



**BAKE FREEWAY BUSINESS PARK**  
15700 & 15800 BAKE PARKWAY, IRVINE, CALIFORNIA

# Industrial *Innovation*

at the intersection of the 5 & 405 Freeways

**YOUR NAME  
HERE**

**YOUR NAME  
HERE**























# Property Features

BAKE FREEWAY BUSINESS PARK

## 15700 BAKE PARKWAY

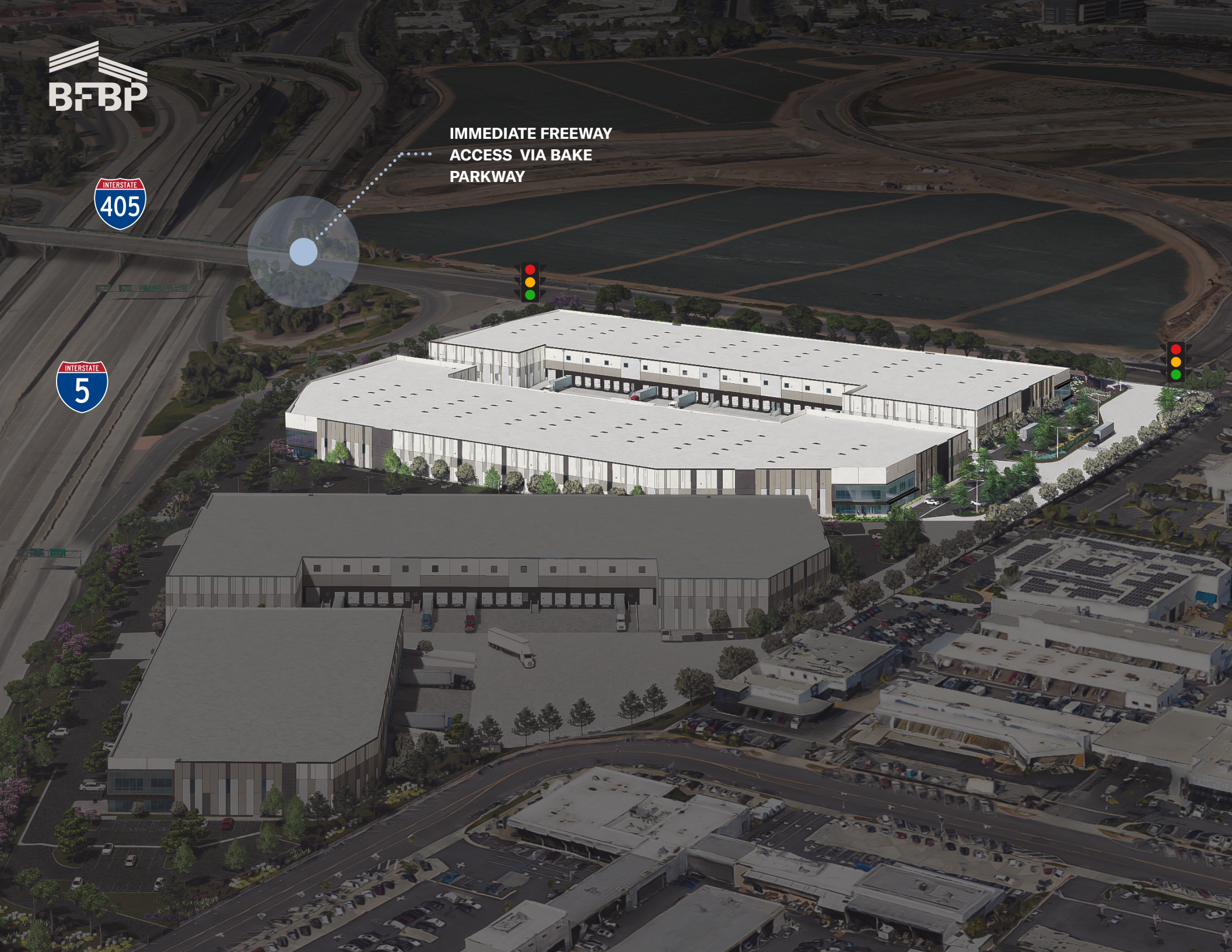
-  Lot Size: ..... 411,213 SF (±9.5 Acres)
-  Building Size: ..... 176,337 SF
-  Warehouse: ..... 158,169 SF
-  Office: ..... 18,168 SF
-  Dock High Doors: ..... 25
-  Ground Level Doors: ..... 2
-  Parking Stalls: ..... 186 (1.1:1,000)
-  Clear Height: ..... 36'
-  Column Spacing: ..... 54'x50' Typical

## 15800 BAKE PARKWAY

-  Lot Size: ..... 431,982 SF (±10 Acres)
-  Building Size: ..... 202,831 SF
-  Warehouse: ..... 182,841 SF
-  Office: ..... 19,990 SF
-  Dock High Doors: ..... 25
-  Ground Level Doors: ..... 2
-  Parking Stalls: ..... 287 (1.4:1,000)
-  Clear Height: ..... 36'
-  Column Spacing: ..... 54'x50' Typical



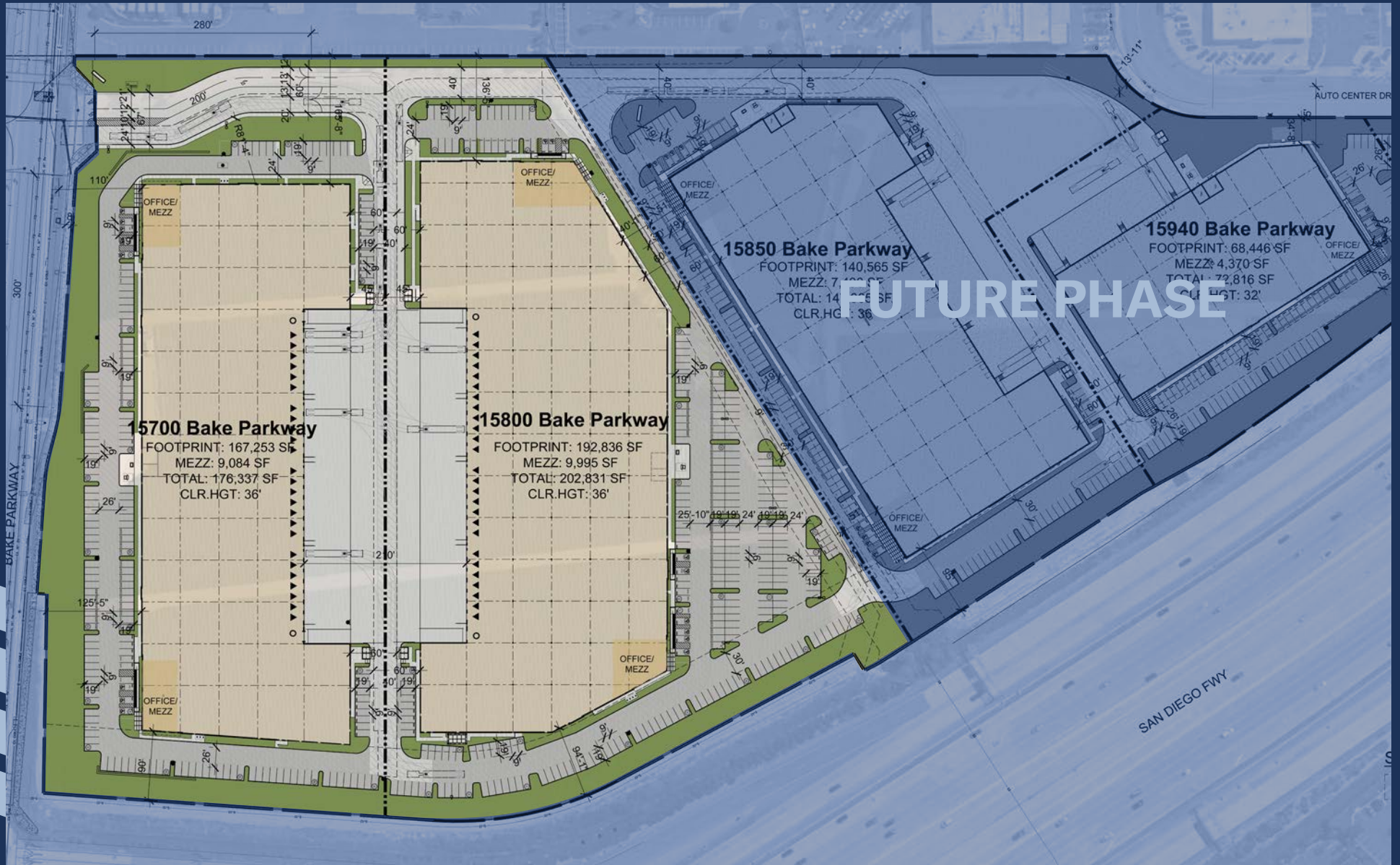
IMMEDIATE FREEWAY  
ACCESS VIA BAKE  
PARKWAY





# Building 1 & Building 2 - Phase 1

BAKE FREEWAY BUSINESS PARK





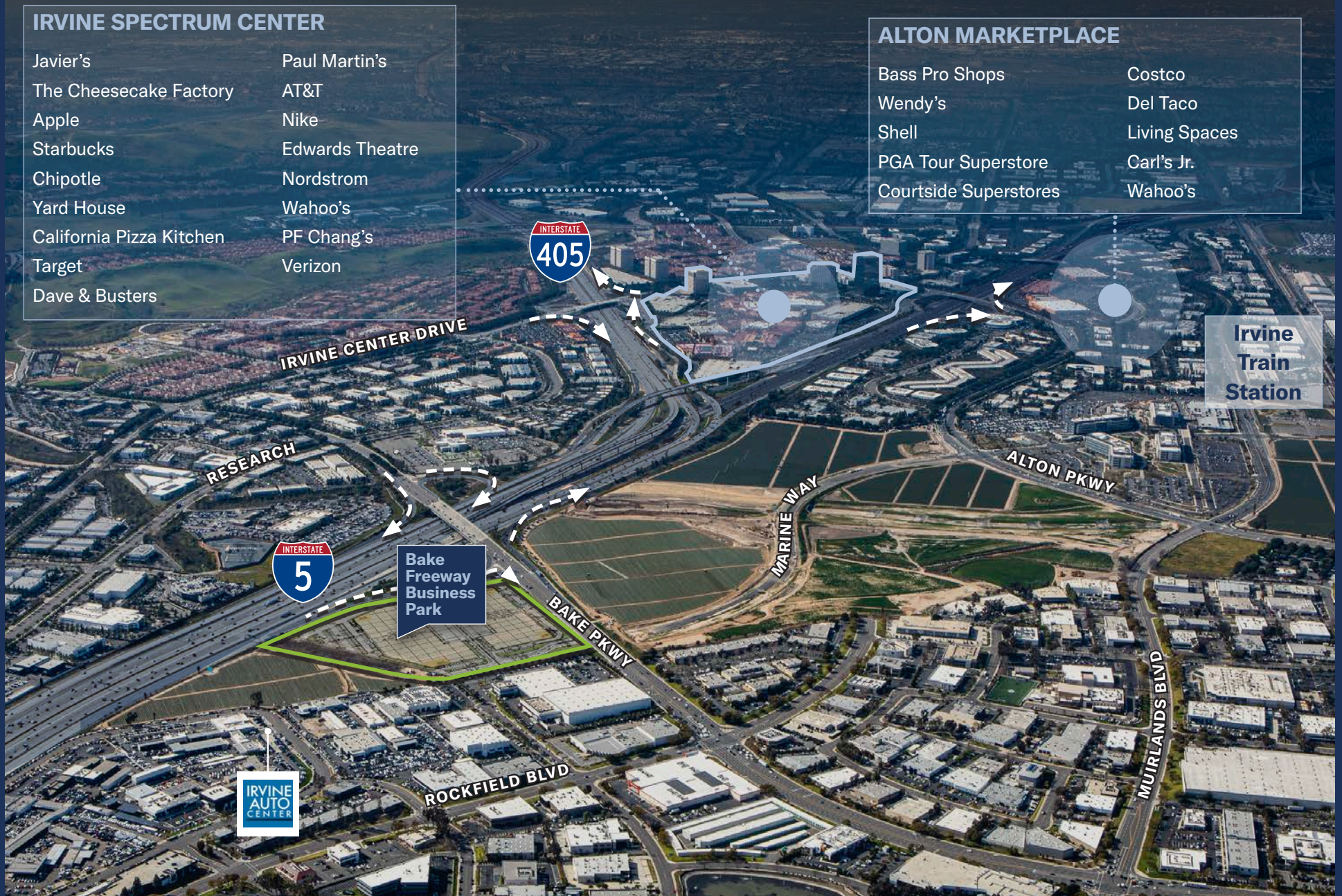
# Prime *Irvine* Location

## IRVINE SPECTRUM CENTER

- |                          |                 |
|--------------------------|-----------------|
| Javier's                 | Paul Martin's   |
| The Cheesecake Factory   | AT&T            |
| Apple                    | Nike            |
| Starbucks                | Edwards Theatre |
| Chipotle                 | Nordstrom       |
| Yard House               | Wahoo's         |
| California Pizza Kitchen | PF Chang's      |
| Target                   | Verizon         |
| Dave & Busters           |                 |

## ALTON MARKETPLACE

- |                       |               |
|-----------------------|---------------|
| Bass Pro Shops        | Costco        |
| Wendy's               | Del Taco      |
| Shell                 | Living Spaces |
| PGA Tour Superstore   | Carl's Jr.    |
| Courtside Superstores | Wahoo's       |





# Proximity to Airports & Ports

BAKE FREEWAY BUSINESS PARK

**±9.7 MI**

JOHN WAYNE AIRPORT  
(SNA)

**±33.9 MI**

LONG BEACH AIRPORT  
(LGB)

**±40.7 MI**

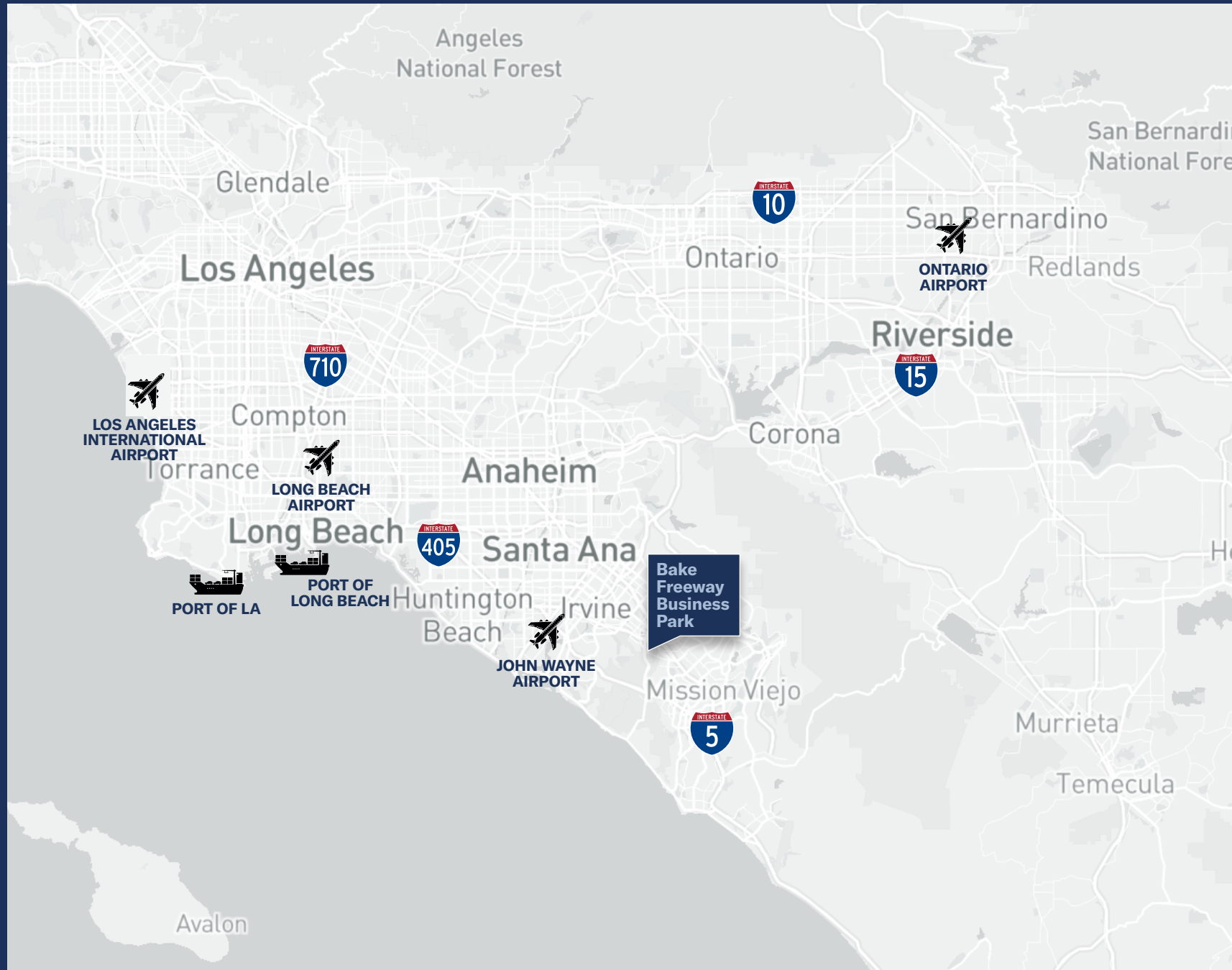
PORT OF  
LONG BEACH/LA

**±42.9 MI**

ONTARIO INT'L  
AIRPORT (ONT)

**±48.9 MI**

LA INT'L AIRPORT  
(LAX)





# Area Demographics

BAKE FREEWAY BUSINESS PARK

## Demographic Brief

### Population: Current Year Estimate

1 Miles	3 Miles	5 Miles
2,105	105,840	345,260

### Households: Current Year Estimate

1 Miles	3 Miles	5 Miles
890	45,113	132,192

### Household Income: Average Household Income

1 Miles	3 Miles	5 Miles
\$115,291	\$148,756	\$169,038

### Projected Household Income: 2028

1 Miles	3 Miles	5 Miles
\$137,668	\$171,365	\$194,085

### Education: Bachelor's Degree or Higher

1 Miles	3 Miles	5 Miles
738	46,016	151,367

### Place of Work: Employees

1 Miles	3 Miles	5 Miles
29,161	134,193	228,872









**BAKE FREEWAY BUSINESS PARK**  
15700 & 15800 BAKE PARKWAY  
IRVINE, CALIFORNIA



For more information, please contact:

**Gregg Haly**

Executive Vice President  
Lic. 00937913  
+1 949 725 8632  
gregg.haly@cbre.com

**Jeff Carr**

Senior Vice President  
Lic. 0109600  
+1 949 725 8631  
jeff.carr@cbre.com

**Allison Kelly**

Senior Vice President  
Lic. 01417664  
+1 949 725 8474  
allison.kelly@cbre.com

**Carol Trapani**

Senior Vice President  
Lic. 01099644  
+1 949 725 8545  
carol.trapani@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



TISHMAN SPEYER

**CBRE**