



CBRE

±1.196 ACRES | FOR SALE

1711 KETTERING STREET, IRVINE, CALIFORNIA

property highlights

1711 Kettering presents a unique redevelopment opportunity. The site, having been cleared of its previous industrial structure, is now a blank canvas awaiting your vision. The strategically advantageous 5.1 IBC Multi-Use zoning offers flexibility, allowing for a diverse range of business operations, including light manufacturing/assembly, warehousing, distribution, and R&D facilities. Furthermore, the potential for residential development may be realized through appropriate city entitlements, providing even greater possibilities. Perfectly positioned within a one-mile radius of premium retail amenities, including The District at Tustin Legacy, Diamond Jamboree, Von Karman Plaza, and Mess Hall at FLIGHT, 1711 Kettering offers an ideal location for businesses seeking convenience, accessibility, and a thriving local ecosystem.



±1.196 Acres / 52,097 SF
Lot Size



430-141-04
APN #



5.1 IBC Multi-Use
Zoning ([Click for City Website](#)) 



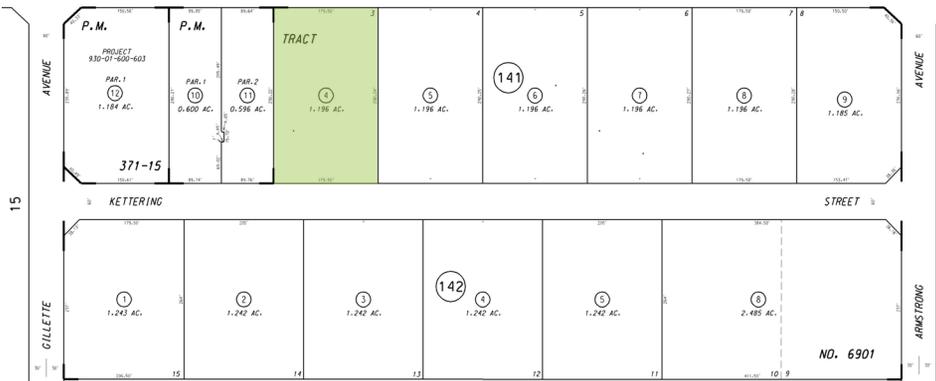
42,500 Cars/Day
Alton Parkway Street Frontage (Caltrans 2023)



Two Points of Access
Kettering Street & Alton Parkway (Verify)



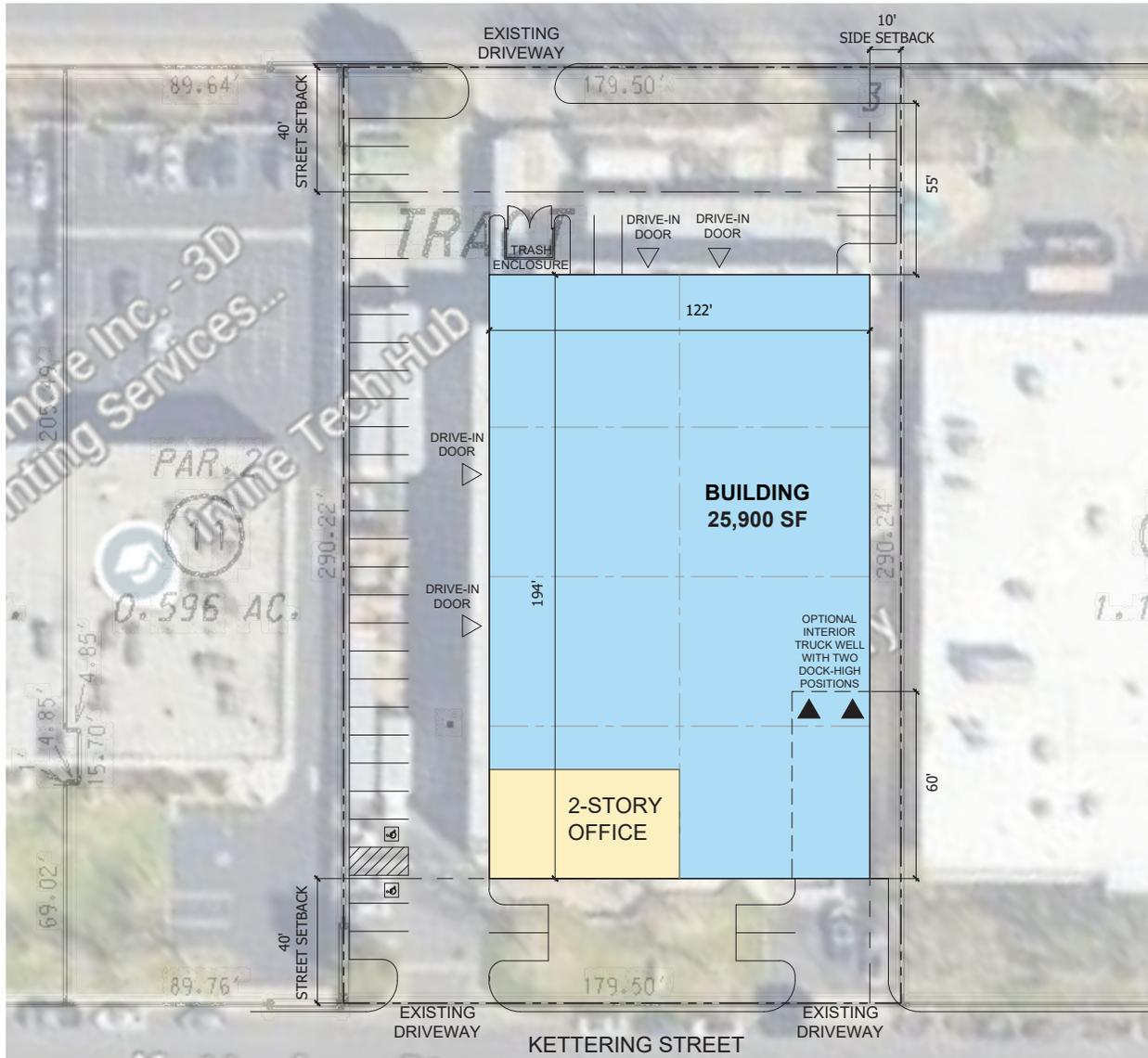
Residential Use
Potential for 50+ DU/Acre (Verify with City of Irvine)



CITY HIGHLIGHTS

- **Strategic Location & Access:** Benefit from Irvine’s central position within Southern California, providing unparalleled access to key markets, a robust transportation infrastructure (including John Wayne Airport and major freeways), and efficient logistics for both distribution and commuting.
- **Strong Retail & Entertainment:** Irvine offers a wide array of shopping and entertainment options, from large malls to smaller, specialized centers.
- **Thriving Economy & Pro-Business Environment:** Thrive in a city consistently recognized for its strong economic performance, supportive business policies, and a diverse, highly skilled workforce, creating a fertile ground for innovation and growth.

hypothetical plan*



TABULATIONS

SITE AREA:	51,836.4 SF (1.196 ACRES)
BUILDING AREA:	
OFFICE -	4,400 SF
WAREHOUSE -	21,500 SF
TOTAL	25,900 SF
COVERAGE:	
FAR -	49.97%
PARKING REQUIRED	
OFFICE @ 1/250 SF	18 STALLS
WAREHOUSE @ 1/1,000	22 STALLS
TOTAL	40 STALLS
PARKING PROVIDED	
STANDARD STALLS -	38 STALLS
ACCESSIBLE STALLS (STD) -	1 STALLS
ACCESSIBLE STALLS (VAN) -	1 STALLS
TOTAL STALLS	40 STALLS

*Hypothetical plan only. Buyer should independently verify all building plans, sizes and build-outs with the City of Irvine.

FASHION ISLAND

CALIFORNIA
73

JOHN WAYNE AIRPORT

INTERSTATE
405

DIAMOND JAMBOREE

JAMBOREE ROAD

MACARTHUR BOULEVARD

ALTON PARKWAY

★ 1711 Kettering Street

DISTRICT @ TUSTIN

VON KARMAN PLAZA

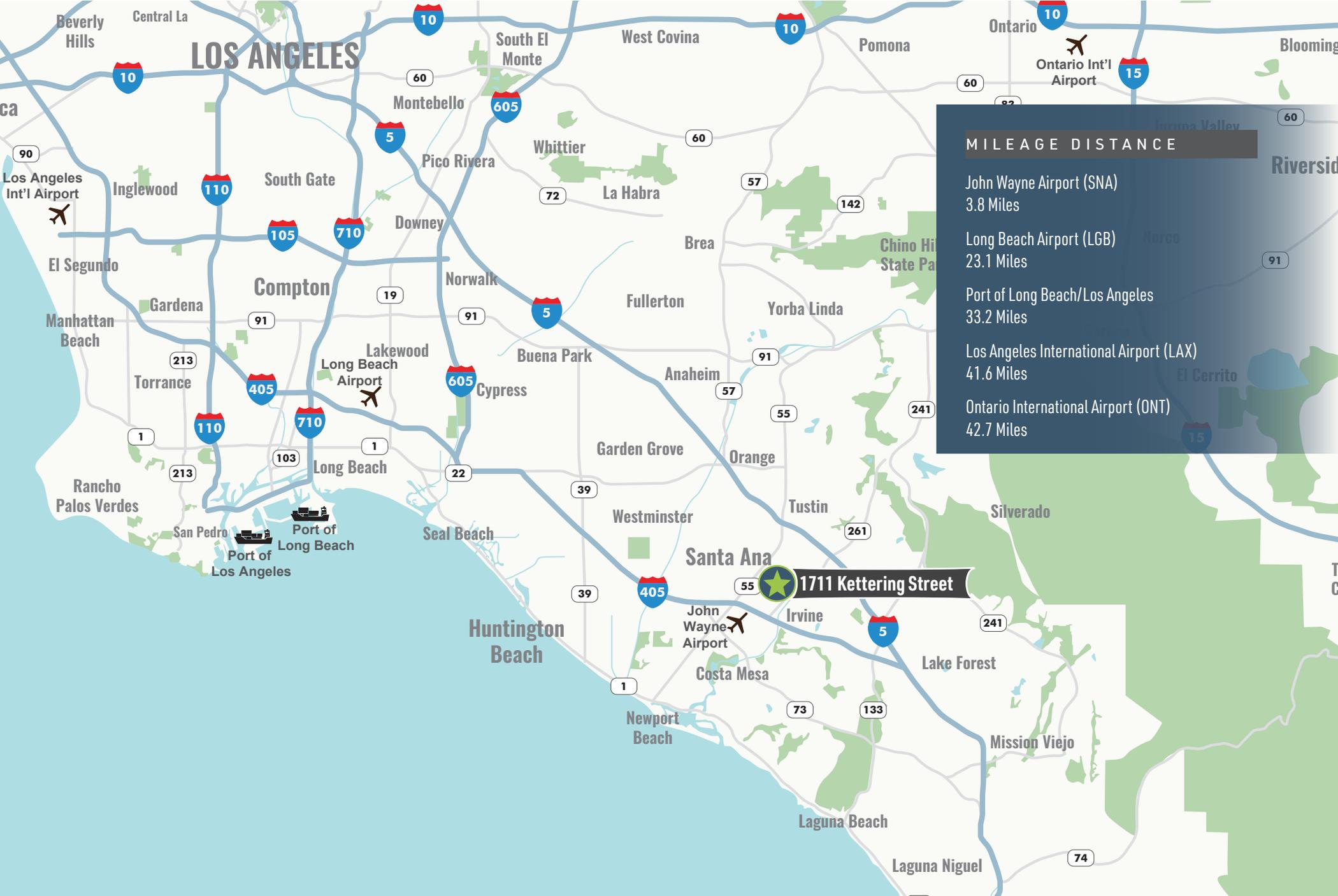
BARRANCA PARKWAY

MESS HALL @ FLIGHT

RED HILL AVENUE



regional transportation overview



1711
kettering st

CONTACTS

DAVE DESPER

Vice Chairman
+1 949 725 8504
dave.desper@cbre.com
Lic #01094144

NICK SPATAFORE

Senior Vice President
+1 949 725 8657
nick.spatafore@cbre.com
Lic #01353378

JAKE MARTHENS

Senior Associate
+1 949 725 8536
jake.marthens@cbre.com
Lic #02096966

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