

# 2515

MCCABE WAY  
IRVINE, CA

# FOR SALE

2515

Alzheimer's | ORANGE COUNTY

IRVINE CLINICAL RESEARCH

2515

CBRE

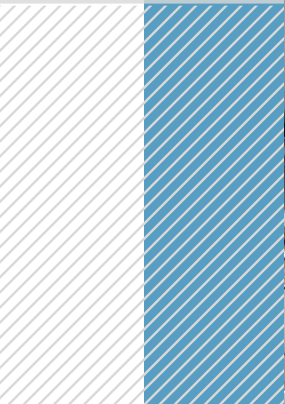


**2515**  
McCABE WAY



Parcel Size  
**1.37 Acres**

Lots  
**APN(s);**  
**435-142-43**  
**435-142-45**



**Approximately ± 30,000 SF**



**±10,000-20,000 SF Available for Occupancy**



**Unmatched Corporate Identity  
Opportunity with I-405 Frontage**



**Prime Irvine Address in the  
Heart of the Airport Area**

## PROPERTY FEATURES



Beautiful High-end Lobby with Stair and Elevator Access to Upper Floors



Custom Built Office with Beautiful Natural Light Throughout



Convenient Surface Parking



Ideal Corporate Visibility with over 350,000 Cars per Day on I-405



Income In-Place via Cell Tower on the Roof



Income on the 2nd Floor through 5/20/2039



Elevator Served



Parking Ratio: 3.61/1,000

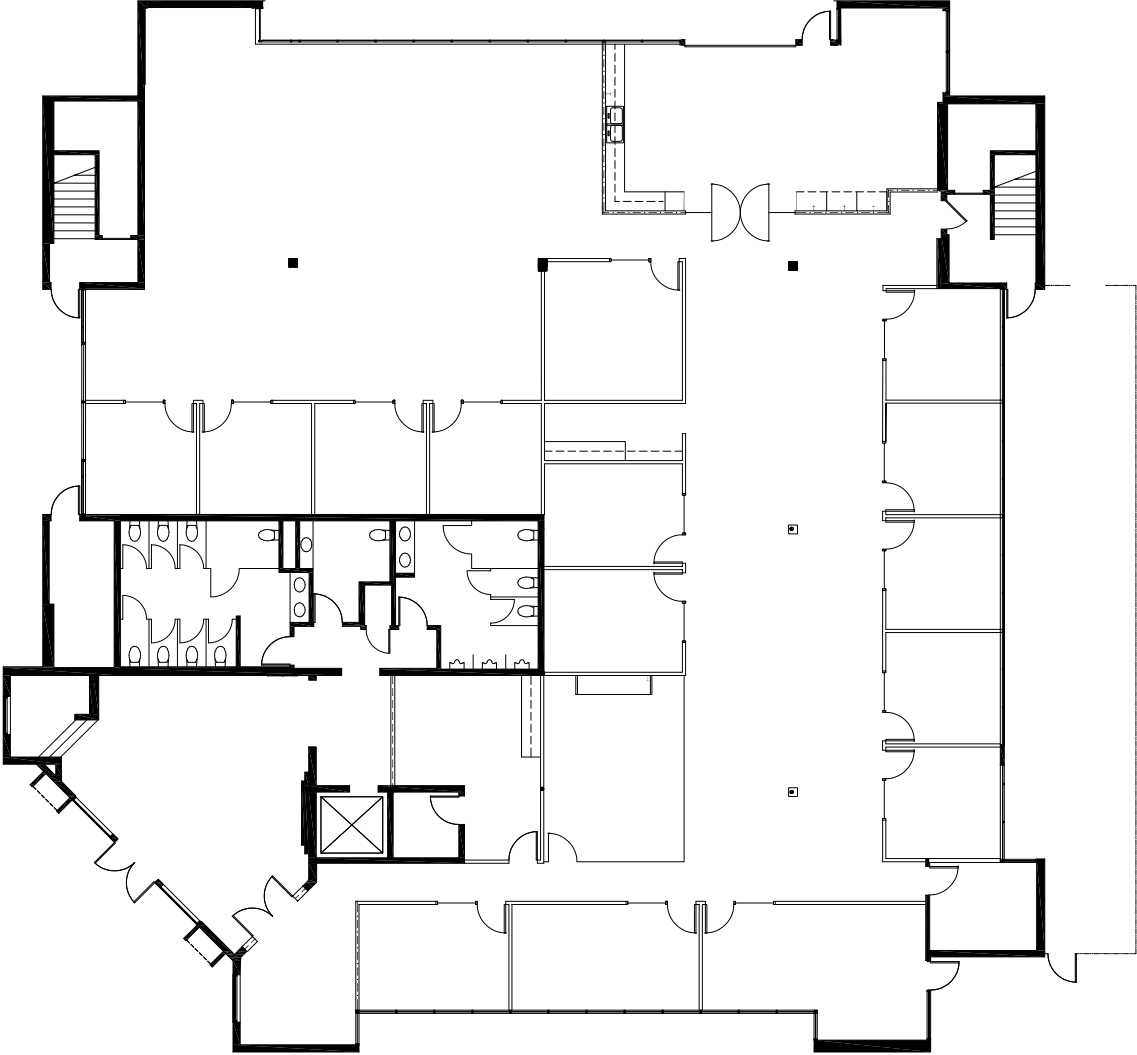


2nd Floor Window Lined Offices



# Floor Plans

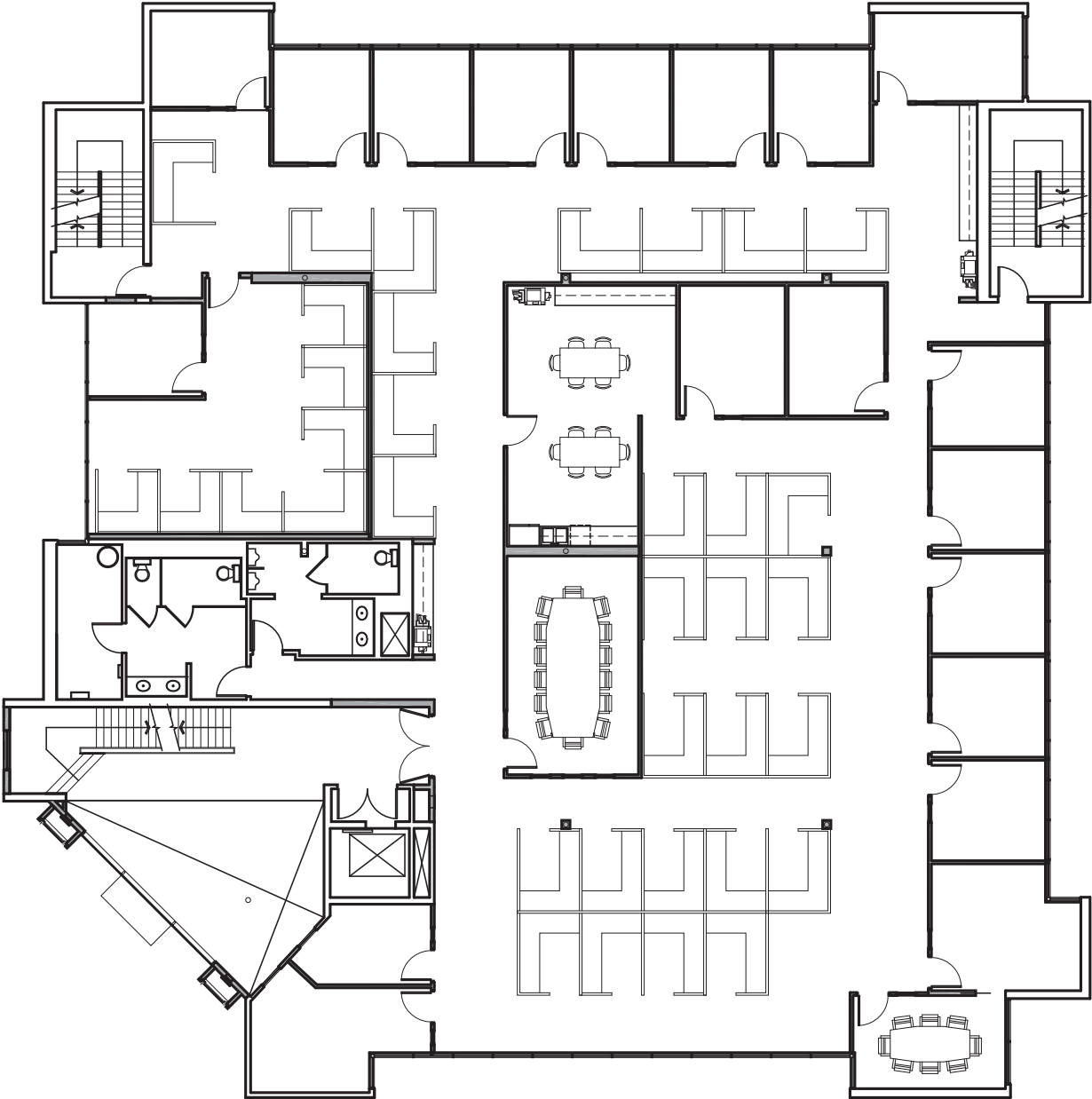
## 1ST FLOOR



# Floor Plans

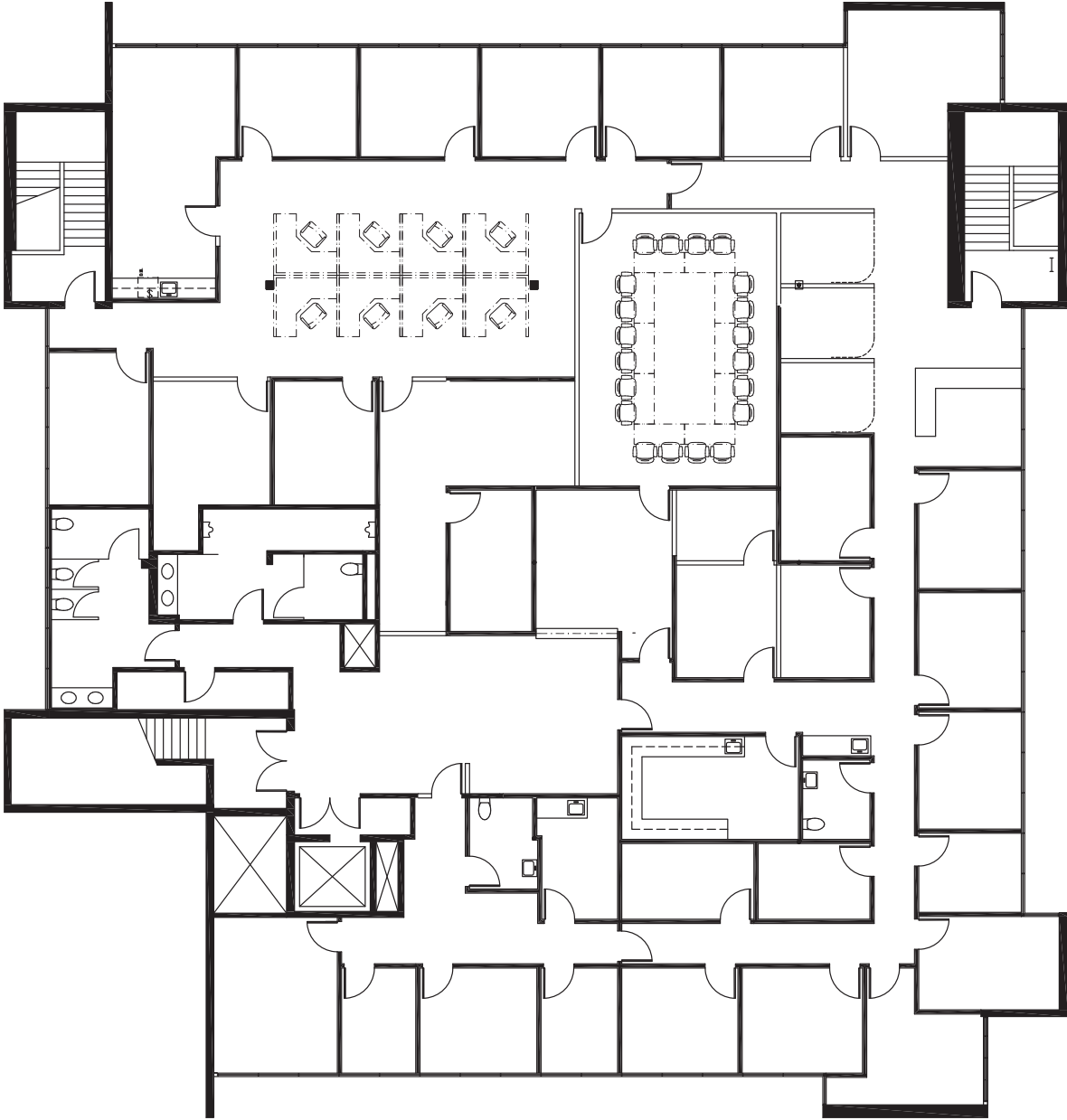
## 2ND FLOOR

Lease in-place through:  
5/31/2029



# Floor Plans

## 3RD FLOOR



# AREA DEMOGRAPHICS

## Population: Current Year Estimate

1 Miles	3 Miles	5 Miles
24,951	169,178	532,310

## Households: Current Year Estimate

1 Miles	3 Miles	5 Miles
13,008	64,589	183,495

## Household Income: Average Household Income

1 Miles	3 Miles	5 Miles
\$128,363	\$144,977	\$153,626

## Projected Household Income: 2030

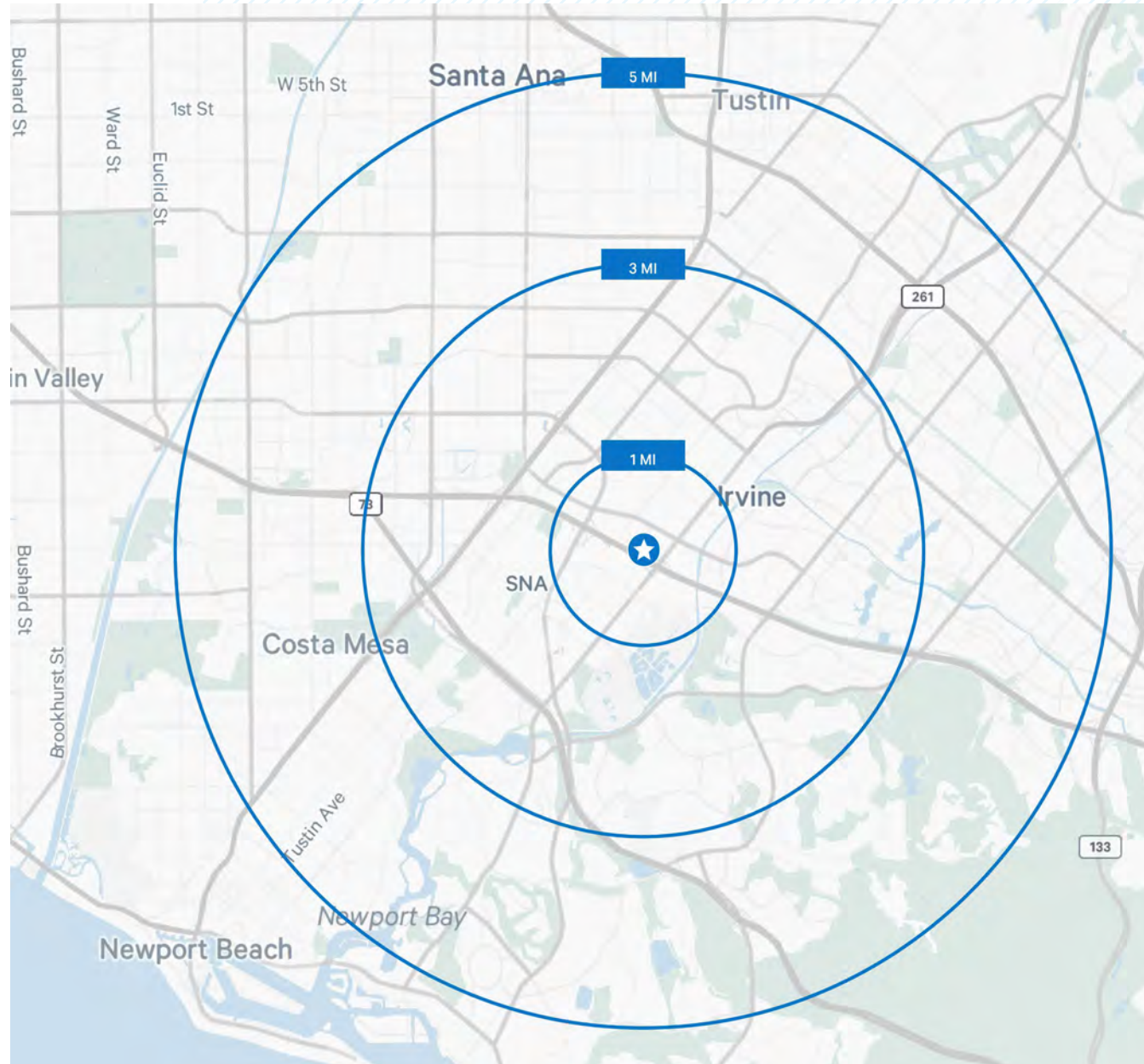
1 Miles	3 Miles	5 Miles
\$139,582	\$157,507	\$167,697

## Education: Bachelor's Degree or Higher

1 Miles	3 Miles	5 Miles
12,840	70,476	177,981

## Labor: Employees

1 Miles	3 Miles	5 Miles
15,386	87,042	277,944



# WHAT'S AROUND?

SOLSTICE SEASONAL  
KITCHEN AND BAR

BENIHANA RESTAURANT

HILTON IRVINE/  
ORANGE COUNTY AIRPORT

IRVINE MARRIOTT

Bosscat Kitchen  
Lifetime Fitness  
II Fornaio  
Pandora Artisan  
Bakery and Cafe  
Ten Sushi

HILTON INN

JOHN WAYNE AIRPORT

## TRADE MARKETPLACE

Otoro Sushi  
Bao Chick  
Hironori Craft Ramen  
Dominoz  
Krisp Fresh Living  
Cafe  
Duck Doughnuts  
Subway

NEWPORT BEACH

CHARGEPOINT  
CHARGING STATION

SUNWEST BANK

**2515**  
McCABE WAY



MCCABE WAY

VON KARMEN AVE

WHITE RD



# 2515

McCABE WAY



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