

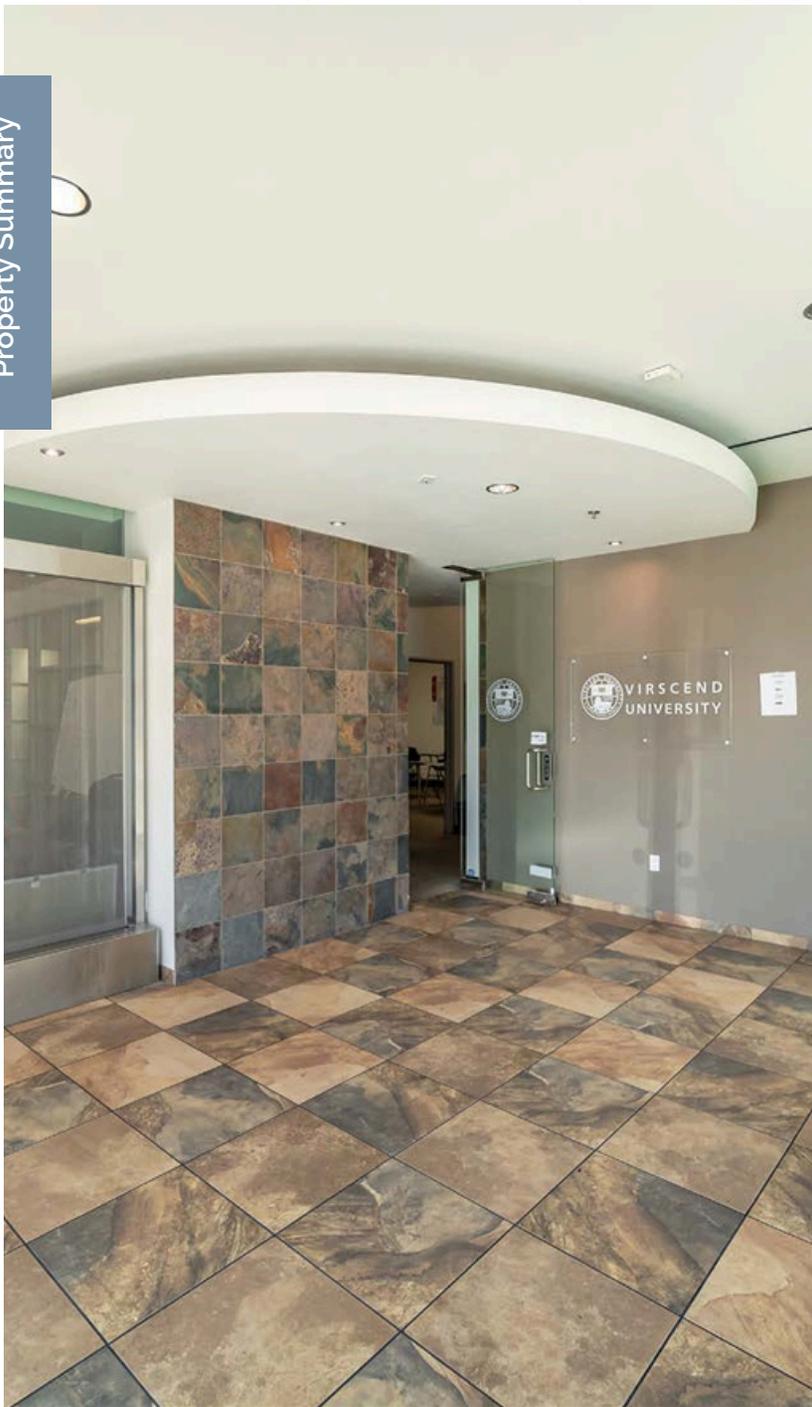
16490

Bake Pkwy

Irvine, CA



FOR SALE OR LEASE
9,900 SF Freestanding Office Building



Property Description

Welcome to an exceptional opportunity in the heart of Irvine, California. This premier 9,900 square foot office building is an embodiment of sophistication and functionality, perfectly suited for thriving businesses seeking a strategic location within one of Southern California's most prestigious business hubs. Nestled within Irvine Spectrum, renowned for its dynamic business environment and unparalleled amenities, this property offers unparalleled visibility and accessibility. Situated amidst a vibrant community of businesses, restaurants, and entertainment options, it ensures maximum exposure and convenience for employees and clients alike. Spanning 9,900 square feet across two levels, this office building boasts ample space tailored to accommodate diverse business needs. From expansive open-plan work areas to private offices and conference rooms, every aspect is designed to enhance productivity and collaboration. With its flexible layout and adaptable spaces, this property offers endless possibilities for customization to suit the unique requirements of any business. Whether you're a tech startup, a creative agency, or a corporate headquarters, the versatile floor plan can be tailored to match your vision seamlessly. Do NOT miss this rare opportunity to own a piece of Irvine Spectrum's thriving business landscape.

Property Features



9,900 SF



Two Conference Rooms



NEW HVAC Units
Recently Installed



Large Open Working Area



Four Private Restrooms



Immediate Access to
405/5 Freeway



Twelve Private Offices



Parking 4.00/1,000



Year Built: 2006

Property Highlights

This unique property presents an enticing opportunity for potential buyers, offering a building for sale with an established first-floor (Suite 100) Tenant providing monthly income. The strategic positioning allows the buyer the flexibility to either occupy the entire building or to continue collecting on consistent rental income from the tenant. With this dual-purpose potential, the new owner can capitalize on both immediate returns and future possibilities for the property.

TENANT SUMMARY

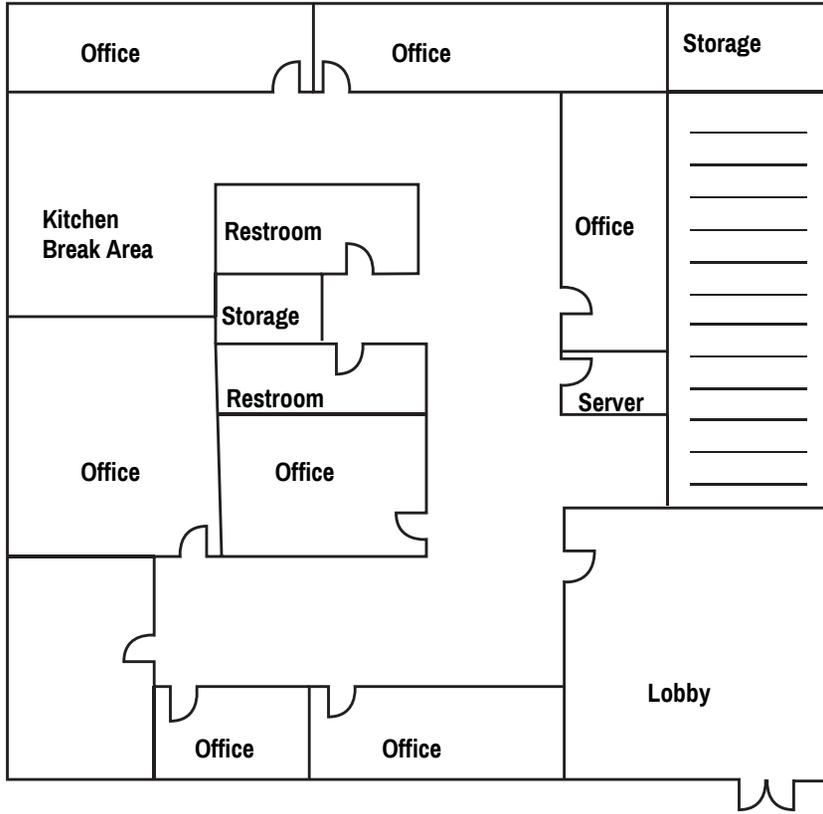
Tenant Name	Virscend University
Lease Rate	\$12,000.00/mo
Lease Expiration	01/31/27
Lease Type	FSG



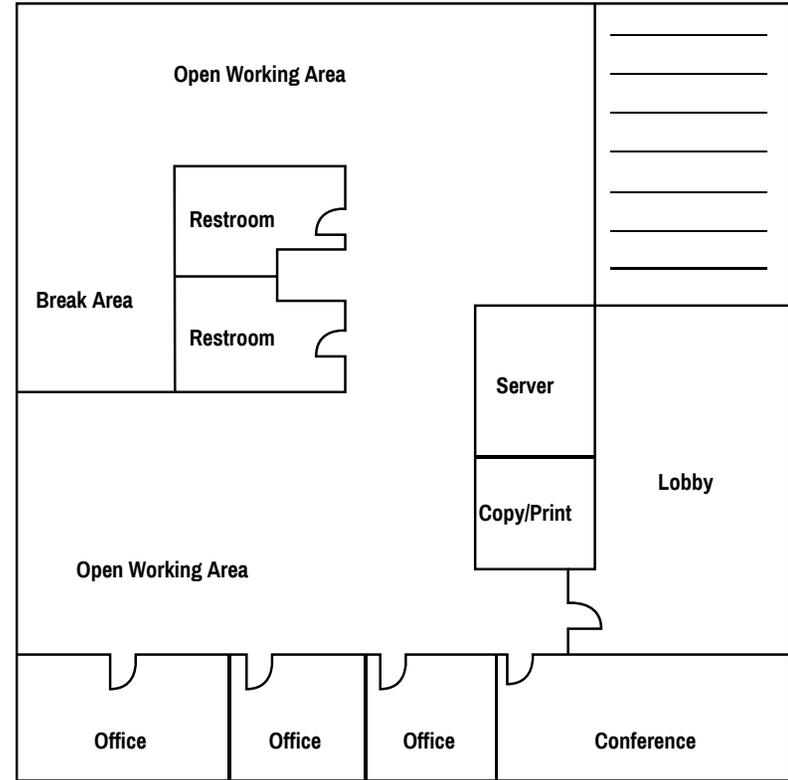


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Irvine, CA 92618

1st Floor



2nd Floor



Not to Scale



LOS OLIVOS MARKETPLACE
IRVINE SPECTRUM



16490
BAKE PKWY
IRVINE CA

IRVINE



BAKE PKWY
IRVINE GNTN DR
SCIENTIFIC WAY
LAKE FOREST DR
MOULTON PKWY
RIDGE ROUTE DR
RESEARCH DR

For more information:
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Population

	1 Mile	3 Mile	5 Mile
Estimated Population (2023)	14,285	94,148	351,766
Projected Population (2028)	16,158	99,277	370,278
Census Population (2020)	12,255	91,762	345,568
Census Population (2010)	2,732	70,057	267,328

Race

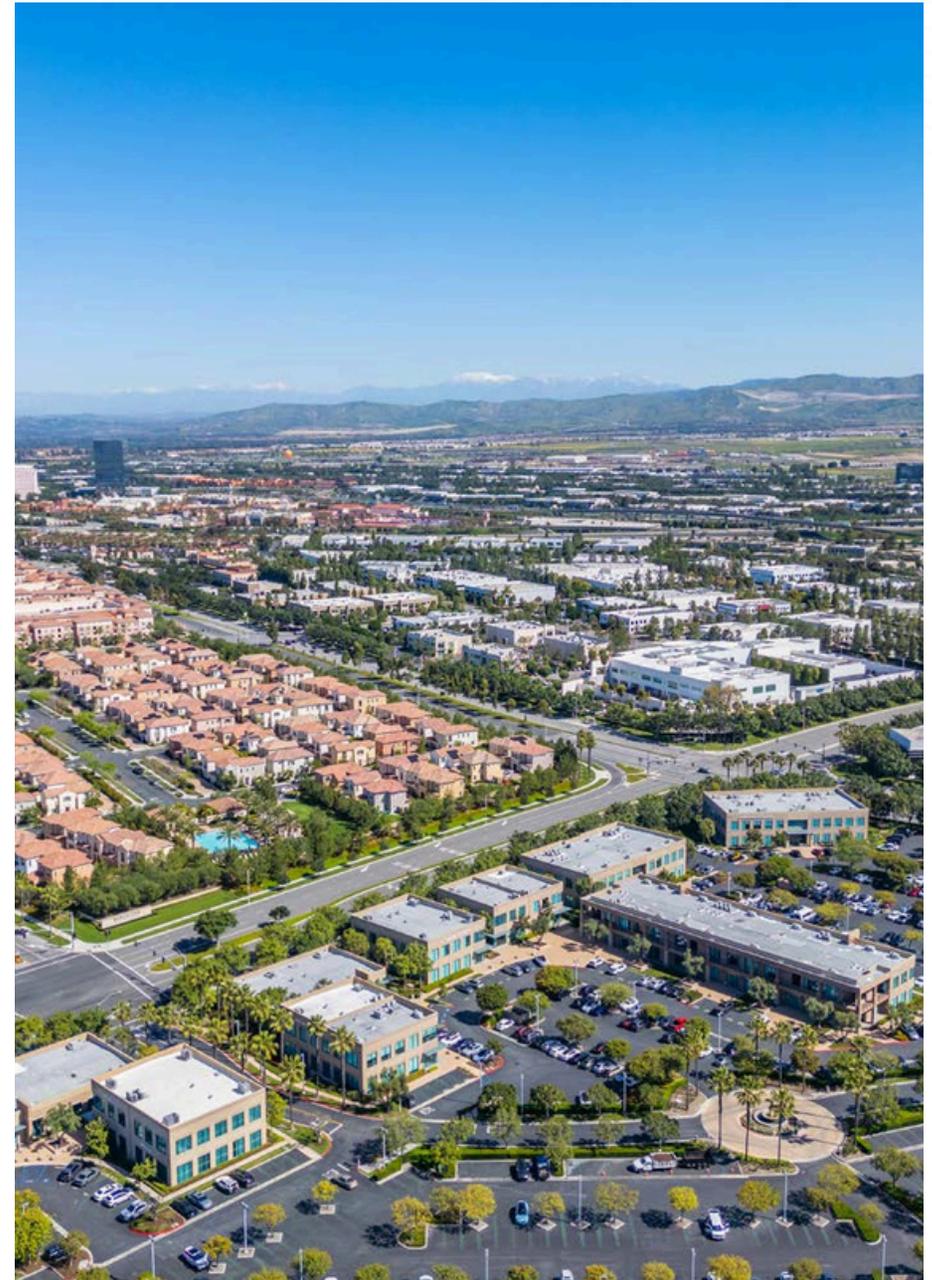
	1 Mile	3 Mile	5 Mile
Total Population(2023)	14,285	94,148	351,766
White (2023)	6,981	49,277	169,052
Black or African American (2023)	229	1,881	8,705
American Indian or Alaska Native (2023)	150	708	2,173
Asian (2023)	2,589	21,704	102,917
Hispanic	1,187	4,770	16,108
Other Race (2023)	1,428	7,642	23,505

Income

	1 Mile	3 Mile	5 Mile
Estimated Average Household Income (2023)	\$131,907	\$153,780	\$163,908
Projected Average Household Income (2028)	\$129,828	\$162,612	\$171,525
Average Family Income	\$82,498	\$90,702	\$100,024

Households

	1 Mile	3 Mile	5 Mile
TotalHouseholds	4,067	38,883	135,549
Projected Households (2028)	4,498	40,381	141,790
Census Households (2020)	3,375	36,461	128,396





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