

THE PACIFICA

111 PACIFICA | IRVINE, CA 92618



NEWMARK



TODA

OFFICE SPACE FOR LEASE



THE PACIFICA

111 PACIFICA, dubbed The Pacifica, is a 3-story Class A office building located in the heart of the Irvine Spectrum Submarket. The Pacifica recently underwent interior and exterior renovations which includes new lobbies, common areas, outdoor seating, landscaping and new EV Chargers. Tenants of the building will enjoy surface and covered parking with easy path of travel to the building itself. The Pacifica also offers its tenants a plethora of adjacent retail amenities including Starbucks, Whole Foods, Mendocino Farms, Hiro Nori Ramen and much more.



THE PACIFICA

HIGHLIGHTS



TENANT LOUNGE



FREE SURFACE

And Covered Parking



EV CHARGERS

ChargePoint Level 2 Chargers



PERMITTED USES

Zoned for Office and potentially Medical & Dental Uses



NEWLY RENOVATED

Upgraded interior & exterior common areas, restrooms, and other building modernizations



FREEWAY ACCESSIBLE

Immediate access to the I-5, 133, and 73 Freeways



RETAIL ADJACENT

Located 5 minutes to Irvine Spectrum Center



AVAILABILITY

SUITE	SIZE	TIMING	NOTES	VIDEO TOUR
100	4,032 SF	30 Days	5 offices, 1 large executive office, conference room, kitchen/break area, storage/IT and open area	▶
220	2,446 SF	Feb 2026	Double door elevator lobby identity, 5 offices, conference room, large break room and open area	

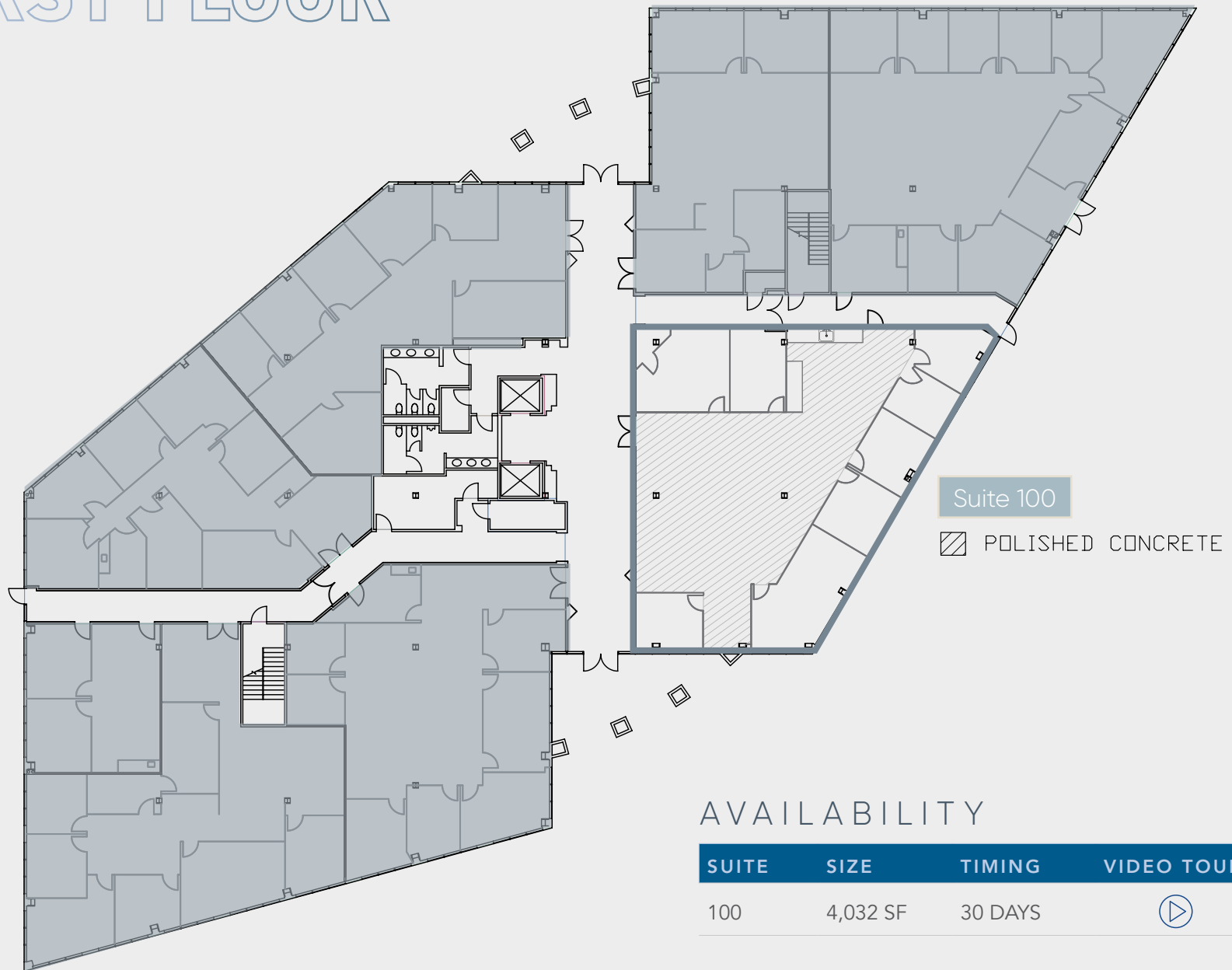
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111 PACIFICA



FIRST FLOOR



AVAILABILITY

SUITE	SIZE	TIMING	VIDEO TOUR
100	4,032 SF	30 DAYS	▶

SECOND FLOOR



AVAILABILITY

SUITE	SIZE	TIMING	VIRTUAL TOUR
220	2,446 SF	Feb 2026	

AMENITIES

DINING

1. A&J Restaurant
2. Bacchus Bar & Bistro
3. Bhan Baiton Thai Cuisine
4. Biagio's Italian Restaurant
5. Burger King
6. Carl's Jr.
7. Chic-Fil-A
8. Costco
9. Fukada Restaurant
10. Garbanzo Mediterranean Grill
11. Gelson's Markets
12. Inkas
13. Iron Mule
14. Jin Japanese Restaurant
15. Lucca Cafe
16. Nory's Restaurant
17. O Fine Japanese Restaurant
18. Peppino's Italian Family Restaurant
19. Pita Pita
20. Ralphs
21. Specialty's Cafe & Bakery
22. Starbucks
23. Sushi Boy
24. SW Seafood & BBQ Restaurant
25. Taiko Japanese Restaurant
26. Tasty Thai
27. Thai Cafe
28. Thai Spice
29. The Counter
30. Trader Joes
31. Walgreens

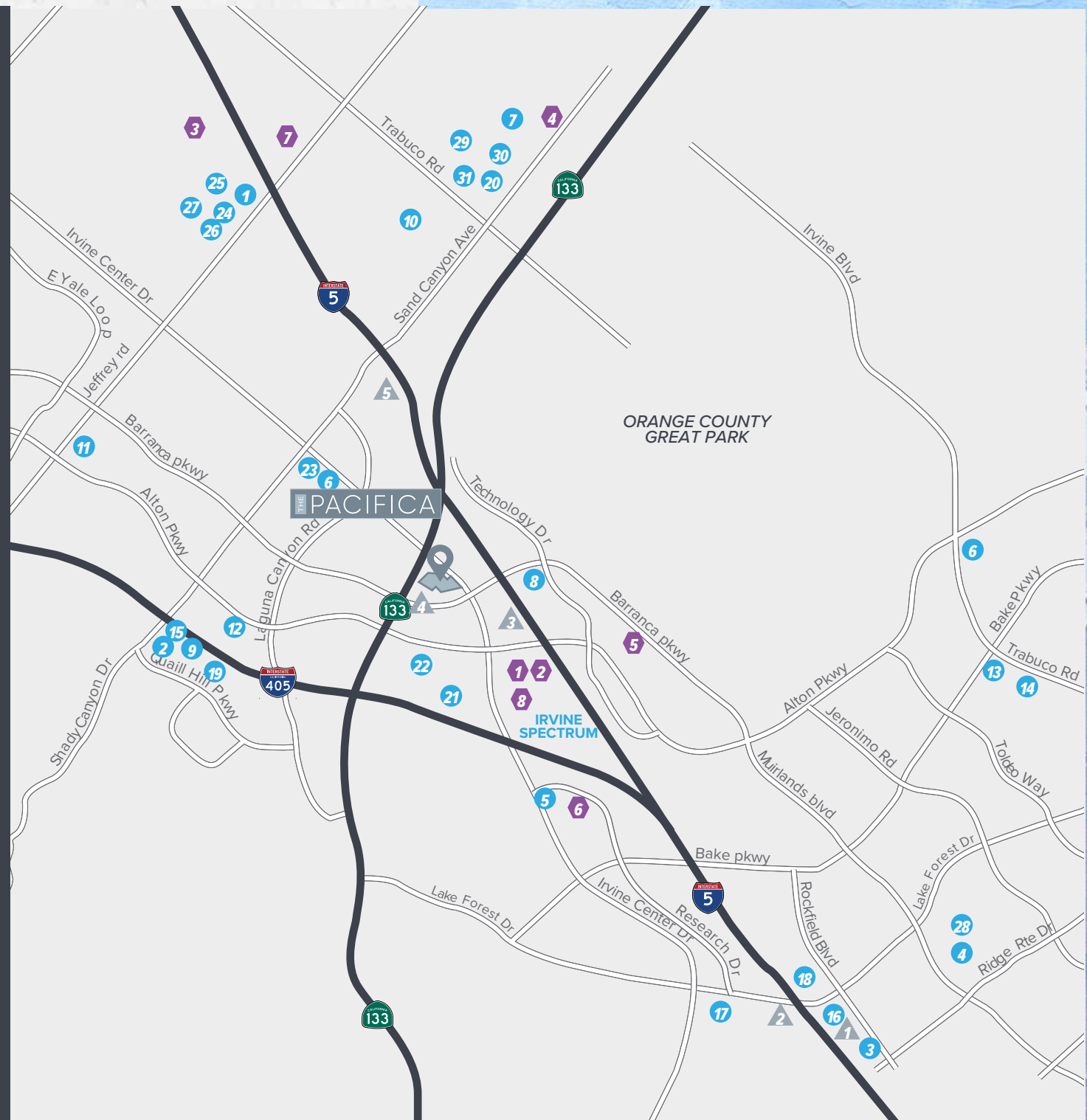
HOTELS

1. Best Western Irvine Spectrum Hotel
2. Comfort Inn at Irvine Spectrum
3. Courtyard Irvine Spectrum
4. Double Tree by Hilton Hotel Irvine
5. La Quinta Inn & Suites Irvine Spectrum

ENTERTAINMENT

1. Edwards 21 IMAX/RPX Irvine
2. Irvine Fine Arts Center
3. LA Fitness
4. Musical Theatre Village
5. Pretend City Children's Museum
6. Residence Inn Irvine Spectrum
7. SoCal-Elite Sports
8. Village Gallery

IRVINE SPECTRUM
130 STORES & RESTAURANTS



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HALL & COMPANY

NEWMARK



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