

FOR  
SALE  
OR  
LEASE

***Voit***

REAL ESTATE SERVICES

2020 Main Street, Ste. 100, Irvine, California 92614  
949.851.5100 | 949.261.9092 Fax    [www.VoitCo.com](http://www.VoitCo.com)

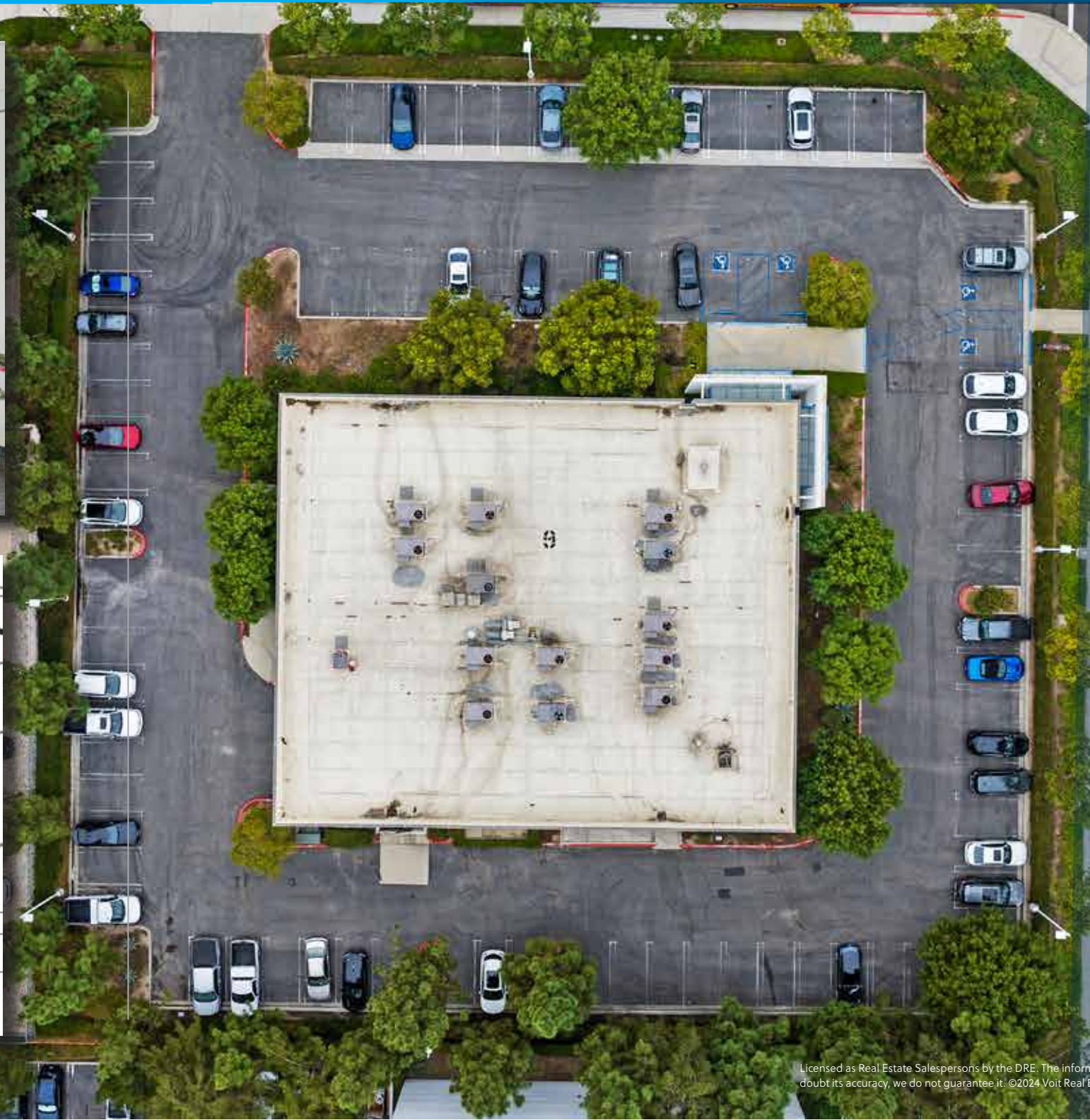
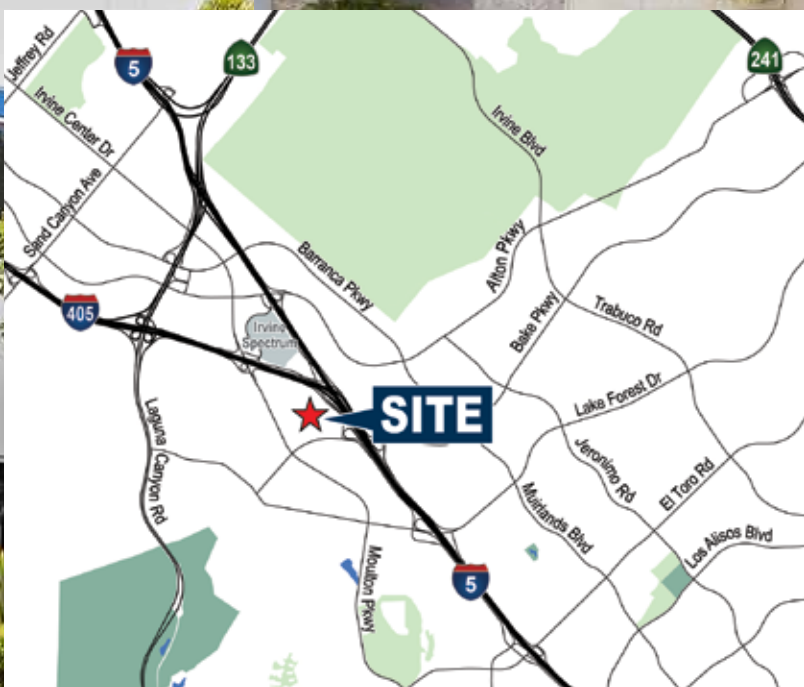
**6 CUSHING**

IRVINE SPECTRUM

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## EXECUTIVE SUMMARY

6 Cushing, Irvine Spectrum We are pleased to announce a rare owner-user or investment opportunity to purchase or lease a ±21,894 square foot, 2-story, corporate headquarters property. The freestanding building is built on approximately 1.49 acres of land with over 4,100 parking in the heart of the highly desirable Irvine Spectrum submarket in Irvine, California. Situated at the intersection of Orange County's major freeways and transportation networks, the Irvine Spectrum attracts major national and international brands capitalizing on the opportunity to locate in one of Southern California's premier headquarter locations.



BUILDING  
SIGNAGE  
AVAILABLE

## POTENTIAL OWNER-USER OR INVESTOR OPTION

- ORTIZ OCCUPIES THE 2ND FLOOR AND A PORTION OF THE GROUND FLOOR. FERGUSON WILL BE VACATING THE BALANCE OF THE GROUND FLOOR SPACE (±10,027 SF).
- NEW TENANT CAN LEASE ±10,027 SF OF GROUND FLOOR SPACE OR THE ENTIRE ±21,894 SF.
- NEW BUYER CAN OCCUPY THE ENTIRE ±21,894 SF OR THE SELLER WILL LEASEBACK ±11,867 SF FOR 5 YEARS UPON CLOSE OF ESCROW.
- OWNERSHIP WILL CONSIDER ALTERNATIVE USES INCLUDING RELIGIOUS FACILITIES, MONTESSORI, AND SCHOOLS.



±21,894 SF  
INDUSTRIAL BUILDING

ELEVATOR SERVED  
TWO STORY CREATIVE OFFICE

12'  
WAREHOUSE CLEARANCE

100%  
HVAC IN WAREHOUSE AREA

800  
AMPS OF POWER (VERIFY)

2 (10' W X 12' H)  
GROUND LEVEL LOADING DOORS

4:1,000  
PARKING RATIO

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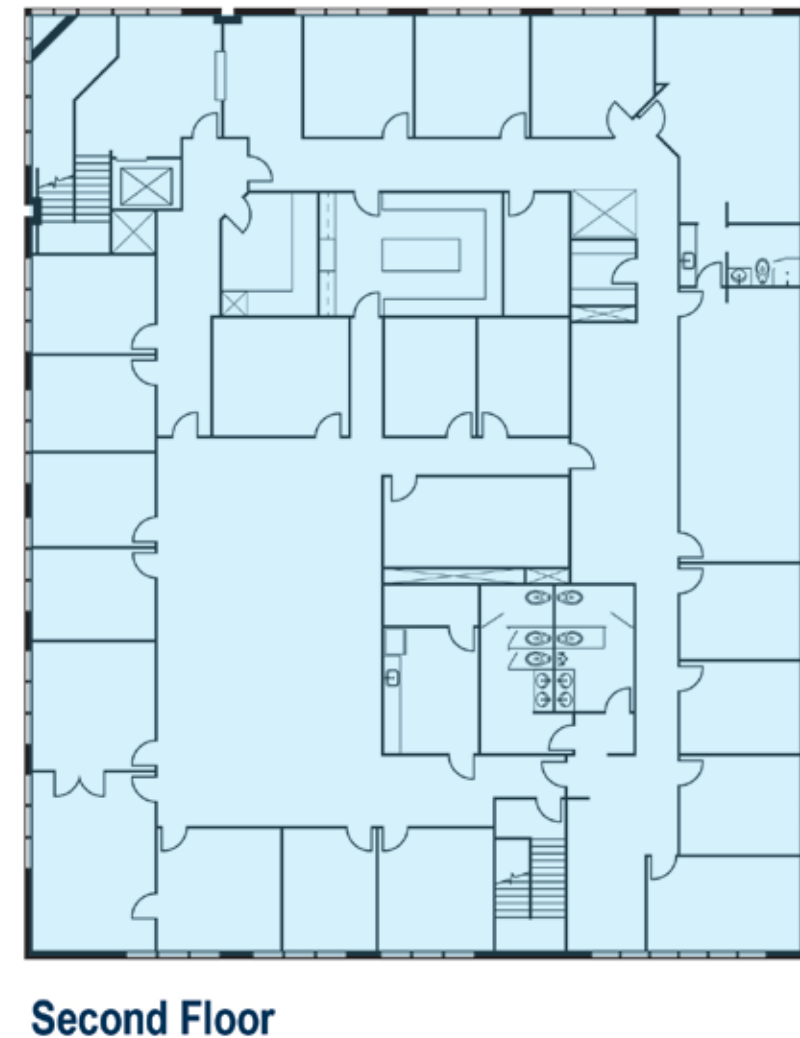
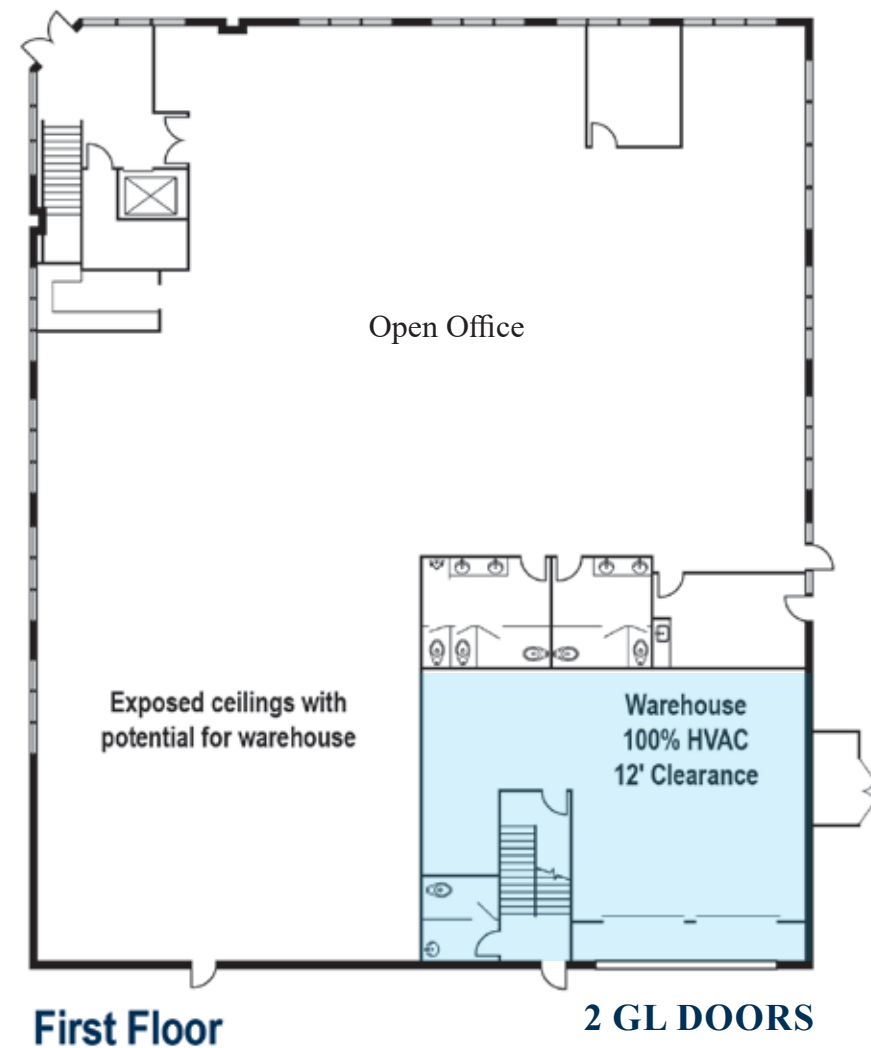
**ABOUT THE OWNER** - ORTIZ ENTERPRISES ORIGINALLY PURCHASED THE LAND FROM THE IRVINE COMPANY TO EXPAND THEIR GROWING GENERAL CONTRACTING BUSINESS FOR A NEW COMPANY HEADQUARTERS. TRAVEL ALONG JUST ABOUT ANY SOUTHERN CALIFORNIA FREEWAY, AND CHANCES ARE YOU'RE ON ONE THE HUNDREDS OF PROJECTS COMPLETED BY ORTIZ.

ORTIZ ENTERPRISES IS OFFERING A RARE OPPORTUNITY FOR A NEW COMPANY TO ACQUIRE 6 CUSHING FOR THEIR COMPANY HEADQUARTERS, INCLUDING THE FLEXIBILITY OF LEASING BACK TO HELP OFFSET ANY NEW LOAN USED IN THE ACQUISITION.



±8,750 Available Immediately

±13,144 Occupied by Ortiz Enterprises Inc.





# POSSIBLE BUYER FINANCING SCENARIOS

ASKING PRICE: \$9.85M

FOR MORE INFORMATION CONTACT: JUSTIN GREENE / ROZELLE FINANCIAL  
JGREENE@ROZELLEFINANCIAL.COM / 714.710.9208

## OPTION 1: NEW BUYER ACQUIRES WITH SBA 504 PROGRAM (90% LOAN TO VALUE)

- 10% DOWN PAYMENT PLUS FEES: ±\$1.05M
- TOTAL NEW LOAN AMOUNT: ±\$8.8M
- TOTAL MONTHLY MORTGAGE PAYMENT: ±\$57K

### EQUIVALENT TO ±\$2.60 NNN FOR NEW BUYER TO OWN

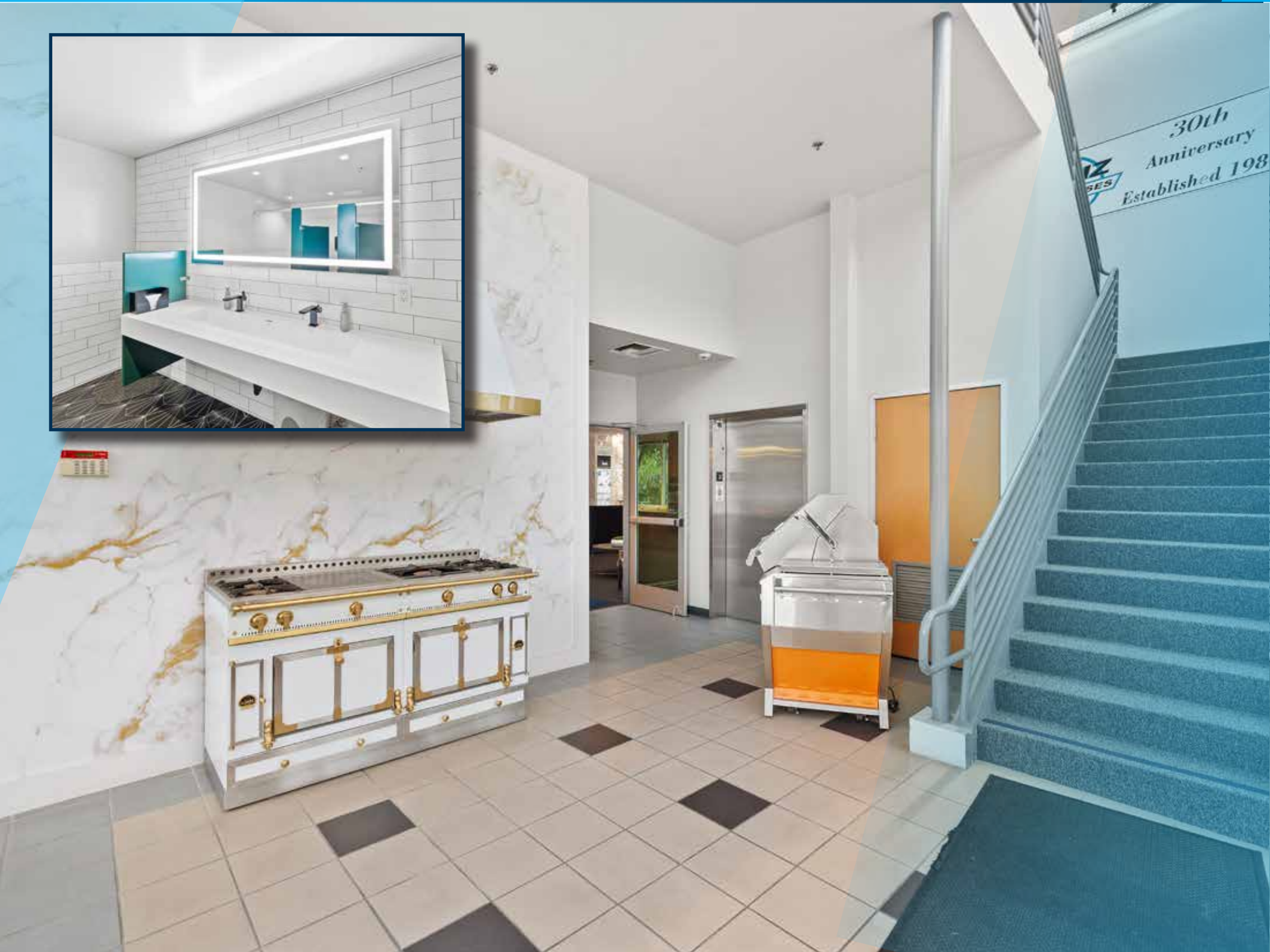
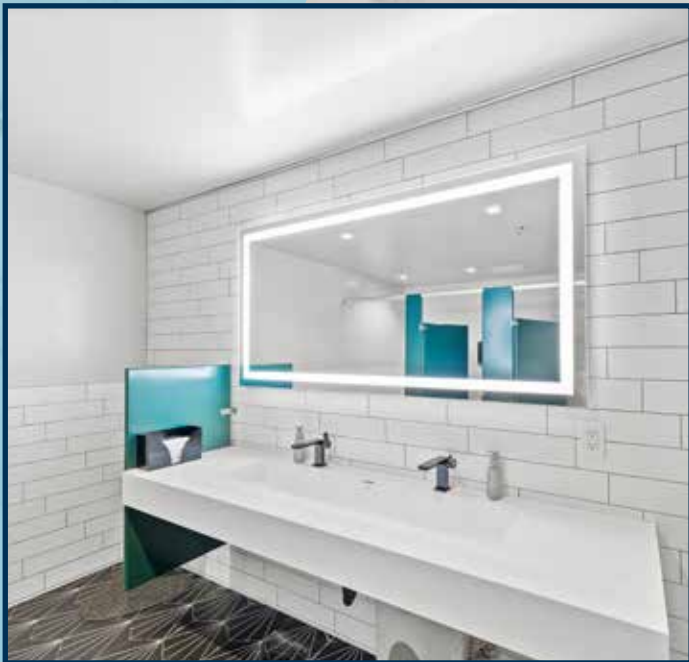
(ORTIZ ENTERPRISES WILL ENTERTAIN LEASING BACK UP TO 49% TO ACCOMMODATE SBA LOAN REQUIREMENT)

## OPTION 2: NEW BUYER ACQUIRES WITH CONVENTIONAL FINANCING (75% LOAN TO VALUE)

- 25% DOWN PAYMENT PLUS FEES: ±\$2.5M
- TOTAL NEW LOAN AMOUNT: ±\$7.4M
- TOTAL MONTHLY MORTGAGE PAYMENT: ±\$47K

### EQUIVALENT TO ±\$2.17 NNN FOR NEW BUYER TO OWN

(ORTIZ ENTERPRISES WILL ENTERTAIN LEASING BACK UP TO ±55% FOR NEW USER OR INVESTOR)







## Irvine Spectrum Submarket

The City of Irvine is the heart of Southern California's "Technology Coast" and has the heartbeat of Orange County's business community. With state-of-the-art transportation, exceptional real estate and stellar educational institutions, Irvine is renowned for its dynamic business environment and convenient access to a highly educated and skilled labor force. The city also boasts a reputation as one of the nation's safest communities and offers a full-range of housing opportunities, excellent climate, and a wealth of lifestyle amenities.

Irvine is well-known as one of the nation's largest master planned urban communities and encompasses 65 square miles. The City is bordered by Santa Ana, Huntington Beach, Fountain Valley, and Costa Mesa to the north, with Newport Beach, Lake Forest, Laguna Hills, Aliso Viejo and Laguna Beach to the south, and only a 10-minute drive from the Pacific Ocean. With its proximity to the Pacific Coast, Los Angeles and San Diego, Irvine's central location on provides residents and businesses alike easy access to world markets, a quality labor supply, plentiful executive housing and first-class entertainment. Irvine is located approximately 40 miles southeast of downtown Los Angeles and 85 miles north of downtown San Diego. Inland Empire's industrial clusters are within a 30-minute drive from Irvine.

With more than 17,000 companies of all sizes, including corporate headquarters and international centers of operation, companies of all types have a robust presence in Irvine. Two major business centers – the Irvine Business Complex and the Irvine Spectrum – account for more than 170,000 jobs Irvine's jobs-to-population ratio of 94.8% is No. 1 for American cities with 200,000 residents or larger.

The 2,600-acre Irvine Business Complex (IBC) is located adjacent to John Wayne Airport. A variety of professional and technical businesses, as well as residential properties, are located in this area. University Research Park is a 183-acre business, research, and development office park located next to UCI. Irvine Spectrum, home to prestigious high-rises and campus-like environments, is one of California's leaders in its concentration of technology, research, and development companies.

# ORANGE COUNTY

AT A GLANCE

3.17 M  
POPULATION

39%  
BACHELOR'S DEGREE OR HIGHER  
POPULATION

6TH  
LARGEST POPULATION IN USA

2ND  
HIGHEST DENSITY IN CALIFORNIA

\$709,800  
MEDIAN PROPERTY VALUE  
4.47% GROWTH

\$89,759  
MEDIAN HOUSEHOLD INCOME  
4.11% GROWTH

1.61 M  
NUMBER OF EMPLOYEES  
0.386% GROWTH

\$213.6M  
GDP  
4.2% GROWTH



## TOP 25 SALES TAX PRODUCERS

ALBERTSONS | APPLE COMPUTER | ARBONNE | AUTONATION TOYOTA IRVINE  
CARMAX | CHEVROLET OF IRVINE | CHEVRON | COSTCO | E PLUS TECHNOLOGY  
EDWARDS LIFESCIENCES | FINANCIAL SERVICES VEHICLE TRUST | IPC USA  
IRVINE BMW | KIA OF IRVINE | LIVING SPACES FURNITURE | NORDSTROM  
NORM REEVES HONDA | PC MALL | RALPH'S | TARGET | TESORO  
TUTTLE CLICK FORD | TUTTLE CLICK MAZDA | VICTOR MEDICAL | WALMART

COMPANIES HEADQUARTERS OR  
NORTH AMERICAN HEADQUARTERS  
ARE LOCATED IN IRVINE.



235,100  
EMPLOYMENT BASE

88.3%  
ASSOCIATES DEGREE OR HIGHER

94.8%  
JOBS-TO-POPULATION RATIO  
#1 FOR AMERICAN CITIES

# IRVINE

AT A GLANCE

## TOP EMPLOYERS

RANK | EMPLOYER | NO. OF EMPLOYEES

- 1 UNIVERSITY OF CALIFORNIA, IRVINE 21,700
- 2 IRVINE UNIFIED SCHOOL DISTRICT 3,024
- 3 EDWARDS LIFESCIENCES 2,987
- 4 BLIZZARD ENTERTAINMENT 2,724
- 5 BROADCOM 2,604
- 6 GLIDEWELL LABORATORIES 1,960
- 7 PARKER HANNIFIN 1,800
- 8 NATIONSTAR 1,556
- 9 B. BRAUN 1,370
- 10 WESTERN DIGITAL 1,300

**FERGUSON**  
Bath & Kitchen Gallery

**ORTIZ**

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