\$45.80/SF	-1,000 SF	0%

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RENT PER SF CHART



ACACIA BUSINESS CENTER

MARKET OVERVIEW

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	4,044	116,972	344,455
2024 Estimate			
Total Population	4,028	111,165	335,535
2020 Census			
Total Population	4,166	110,205	337,930
2010 Census			
Total Population	4,108	75,360	256,684
Daytime Population			
2024 Estimate	16,967	205,179	384,059
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	1,610	46,808	134,564
2024 Estimate			
Total Households	1,600	44,818	131,671
Average (Mean) Household Size	2.5	2.6	2.6
2020 Census			
Total Households	1,587	42,097	127,714
2010 Census			
Total Households	1,587	28,303	98,441
Growth 2024-2029	0.6%	4.4%	2.2%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	1,659	51,344	143,524
2024 Estimate	1,648	48,982	140,189
Owner Occupied	1,361	24,997	79,268
Renter Occupied	248	19,818	52,301
Vacant	48	4,164	8,518
Persons in Units			
2024 Estimate Total Occupied Units	1,600	44,818	131,671
1 Person Units	23.6%	28.7%	26.0%
2 Person Units	38.6%	33.0%	32.7%
3 Person Units	17.6%	16.5%	17.3%
4 Person Units	12.9%	13.3%	15.7%
5 Person Units	5.1%	5.2%	5.4%
6+ Person Units	2.1%	3.4%	3.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	28.9%	23.2%	25.6%
\$150,000-\$199,999	21.1%	13.8%	14.3%
\$100,000-\$149,999	16.5%	19.3%	20.2%
\$75,000-\$99,999	6.9%	10.9%	9.5%
\$50,000-\$74,999	8.4%	11.0%	10.2%
\$35,000-\$49,999	5.7%	6.7%	6.0%
\$25,000-\$34,999	4.3%	4.5%	4.2%
\$15,000-\$24,999	2.5%	3.5%	3.5%
Under \$15,000	5.7%	7.2%	6.4%
Average Household Income	\$175,416	\$151,513	\$160,125
Median Household Income	\$152,849	\$128,582	\$136,432
Per Capita Income	\$66,389	\$58,891	\$60,175
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	4,028	111,165	335,535
Under 20	17.3%	21.8%	22.6%
20 to 34 Years	13.3%	21.1%	18.6%
35 to 39 Years	4.6%	8.2%	7.5%
40 to 49 Years	9.5%	13.2%	13.8%
50 to 64 Years	22.0%	18.2%	19.2%
Age 65+	33.3%	17.6%	18.4%
Median Age	49.0	40.0	41.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	3,133	81,167	242,559
Elementary (0-8)	1.8%	3.3%	2.9%
Some High School (9-11)	2.4%	2.8%	2.5%
High School Graduate (12)	10.5%	13.3%	11.9%
Some College (13-15)	19.4%	18.2%	17.0%
Associate Degree Only	11.6%	8.9%	8.1%
Bachelor's Degree Only	35.9%	34.7%	35.1%
Graduate Degree	18.5%	18.8%	22.5%
Population by Gender			
2024 Estimate Total Population	4,028	111,165	335,535
Male Population	51.9%	50.6%	51.2%
Female Population	48.1%	49.4%	48.8%

ACACIA BUSINESS CENTER

MARKET OVERVIEW



POPULATION

In 2024, the population in your selected geography is 335,535. The population has changed by 30.72 percent since 2010. It is estimated that the population in your area will be 344,455 five years from now, which represents a change of 2.7 percent from the current year. The current population is 51.2 percent male and 48.8 percent female. The median age of the population in your area is 42.0, compared with the U.S. average, which is 39.0. The population density in your area is 4,272 people per square mile.



HOUSEHOLDS

There are currently 131,671 households in your selected geography. The number of households has changed by 33.76 percent since 2010. It is estimated that the number of households in your area will be 134,564 five years from now, which represents a change of 2.2 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2024, the median household income for your selected geography is \$136,432, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 68.22 percent since 2010. It is estimated that the median household income in your area will be \$157,187 five years from now, which represents a change of 15.2 percent from the current year.

The current year per capita income in your area is \$60,175, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$160,125, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 175,947 people in your selected area were employed. The 2010 Census revealed that 77 of employees are in white-collar occupations in this geography, and 10.1 are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSING

The median housing value in your area was \$946,755 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 66,075.00 owner-occupied housing units and 32,369.00 renter-occupied housing units in your area.



EDUCATION

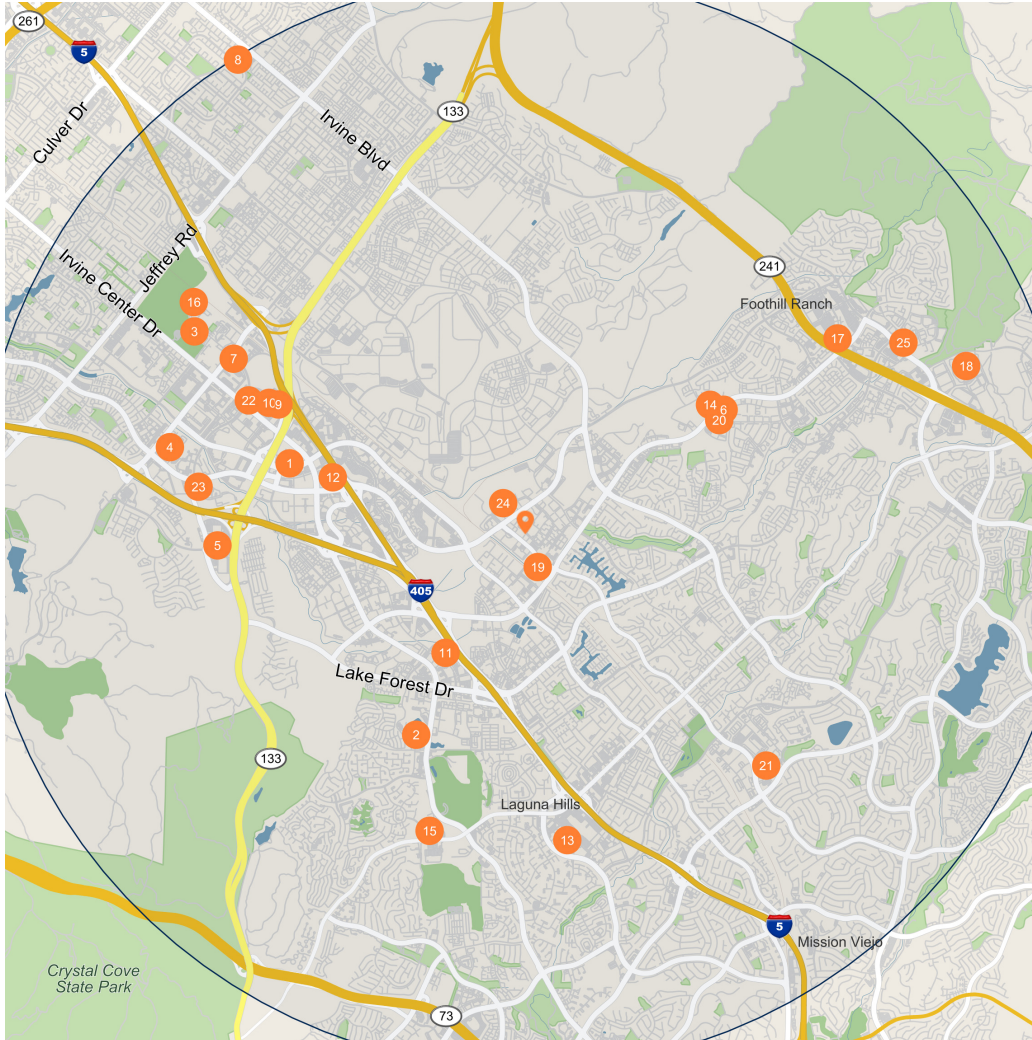
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 54.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.4 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.9 percent in the selected area compared with the 19.7 percent in the U.S.

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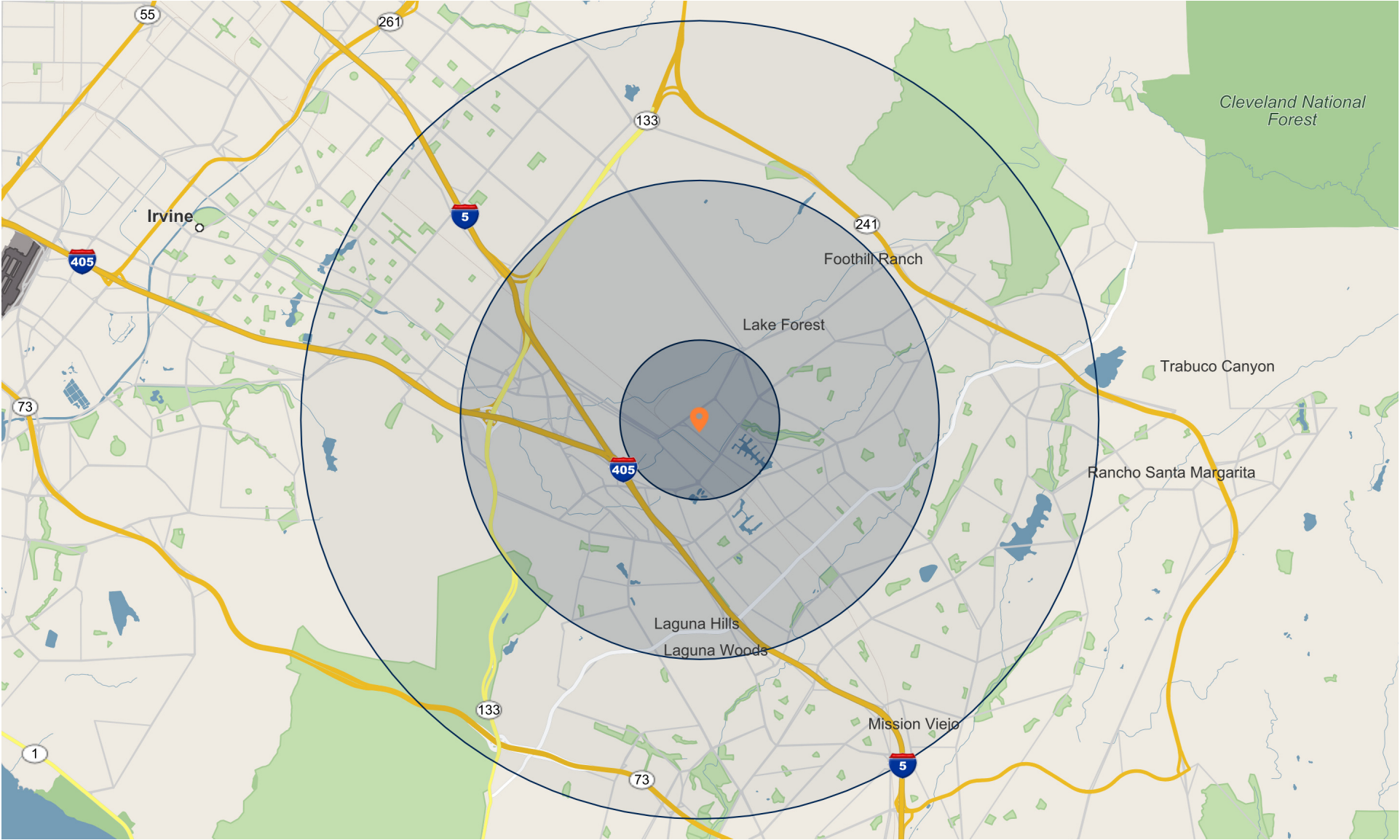
Major Employers

Employees

1	Pharmaron Inc	18,585
2	Lumen Tech Gvrnment Sltions Inc	5,006
3	Silverado Snior Living Hldngs	4,000
4	Sodexo Management Inc	1,654
5	Iherb LLC-Iherb House Brands	1,494
6	Sagittarius Restaurants LLC	1,347
7	Kofax Limited	1,309
8	Landmark Event Staffing	1,259
9	Pennymac Financial Svcs Inc	1,213
10	I-Flow LLC	1,100
11	Horiba Americas Holding Inc	1,055
12	Taco Bell Corp-Taco Bell	1,025
13	Saddleback Memorial Med Ctr-Memoricare Heart Vascular Inst	1,020
14	Home Express Delivery Svc LLC-Temco Logistics	1,000
15	Laguna Woods Village	1,000
16	Inari Medical Inc-INARI	991
17	Loandepotcom LLC-Customer Loan Depot	963
18	Oakley Inc	900
19	Karma Automotive LLC	896
20	Staar Surgical Company-Staar	880
21	Perkins Mrie Cilnders Hldg Inc	850
22	Rushmore Loan MGT Svcs LLC-Rushmore Crrspndent Lnding Svc	842
23	Ultimate Ears Consumer LLC	839
24	Teva Parenteral Medicines Inc	830
25	Baldwin Hardware Corporation-Baldwin Brass	816

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MARKET OVERVIEW



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Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

..... 4 HUGHES SUITE 175

BROKER OF RECORD

TONY SOLOMON

California

3109095450

License: 01238010



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