

FOR
SALE
OR
LEASE

Voit
REAL ESTATE SERVICES

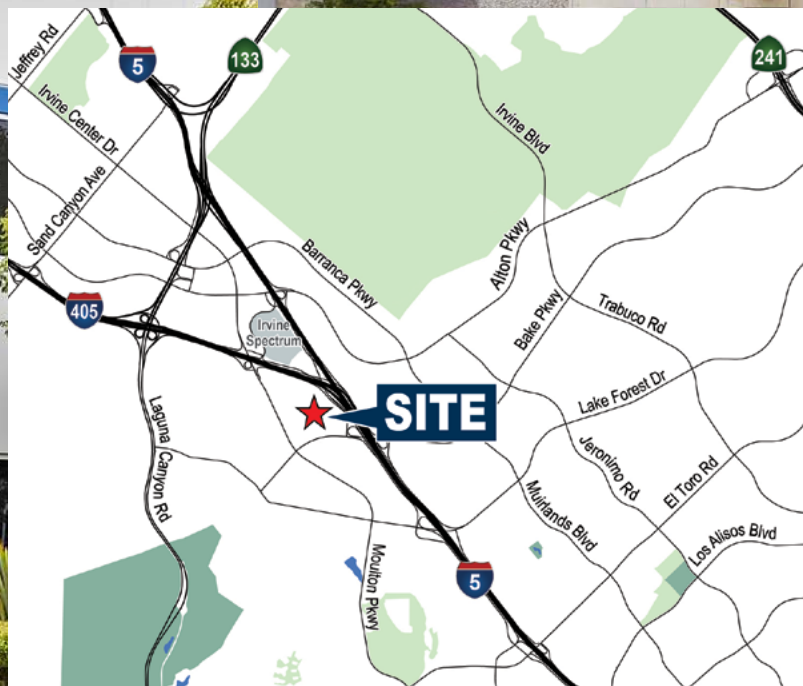
2020 Main Street, Ste. 100, Irvine, California 92614
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6 CUSHING
IRVINE SPECTRUM

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EXECUTIVE SUMMARY

6 Cushing, Irvine Spectrum We are pleased to announce a rare owner-user or investment opportunity to purchase or lease a ±21,894 square foot, 2-story, corporate headquarters property. The freestanding building is built on approximately 1.49 acres of land with over 4,100 parking in the heart of the highly desirable Irvine Spectrum submarket in Irvine, California. Situated at the intersection of Orange County's major freeways and transportation networks, the Irvine Spectrum attracts major national and international brands capitalizing on the opportunity to locate in one of Southern California's premier headquarter locations.



BUILDING
SIGNAGE
AVAILABLE

FERGUSON
Bath & Kitchen

POTENTIAL OWNER-USER OR INVESTOR OPTION

- *ORTIZ OCCUPIES THE 2ND FLOOR AND A PORTION OF THE GROUND FLOOR. FERGUSON WILL BE VACATING THE BALANCE OF THE GROUND FLOOR SPACE ($\pm 10,027$ SF).*
- *NEW TENANT CAN LEASE $\pm 10,027$ SF OF GROUND FLOOR SPACE OR THE ENTIRE $\pm 21,894$ SF.*
- *NEW BUYER CAN OCCUPY THE ENTIRE $\pm 21,894$ SF OR THE SELLER WILL LEASEBACK $\pm 11,867$ SF FOR 5 YEARS UPON CLOSE OF ESCROW.*
- **OWNERSHIP WILL CONSIDER ALTERNATIVE USES INCLUDING RELIGIOUS FACILITIES, MONTESSORI, AND SCHOOLS.**



GUSON
chen Gallery

ORTIZ

±21,894 SF

INDUSTRIAL BUILDING

ELEVATOR SERVED

TWO STORY CREATIVE OFFICE

12'

WAREHOUSE CLEARANCE

100%

HVAC IN WAREHOUSE AREA

800

AMPS OF POWER (VERIFY)

2 (10' W X 12' H)

GROUND LEVEL LOADING DOORS

4:1,000

PARKING RATIO



ABOUT THE OWNER - *ORTIZ ENTERPRISES ORIGINALLY PURCHASED THE LAND FROM THE IRVINE COMPANY TO EXPAND THEIR GROWING GENERAL CONTRACTING BUSINESS FOR A NEW COMPANY HEADQUARTERS. TRAVEL ALONG JUST ABOUT ANY SOUTHERN CALIFORNIA FREEWAY, AND CHANCES ARE YOU'RE ON ONE THE HUNDREDS OF PROJECTS COMPLETED BY ORTIZ.*

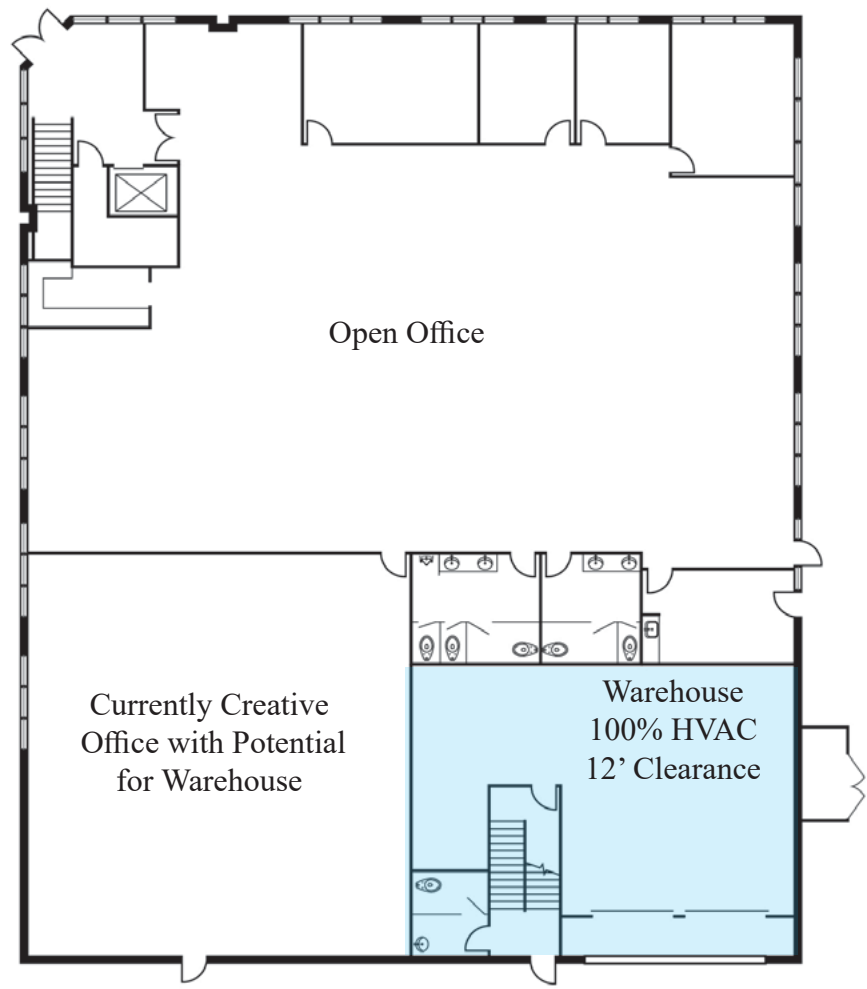
ORTIZ ENTERPRISES IS OFFERING A RARE OPPORTUNITY FOR A NEW COMPANY TO ACQUIRE 6 CUSHING FOR THEIR COMPANY HEADQUARTERS, INCLUDING THE FLEXIBILITY OF LEASING BACK TO HELP OFFSET ANY NEW LOAN USED IN THE ACQUISITION.





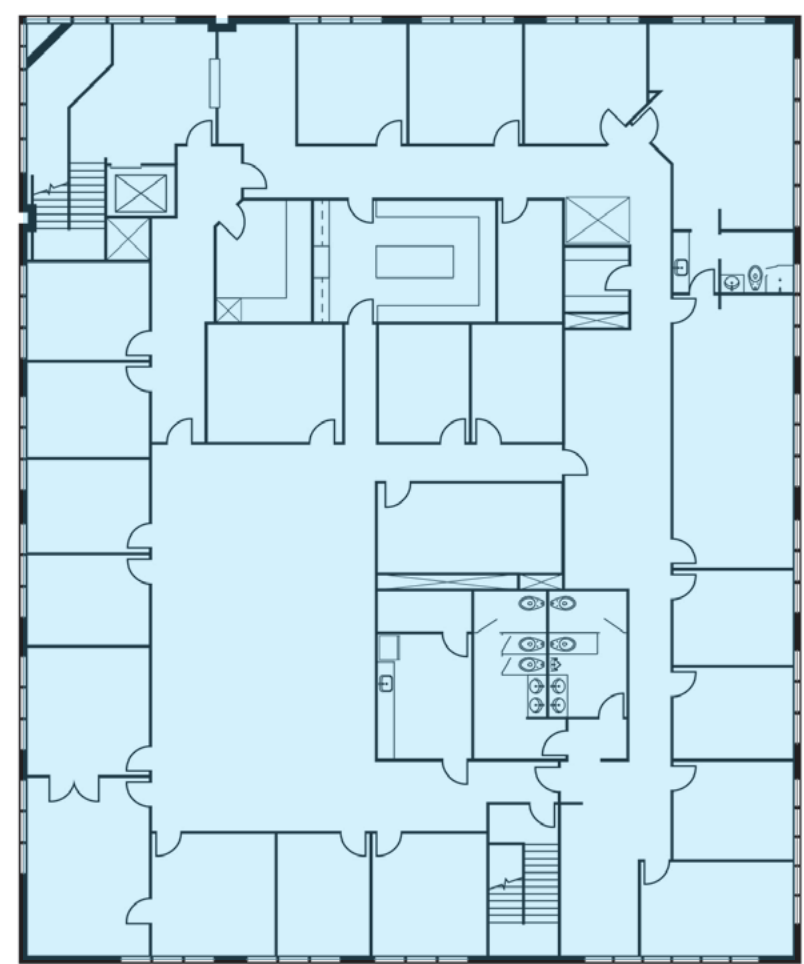
Available by Q2 2025

Occupied by Ortiz Enterprises Inc.



First Floor

2 GL DOORS



Second Floor



POSSIBLE BUYER FINANCING SCENARIOS

ASKING PRICE: \$9.85M

FOR MORE INFORMATION CONTACT: JUSTIN GREENE / ROZELLE FINANCIAL
JGREENE@ROZELLEFINANCIAL.COM / 714.710.9208

OPTION 1: NEW BUYER ACQUIRES WITH SBA 504 PROGRAM (90% LOAN TO VALUE)

- 10% DOWN PAYMENT PLUS FEES: ±\$1.05M
- TOTAL NEW LOAN AMOUNT: ±\$8.8M
- TOTAL MONTHLY MORTGAGE PAYMENT: ±\$57K

EQUIVALENT TO ±\$2.60 NNN FOR NEW BUYER TO OWN

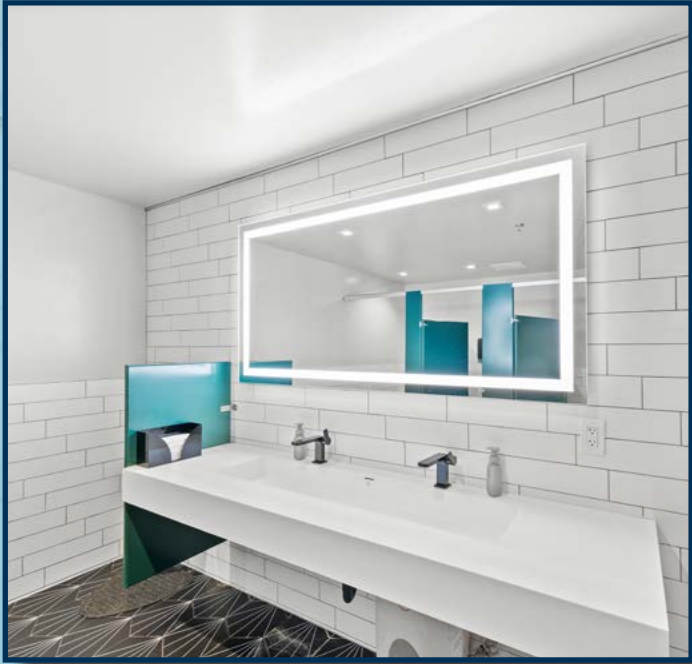
(ORTIZ ENTERPRISES WILL ENTERTAIN LEASING BACK UP TO 49% TO ACCOMMODATE SBA LOAN REQUIREMENT)

OPTION 2: NEW BUYER ACQUIRES WITH CONVENTIONAL FINANCING (75% LOAN TO VALUE)

- 25% DOWN PAYMENT PLUS FEES: ±\$2.5M
- TOTAL NEW LOAN AMOUNT: ±\$7.4M
- TOTAL MONTHLY MORTGAGE PAYMENT: ±\$47K

EQUIVALENT TO ±\$2.17 NNN FOR NEW BUYER TO OWN

(ORTIZ ENTERPRISES WILL ENTERTAIN LEASING BACK UP TO ±55% FOR NEW USER OR INVESTOR)



IZ SES
30th Anniversary
Established 1988





PROMENADE
APARTMENT HOMES

LOS OLIVOS
APARTMENT VILLAGE

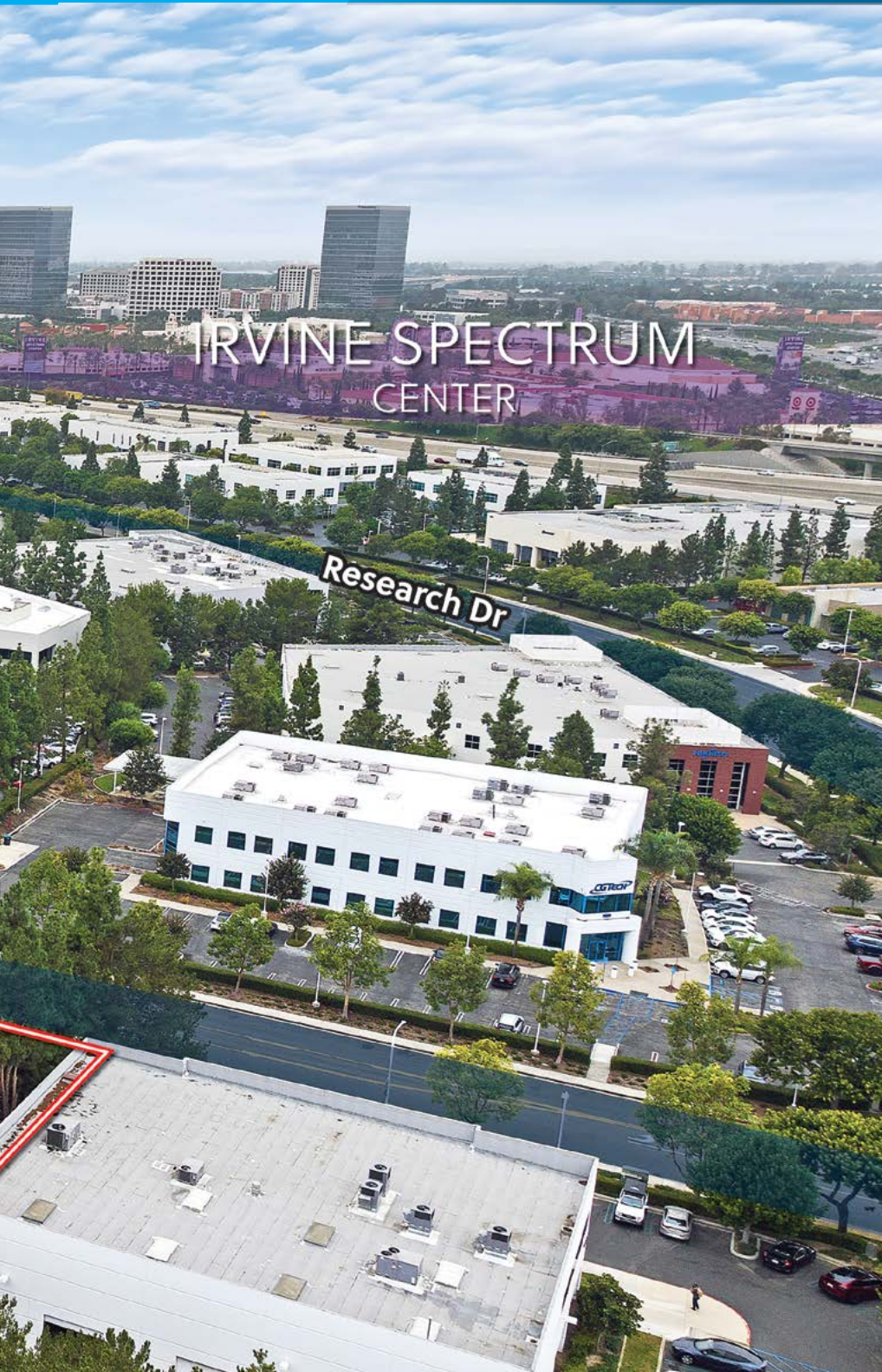
LOS OLIVOS
RETAIL CENTER



Bunsen

Cushing

Hubble





Walmart
COSTCO WHOLESALE
LIVING SPACES
Bassett's

IRVINE SPECTRUM CENTER
TARGET
NORDSTROM
macy's
OLD NAVY
24 FITNESS
EDWARDS THEATRES
Yard House
Piecemeal Factory
WOOD RANCH BROS & GRILLS
BARNES & NOBLE BOOKS & MORE
Apple

City of Hope
FUTURE LOCATION

BROADCOM

LOS OLIVOS RETAIL CENTER
WHOLE FOODS
CHASE
STARBUCKS COFFEE

LOS OLIVOS APARTMENT VILLAGE

SITE

Master Planned Community with homes starting at over \$2 million
Over 95% Complete

HYUNDAI R&D Headquarters

AutoNation

CARMAX

Mercedes-Benz
Ford
Jeep
RAM
NISSAN
VW
HONDA
IHOP
US Bank
BEST BUY
DEL TACO
MCDONALD'S
PEPBOYS AUTO
Advance Auto Parts
99c only
Forest Lanes
Chevron
Starbucks Coffee
Buffalo Wild Wings Grill & Bar

5

405

5

Bake Pkwy

Irvine Center Dr

Research Dr

Lake Forest Dr

Alton Pkwy

Muirlands Blvd

Bake Pkwy

Jeronimo Rd

Toledo Way

Forest Lanes

Lake Forest



Irvine Spectrum Submarket

The City of Irvine is the heart of Southern California's "Technology Coast" and has the heartbeat of Orange County's business community. With state-of-the-art transportation, exceptional real estate and stellar educational institutions, Irvine is renowned for its dynamic business environment and convenient access to a highly educated and skilled labor force. The city also boasts a reputation as one of the nation's safest communities and offers a full-range of housing opportunities, excellent climate, and a wealth of lifestyle amenities.



Irvine is well-known as one of the nation's largest master planned urban communities and encompasses 65 square miles. The City is bordered by Santa Ana, Huntington Beach, Fountain Valley, and Costa Mesa to the north, with Newport Beach, Lake Forest, Laguna Hills, Aliso Viejo and Laguna Beach to the south, and only a 10-minute drive from the Pacific Ocean. With its proximity to the Pacific Coast, Los Angeles and San Diego, Irvine's central location provides residents and businesses alike easy access to world markets, a quality labor supply, plentiful executive housing and first-class entertainment. Irvine is located approximately 40 miles southeast of downtown Los Angeles and 85 miles north of downtown San Diego. Inland Empire's industrial clusters are within a 30-minute drive from Irvine.



With more than 17,000 companies of all sizes, including corporate headquarters and international centers of operation, companies of all types have a robust presence in Irvine. Two major business centers – the Irvine Business Complex and the Irvine Spectrum – account for more than 170,000 jobs. Irvine's jobs-to-population ratio of 94.8% is No. 1 for American cities with 200,000 residents or larger.

The 2,600-acre Irvine Business Complex (IBC) is located adjacent to John Wayne Airport. A variety of professional and technical businesses, as well as residential properties, are located in this area. University Research Park is a 183-acre business, research, and development office park located next to UCI. Irvine Spectrum, home to prestigious high-rises and campus-like environments, is one of California's leaders in its concentration of technology, research, and development companies.

ORANGE COUNTY

AT A GLANCE

3.17 M
POPULATION

39%
BACHELOR'S DEGREE OR HIGHER
POPULATION

6TH
LARGEST POPULATION IN USA

38.3
MEDIAN AGE

2ND
HIGHEST DENSITY IN CALIFORNIA

\$709,800
MEDIAN PROPERTY VALUE
4.47% GROWTH

\$89,759
MEDIAN HOUSEHOLD INCOME
4.11% GROWTH

1.61 M
NUMBER OF EMPLOYEES
0.386% GROWTH

\$213.6M
GDP
4.2% GROWTH



IRVINE

AT A GLANCE

TOP 25 SALES TAX PRODUCERS

ALBERTSONS | APPLE COMPUTER | ARBONNE | AUTONATION TOYOTA IRVINE
CARMAX | CHEVROLET OF IRVINE | CHEVRON | COSTCO | E PLUS TECHNOLOGY
EDWARDS LIFESCIENCES | FINANCIAL SERVICES VEHICLE TRUST | IPC USA
IRVINE BMW | KIA OF IRVINE | LIVING SPACES FURNITURE | NORDSTROM
NORM REEVES HONDA | PC MALL | RALPH'S | TARGET | TESORO
TUTTLE CLICK FORD | TUTTLE CLICK MAZDA | VICTOR MEDICAL | WALMART

COMPANIES HEADQUARTERS OR
NORTH AMERICAN HEADQUARTERS
ARE LOCATED IN IRVINE.



235,100
EMPLOYMENT BASE

88.3%
ASSOCIATES DEGREE OR HIGHER

94.8%
JOBS-TO-POPULATION RATIO
#1 FOR AMERICAN CITIES

TOP EMPLOYERS

RANK | EMPLOYER | NO. OF EMPLOYEES

- 1 UNIVERSITY OF CALIFORNIA, IRVINE 21,700
- 2 IRVINE UNIFIED SCHOOL DISTRICT 3,024
- 3 EDWARDS LIFESCIENCES 2,987
- 4 BLIZZARD ENTERTAINMENT 2,724
- 5 BROADCOM 2,604
- 6 GLIDEWELL LABORATORIES 1,960
- 7 PARKER HANNIFIN 1,800
- 8 NATIONSTAR 1,556
- 9 B. BRAUN 1,370
- 10 WESTERN DIGITAL 1,300

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