

PRIME IRVINE SPECTRUM LOCATION

OFFERING MEMORANDUM
SINGLE TENANT NET LEASE
INVESTMENT OPPORTUNITY



INDUSTRIAL/R&D BUILDING

5 Vanderbilt, Irvine, CA 92618

Voit
REAL ESTATE SERVICES

CARGILE
COMMERCIAL GROUP

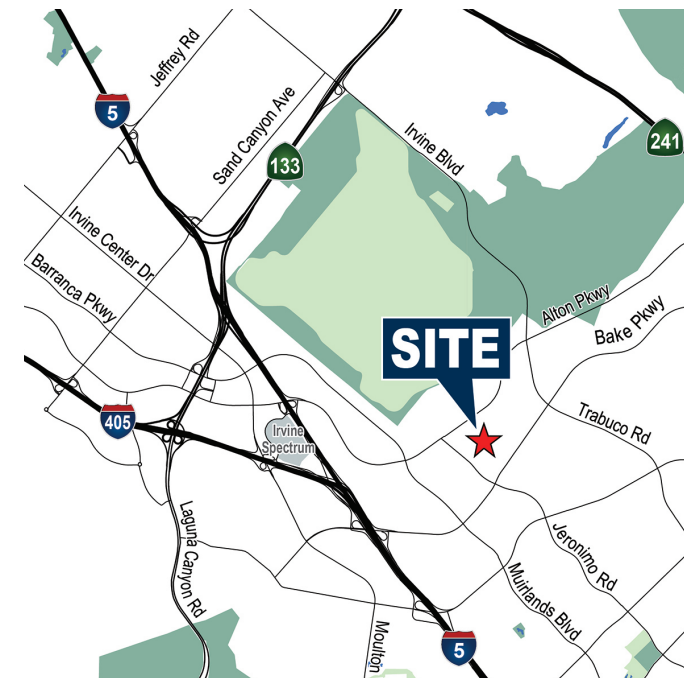
THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to acquire 5 Vanderbilt in Irvine, CA – a single tenant freestanding industrial/R&D building consisting of approximately 17,345 square feet on a 0.81 acres. This property is ideally located within the Irvine Spectrum submarket in Orange County and serves as the corporate headquarters of Evolve Dental Technologies, Inc. Evolve Dental utilizes the property for its corporate offices, research and development, and warehousing for its KÖR teeth whitening system. The KÖR whitening system was developed by Rod Kurthy (original founder of Evolve Dental), who has lectured all over the world, been featured many times in and on covers of various medical dental journals, and is considered by many dentists one of the leading private sector teeth whitening scientists.

The property was constructed in 1985 and features concrete-tilt up construction, approximately 11,623 square feet of high-end two story office, 21' warehouse clearance, and an approximate 2:65:1,000 parking ratio. The roof was replaced in 2015 and various HVAC replacements/repairs have been completed since 2017. The property offers excellent access to the 5/405 freeways, CA-133, the CA-241 toll road, and nearby access to John Wayne (SNA) airport. Numerous retail amenities are also in close proximity to the property, including the Irvine Spectrum Center, one of Orange County's premier lifestyle centers owned by the Irvine Company, which features various dining, entertainment, and shopping options. Lastly, the property is located within a very strong income demographic area with approximately 50.2% of households in a 5 mile radius earning at least \$150k per year.

Investment Highlights

- Long-term tenant (occupied the property since 2012)
- Net Lease Structure (see next page for landlord/tenant responsibilities)
- Highly desirable south Orange County submarket location
- Excellent access to 5/405 freeways
- Numerous retail/dining amenities nearby, including nearby access to Irvine Spectrum Center
- Located near the Orange County Great Park, a 1,300 acre master planned redevelopment of the former El Toro Marine Base, featuring, retail, sports complexes, performing arts venues, and walking trails
- Tenant has five year option to extend at FMV with no less than 3% annual increases
- Multiple HVAC units replaced in February, 2025
- Asphalt repairs and slurry coat/stripping completed in August, 2025
- **Tenant has First Right of Refusal to Purchase the property (12 day window upon fully accepted terms—ask brokers for additional details)**



Investment Summary

TOTAL BUILDING SIZE	± 17,345 Sq. Ft.
TOTAL LAND AREA	± 0.81 Acres
OFFICE AREA	± 11,623 Sq. Ft.
LEASE EXPIRATION	May 31, 2027
YEAR ONE NOI (AS OF 1/1/2026)	\$305,473

LEASE SUMMARY

Tenant	Evolve Dental Technologies, Inc.	
Lease Form	AIR Standard Industrial/Commercial Single-Tenant Lease—Net	
Original Commencement Date	June 1, 2012	
Current Expiration Date	May 31, 2027	
Current Base Rent Schedule	06/01/2025 – 05/31/2026: \$25,018.00/mo Net (\$1.44 PSF) 06/01/2026 – 05/31/2027: \$25,769.00/mo Net (\$1.49 PSF)	Annual: \$300,216 Annual: \$309,228
Option to Extend	One, Five Year Option at FMV (with 3% annual increases thereafter)	
Lease Expiration Date if Option is Exercised	May 31, 2032	
HVAC	Lessor shall be responsible, at their sole cost and expense, for repairs to, or replacement. Lessor shall be responsible for general HVAC maint. but Lessee shall be responsible for the cost	
Roof	Lessor shall be responsible, at their sole cost and expense, for repairs to, or replacement. Lessee shall be responsible for roof maintenance	
Drainage Systems/Related Repairs	Lessor shall be responsible, at their sole cost and expense, for repairs to, or replacement	





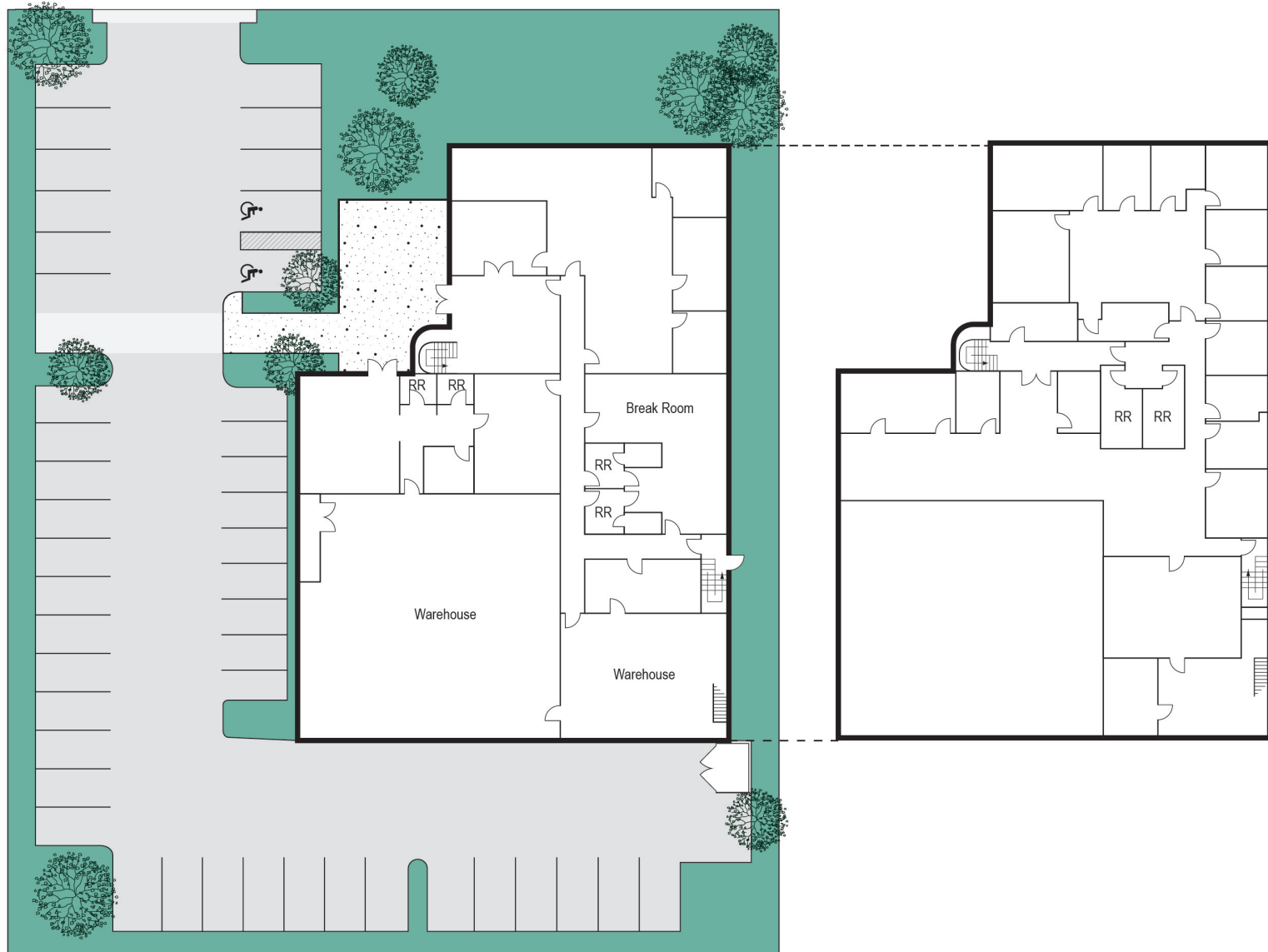
PROPERTY OVERVIEW

BUILDING SIZE	± 17,345 SF
DESCRIPTION	Freestanding Single Tenant Industrial/R&D Building
LAND AREA	± 0.81 Acres
OFFICE AREA	± 11,623 SF (Two Story)
PARKING	2.65:1,000 SF
WAREHOUSE CEILING HEIGHT	± 21'
LOADING	Two Ground Level Doors
ELECTRICAL SERVICE	400A, 120/208V 3 Phase (Verify)
ZONING	General Industrial
YEAR BUILT	1985



SITE PLAN

VANDERBILT



PROPERTY PHOTOS



5 VANDERBILT IRVINE, CA



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