

SIX ORCHARD ROAD

LAKE FOREST

BJ FELL
Senior Vice President
CalDRE: 01929179
(949) 790-3144
bfell@leeirvine.com

MARK JERUE
Senior Vice President
CalDRE: 01073399
(949) 790-3121
mjerue@leeirvine.com

CRAIG FITTERER
Senior Vice President
CalDRE: 01246929
(949) 790-3123
cfitterer@leeirvine.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

FEATURES

- ±27,099 SF High Image Freestanding Building
- Orchard Technology Park
- Dramatic 2-story Lobby
- Elevator Served
- Ample 4:1,000 Surface Free Parking
- Turnkey Office Space
- Building Top Signage
- Close Proximity to Numerous Retail Amenities
- Easy Access to the 241 Hwy, Bake Pkwy, and Alton Pkwy
- Call to Show
- Asking \$9,484,650

The Site consists of one parcel totaling 1.594 acres positioned along the east side of Orchard Road and along the west side of Bake Parkway in the City of Lake Forest. The property is exceptionally located between Promenade Park at Baker Ranch to the southwest, and the 241 Toll Road to the north. The submarket location is referred to as the "Bake Corridor" segment of Lake Forest. Bake Parkway, Lake Forest Drive, and the Foothill Transportation Corridor (241) Tollway are the main arterials through the area. Land use trends have been very active in recent years with the recent/current construction of luxury apartments, residential subdivisions, commercial office and industrial parks, and retail/mixed use projects. Orchard Business Park represents an exceptional opportunity to add value through lease up of the existing vacancy as well as increasing in-place rents as existing tenant leases expire and are replaced at today's higher market rents.



PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Address

APN 612-193-02

Land Area (SF) ±69,432

Land Area (AC) ±1.594

Site Shape

Functional and generally rectangular with irregular east and westerly ends

Access

The Site is accessed via common curb cuts along the east side of Orchard Road. These are shared with the adjacent parcel owners. The site has convenient access to the Foothill Transportation (241) Corridor at both Lake Forest Drive and Alton Parkway. On/off ramp service is available at both locations which are less than 1/2-mile from the Property.

Visibility

The Site offers exceptional visibility from drive by traffic along the west side of Bake Parkway.

Traffic Count

Bake Parkway – 29,700 cars daily

Utilities

- Water: Irvine Ranch Water District
- Electric: Southern California Edison Co.
- Gas: Southern California Gas Company
- Telephone: Verizon/AT&T
- Cable: Cox Communications

Zoning

UA (Urban Activity)

Number of Buildings 1

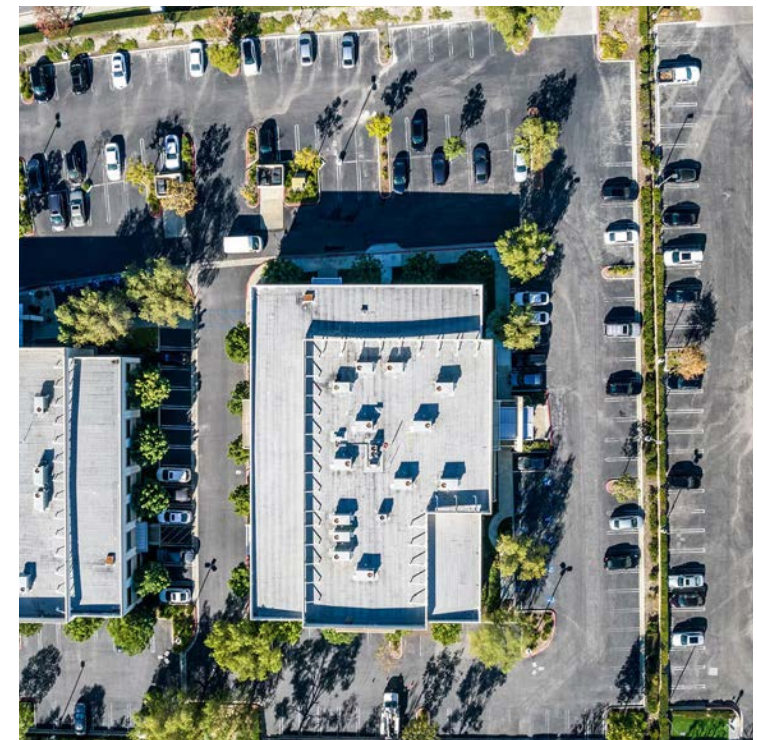
Number of Stories 2

Year Completed 2001

Total NRSF ±27,099 SF

Parking Stalls 108

Average Floor Size ±13,550 SF



PROPERTY DESCRIPTION

PROPERTY OVERVIEW

CONSTRUCTION DETAILS

Foundation	Poured reinforced concrete slab
Structure	Steel reinforced concrete-tilt-up panels
Roof	Built-up composition covering over metal decking system
Exterior Walls	Painted concrete exterior finish and tinted glass window-line
Exterior Windows	Windows are tinted, single-glazed aluminum framed units
Exterior Lighting	Pole mounted high-intensity discharge lighting fixtures
Exterior Doors	Aluminum framed units with tempered safety glass inserts

INTERIOR IMPROVEMENTS

Foundation	Steel-framed with steel treads
Interior Walls	Textured and painted sheetrock
Interior Doors	Solid core wood with stain finish and lever-style hardware
Floor Finishes	Textured and painted sheetrock and suspended acoustical tile
Interior Lighting	Standard commercial units throughout with fluorescent and incandescent fixtures.
Restrooms	Two sets of restrooms are located on each floor of each buildings for a total of four men's and four women's restrooms. Finishes are building standard grade with ceramic tile, porcelain sinks, mirrored vanities, and commercial grade fixtures.

MECHANICAL DETAILS

HVAC	Roof-mounted HVAC units
Elevators	Each building has one 2,500 lb capacity Otis passenger elevator
Gas Distribution	Natural gas service provided using galvanized tubing
Sprinklers	Fully sprinklered wet system

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

ZONING

The Property is zoned UA (Urban Activity) within The Baker Ranch Planned Community Development Plan, which was eventually incorporated into the City of Lake Forest. The Baker Ranch Planned Community Development Plan was recorded in 1988 prior to the area's inclusion into the larger City of Lake Forest. Baker Ranch totaled 690.3 acres at that time and was a part of unincorporated Orange County. The Urban Activity area was a 230.2 acre subset of the larger Baker Ranch and involved Planning Areas 2 through 6 as described in the Plan Document.

The Urban Activity Center Zoning provides for the community's commercial, industrial, civic, cultural, professional service and office needs in a location easily accessible from the Foothill Transportation Corridor, surrounding arterials and adjacent developments. The Urban Activity Center is a mixed-use center intended to function as the community's urban core, central business district and community shopping area. Basic development constraints of the area are as follows:

Height	35 Feet
Setback	20 feet from major arterial 10 feet from any local street
Parking	Requirements vary by use. For office, 4/1,000 is required

Permitted Uses in the UA zoned include (among others) the following:

- Administrative/Professional Office
- Component/Product Assembly
- Health/Athletic Club
- Distribution/Warehouse
- Financial Institution
- Manufacturing
- Parking
- Restaurant/Retail
- R&D Labs/Testing



SITE PLAN

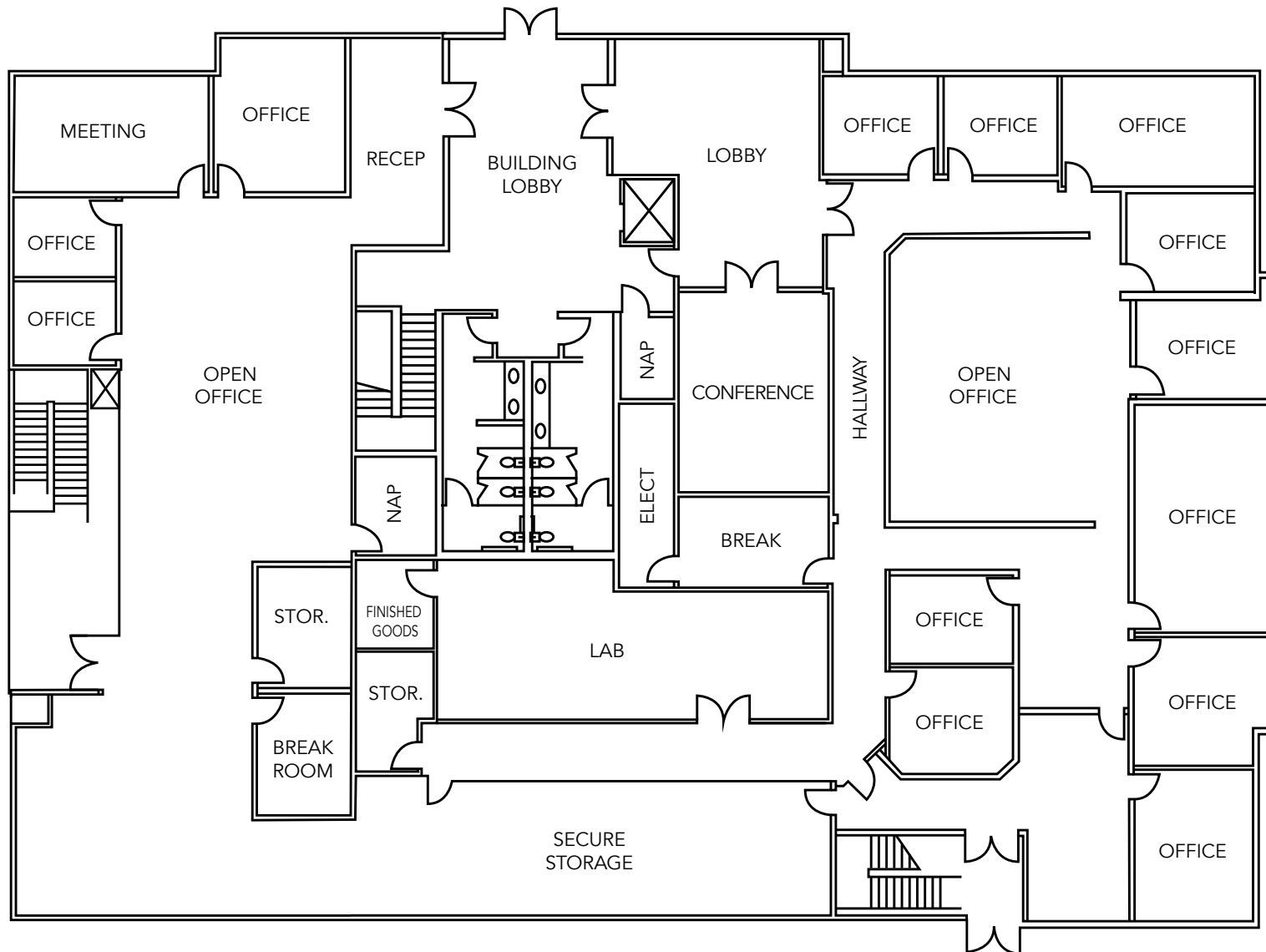
BAKE PARKWAY

ORCHARD



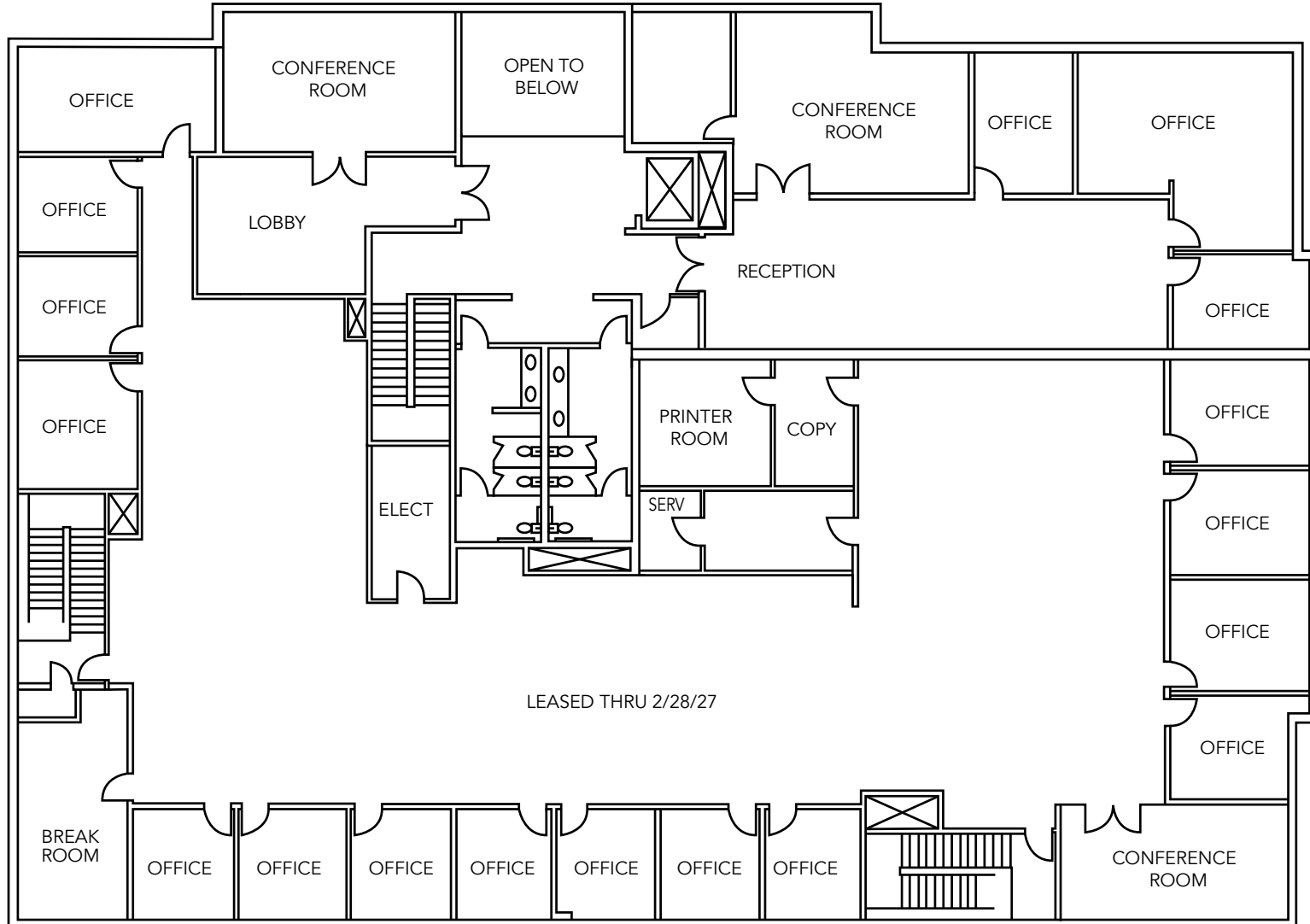
FIRST FLOOR FLOOR PLAN

±13,784 SQUARE FEET



SECOND FLOOR FLOOR PLAN

±13,315 SQUARE FEET



PROPERTY IMAGES

INTERIOR



PROPERTY IMAGES

EXTERIOR



NEARBY AMENITIES MAP

6 ORCHARD, LAKE FOREST

RETAIL

- 1 Home Depot
- 2 O'Reilly Auto Parts
- 3 Shell
- 4 Loop Neighborhood Market
- 5 Fed Ex
- 6 Mobile
- 7 Circle K
- 8 7-Eleven
- 9 Power Cleaners
- 10 Grab-N-Go
- 11 Harv's Express Car Wash & Detailing
- 12 Sam's Liquor
- 13 Bonjour Nails Bar Salon
- 14 Entrepise Rent-A-Car
- 15 Chevron
- 16 Charge Point
- 17 Dimension Smoke Shop & Liquor
- 18 Beauty Time
- 19 Cubesmart Self Storage
- 20 Furly's Pet Supply
- 21 V's Barbershop
- 22 ARCO
- 23 AM/PM

RESTAURANTS

- 24 Big Wok Mongolian Bar-BQ
- 25 Jack in the Box
- 26 El Pollo Loco
- 27 New Shanghai Restaurant
- 28 Carl's Jr
- 29 It's-A-Deli
- 30 Sheung Shui Fish
- 31 Sashimi
- 32 Wienerschnitzel
- 33 BluFig
- 34 Fuji Grill
- 35 Los Cabos Sports Bar & Grill
- 36 Starbucks
- 37 Fat Fish Sushi
- 38 Empanada Man Pizzeria
- 39 Mustard Café & Grill
- 40 First Class Pizza
- 41 Halves Boiling Pot + Japanese Grill
- 42 Ahi Ahi Sushi
- 43 Starbucks
- 44 Wahoo's Fish Taco
- 45 Domino's Pizza

FITNESS

- 46 24 Hour Fitness
- 47 Clava Sports Facility
- 48 Aesthetic Climbing Gym
- 49 LA Fitness

RECREATION

- 50 Lake Forest Sports Park

HEALTH

- 51 Heavenly Plastic Surgery
- 52 Clineva Urgent Care

HOTELS

- 53 Extended Stay
- 54 Hilton Garden Inn
- 55 Hampton Inn
- 56 Holiday Inn Express
- 57 Staybridge Suites
- 58 Courtyard by Marriott
- 59 Sonesta Simply Suites

EDUCATION

- 60 Goddard School of Lake Forest
- 61 Lake Forest Montessori
- 62 Rancho Canada Elementary
- 63 Lake Forest Elementary



SIX ORCHARD ROAD

LAKE FOREST

For More Information, Contact:

BJ FELL

Senior Vice President
CalDRE: 01929179
(949) 790-3144
bfell@leeirvine.com

MARK JERUE

Senior Vice President
CalDRE: 01073399
(949) 790-3121
mjerue@leeirvine.com

CRAIG FITTERER

Senior Vice President
CalDRE: 01246929
(949) 790-3123
cfitterer@leeirvine.com

