

CTH | CRE
Select Client Group

72 CORPORATE PARK



FOR MORE INFO
PLEASE CONTACT

C. TRAVIS HAINING
PRINCIPAL | BROKER, CA DRE#01483191
C: (949) 689-6321, E: TRAVIS@CTHCRE.COM

INVESTMENT OFFERING • IRVINE, CALIFORNIA



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THE OFFERING

CTH Commercial Real Estate, acting as the exclusive advisor to the Ownership, is delighted to offer for acquisition the fee-simple interest in 72 Corporate Park (the "Property"). This property comprises a 33,273 square foot, high-quality, standalone office building situated in Irvine, California.

72 Corporate Park is vacant and available to an investor or owner/user.

INVESTMENT HIGHLIGHTS

- 72 Corporate Park stands out as a unique location within one of Orange County's most prestigious office environments. The development of The District, boasting 1.0 million square feet, and Diamond Jamboree, with 114,000 square feet of retail space, has transformed the area into a nexus of amenities. Businesses at Corporate Park now benefit from unparalleled access to dining options, shopping at Whole Foods and Costco, and an engaging entertainment hub. Strategically positioned, the property is just 2.7 miles from John Wayne Airport and enjoys central access to the 405, 55, and 5 freeways, enhancing its connectivity and appeal.
- Rare freestanding, high-quality office building on approximately 1.9 acres, offering maximum control, privacy, and flexibility for an owner/user or investor. Unlike multi-tenant buildings, this standalone asset allows for full building identity, customized branding, and unrestricted operational use within the flexible uses permitted in this zoning.
- Open floor plan allows a buyer to completely customize the 33,273 square foot building to their exact specifications. The property benefits from highly flexible zoning, substantial existing electrical power capacity, and exceptionally high ceilings on both the first and second floors, providing maximum versatility for a wide range of uses.

ASSET PROFILE



72 Corporate Park

IRVINE, CALIFORNIA 92614



\$10,500,000 ~~11,325,000~~

SALE PRICE



\$315.57 ~~340.37~~

PRICE PER SF



± 33,273 Rentable Square Feet

PROPERTY SIZE



± 1.9 acres

SITE SIZE



109 stalls (± 3.3:1 ratio)

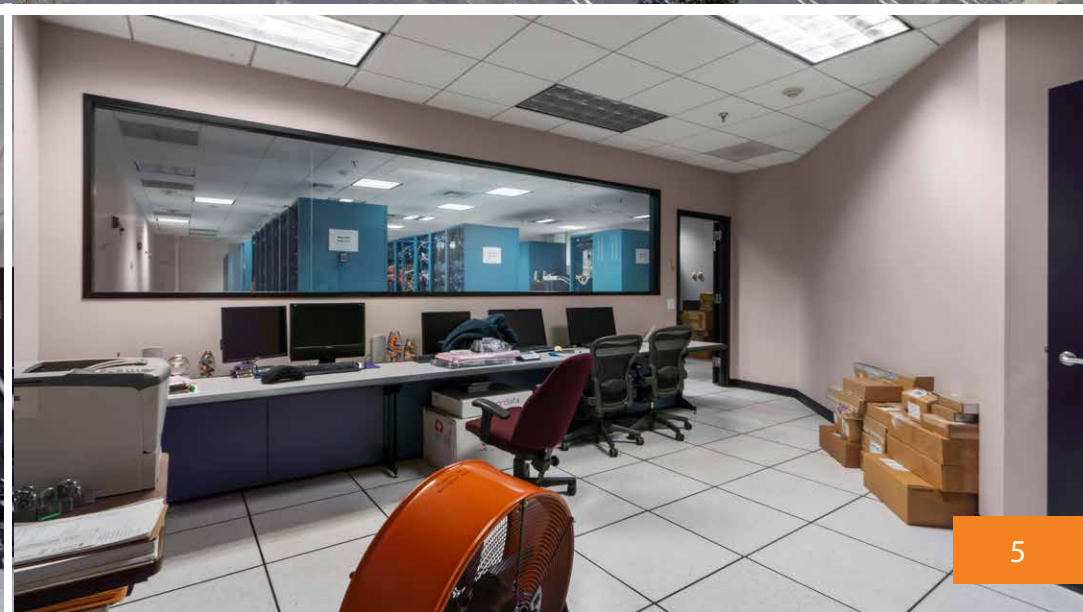
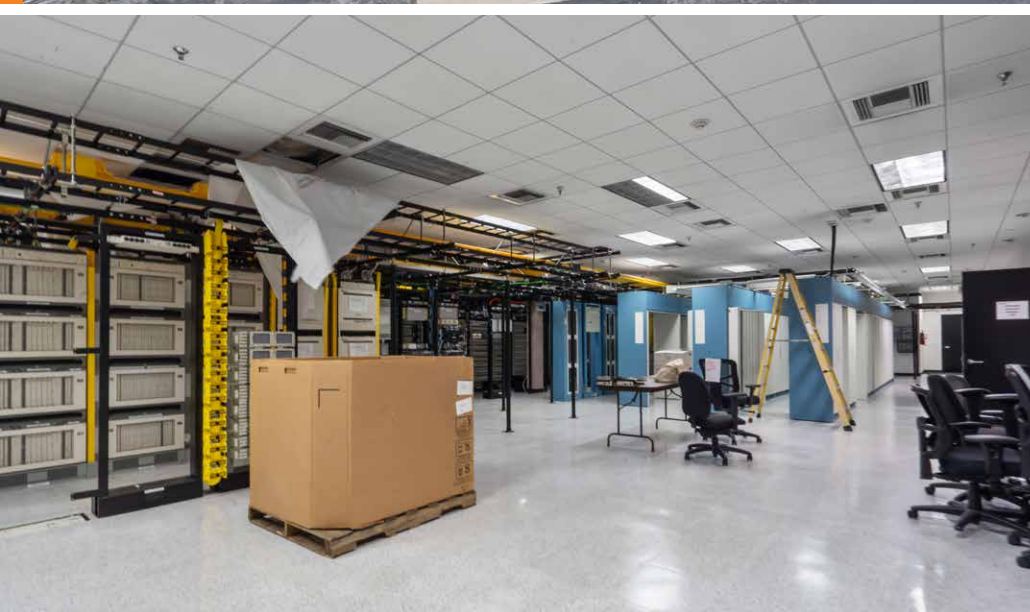
PARKING

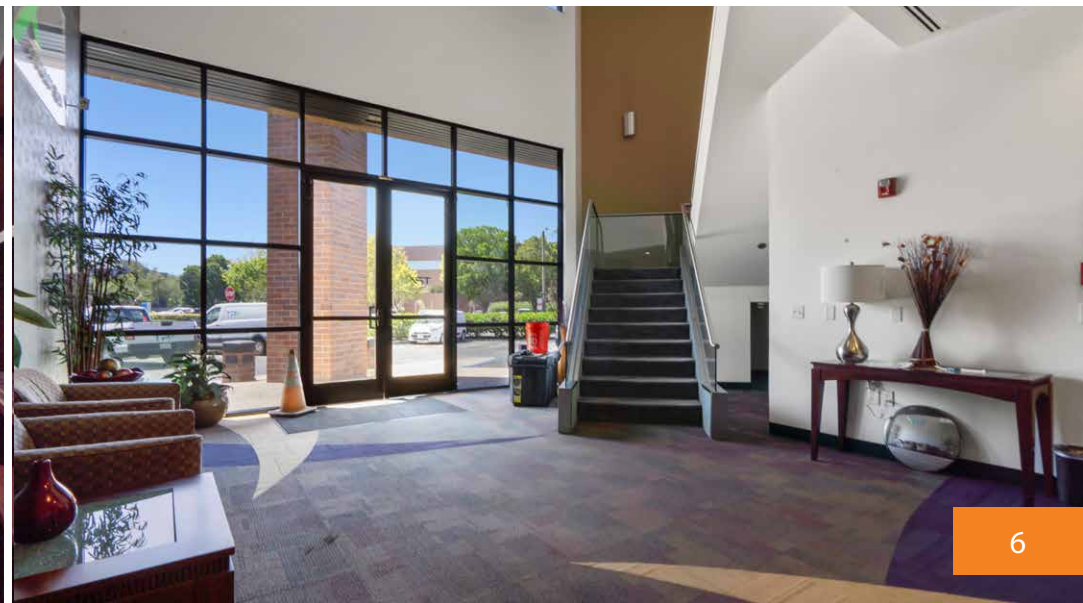
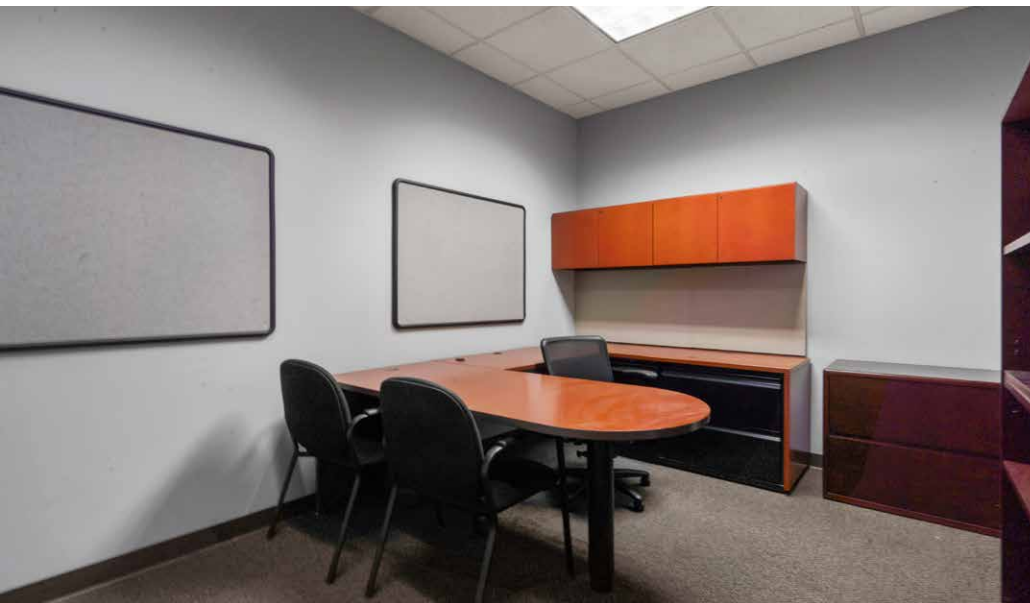


INVESTMENT HIGHLIGHTS (Continued)

- The Orange County office market is currently showcasing remarkable strength, highlighted by stable vacancy rates and consistent leasing activity in key areas like Irvine. With a vibrant economy driven by diverse industries, including tech and finance, the region continues to attract high-quality tenants, ensuring sustained demand and promising investment returns for office properties.
- Employment in Orange County, California, remains robust, underpinned by a diverse economic base that includes thriving sectors like technology, healthcare, and tourism. With unemployment rates below the national average and steady job growth, businesses looking to establish or expand in this region can expect a skilled and abundant workforce, enhancing the stability and growth potential of commercial real estate investments here.
- High-Quality Construction/Below Replacement Cost. The two-story, elevator-served building features functional floor plates, high-ceilings, timeless brick façade, sprinklers throughout, backup generators, and two balconies. In addition, the Property is being offered at a significant discount to an estimated replacement cost.
- Flexible Uses Possible. With its high ceilings, potential for ground-level loading, and an exceptional power capacity of over 3,000 amps, this property is well-positioned to adapt to and fulfill a wide array of future market requirements, ensuring its enduring value and utility.









A/R ALTERNATIVE RETAIL

PET SMART



LOWE'S

COSTCO WHOLESALE

Taco Bell New Cantina Chicken Men

Walmart

planet fitness

Sushi-Bar-Restaurant

T.J. maxx

ExtraSpace Storage

Barrance Pkwy

AMC THEATRES

Verizon Switch to Verizon Today

WM WASTE MANAGEMENT

Warner Ave



72 CORPORATE PARK

Alton Pkwy

Jamboree Rd

US S Corporate Park Delivery

MART Gaming Irvine

B BRAUN SHARING EXPERTISE

San Diego Creek

Bill Barber Park Children's Playground



LA FITNESS

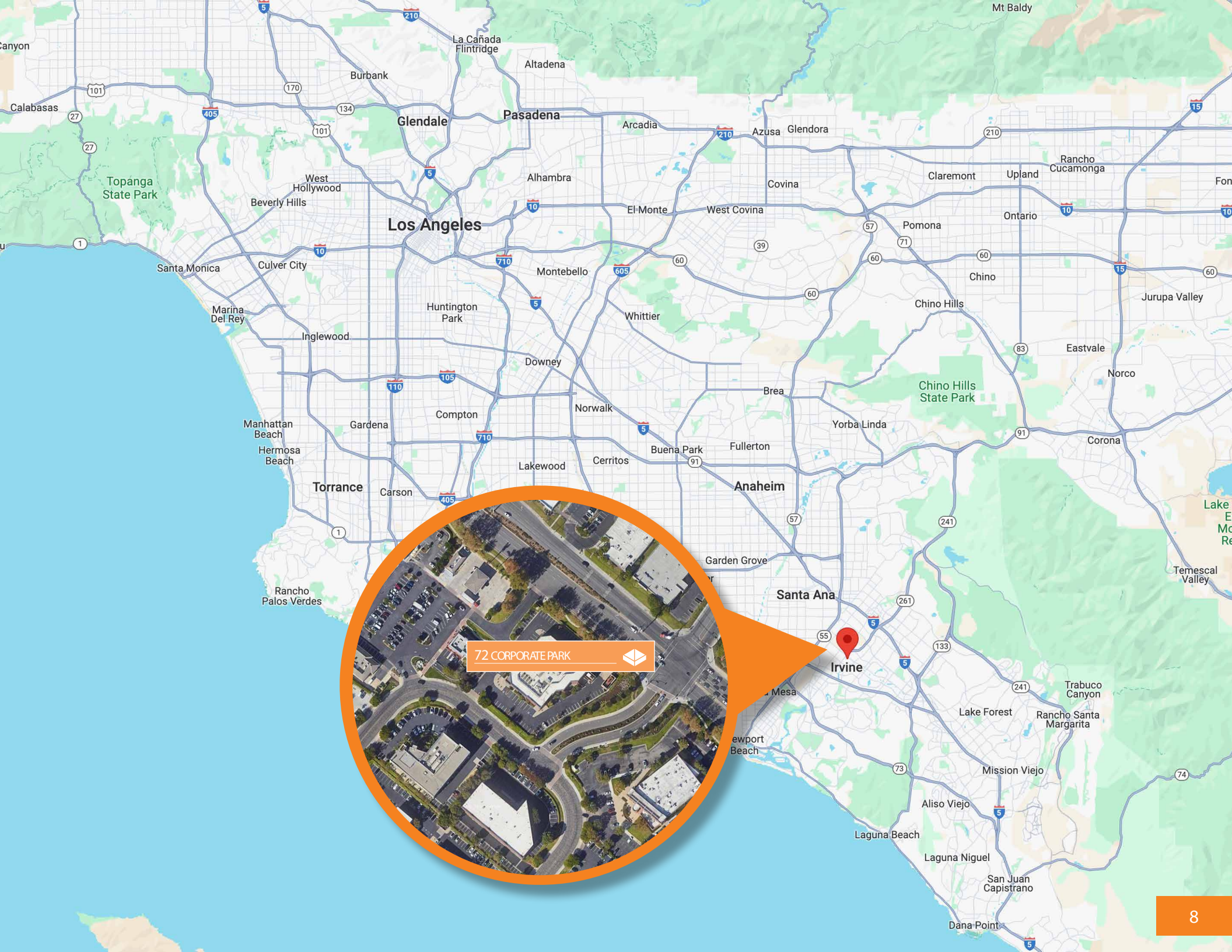
Marshalls

SPROUTS FARMERS MARKET

MART



Olive Garden



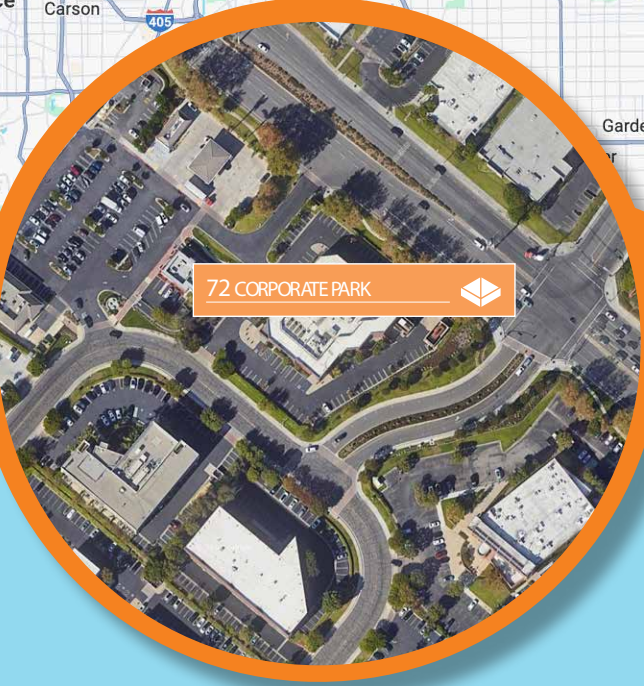
Los Angeles

Glendale

Pasadena

Santa Ana

Irvine



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IRVINE, CALIFORNIA

Irvine, California, stands out as a beacon of opportunity for commercial real estate investments. Known for its meticulously planned urban layout, this city blends modern architecture with lush green spaces, creating an environment that is both aesthetically pleasing and functionally efficient for businesses. With a booming economy fueled by sectors such as technology, healthcare, and education, Irvine attracts a diverse array of tenants, from startups to Fortune 500 companies. The city's commitment to innovation is evident in its support for business incubators and tech hubs, making it a prime location for forward-thinking enterprises.

The allure of Irvine extends beyond its economic vitality; it's a city that prioritizes quality of life, which in turn supports commercial growth. With an extensive network of bike paths, world-class educational institutions like UC Irvine, and a cultural landscape rich with arts and entertainment, Irvine offers a lifestyle that appeals to professionals and families alike. This quality of life translates into a stable, skilled workforce, low crime rates, and a community that values sustainability and progress. The strategic location, with easy access to major transportation arteries and John Wayne Airport, further enhances Irvine's appeal, ensuring that businesses here are not just surviving but thriving in a dynamic market.



UNIVERSITY OF CALIFORNIA IRVINE

The University of California, Irvine (UCI), established in 1965, is a leading public research university located in Irvine, California. It serves over 36,000 students, with approximately 29,000 undergraduates and 6,000 graduate students. UCI is recognized for its commitment to research, with annual R&D expenditures exceeding \$500 million, contributing to its reputation as a hub of innovation and learning.



IRVINE SPECTRUM CENTER

Irvine Spectrum Center is a premier open-air shopping, dining, and entertainment destination in Irvine, California, known for its vibrant atmosphere and unique architectural. With over 130 stores, including anchors like Nordstrom and Target, along with attractions like the Giant Wheel and an ice rink during the holiday season, it offers a comprehensive experience for visitors and locals alike.





MARKET OVERVIEW

Irvine's commercial real estate market is a bustling hub of activity, marked by a high demand for both office and industrial properties. This thriving market is fueled by the city's business-friendly ethos, a robust local economy, and an eclectic mix of industries ranging from tech to manufacturing. The competitive nature of this market underscores Irvine's appeal as a destination for businesses looking to establish or expand their operations in a premium location.

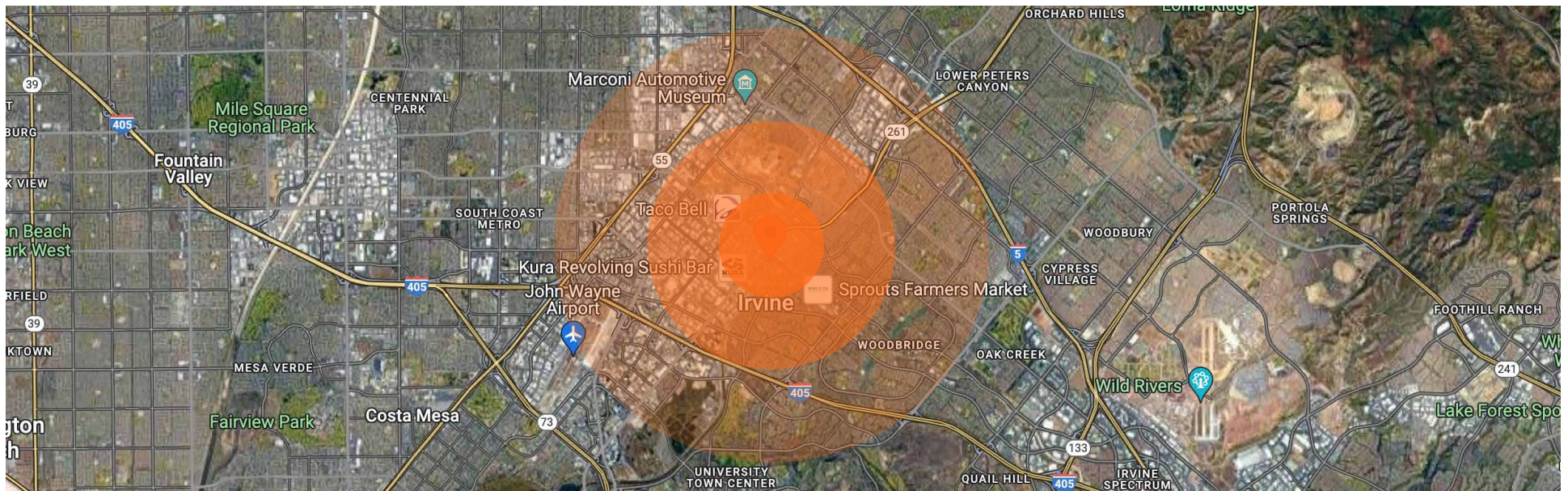
Irvine stands out with one of the highest median household incomes in the nation and consistently low unemployment rates. The city is a magnet for talent, with an exceptionally educated populace; over 65% of residents possess a bachelor's degree or higher, propelling Irvine to the forefront of sectors like high-tech, biotechnology, and academia. This demographic advantage not only enriches the local economy but also ensures a continuous demand for sophisticated commercial spaces.

Located in the heart of this dynamic and competitive market, 72 Corporate Park represents a prime investment opportunity. Positioned advantageously within Irvine, California, this property benefits from its dynamic location, its solid economic foundations, and a supportive business climate.





	1 Mile	5 Miles	10 Miles
POPULATION			
Population	15,000	250,000	750,000
Median Age	34	36	37
Median HH Income	\$110,000	\$95,000	\$85,000
Bachelor's Degree or Higher	65%	60%	55%
ETHNICITY & HOUSING			
White	50%	45%	40%
Asian	35%	45%	25%
Hispanic or Latino	10%	15%	20%
African American	2%	3%	4%
Other	3%	7%	11%
Owner-Occupied Housing Units	55%	50%	48%
Renter-Occupied Housing Units	45%	50%	52%





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