



# FLEX BUILDING FOR SALE

## 27092 BURBANK

Rarely on the market! This 8,571 sqft, freestanding 2- story flex building is within a well-maintained business park. Situated in one of the best locations in Foothill Ranch with easy access to 241/133/405/1-5 freeways. Extensive window line offers wonderful interior natural light and exceptional views. Newly renovated interior, roof and well-maintained HVAC units. Ev charging available and nice outdoor sitting area. Great potential for growing a company or your portfolio. Don't miss this opportunity!

8,571 SQFT

2- STORY

CALL FOR  
DETAILS

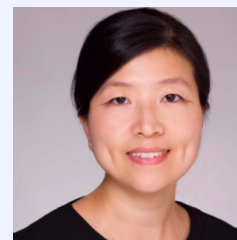


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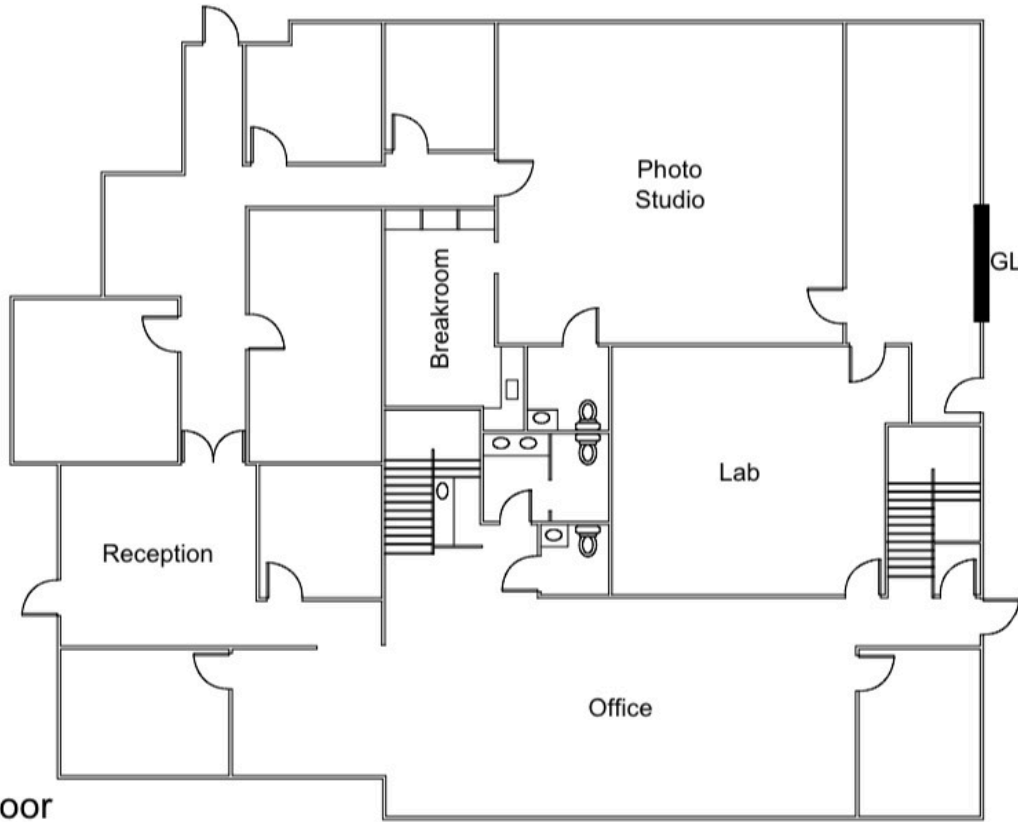




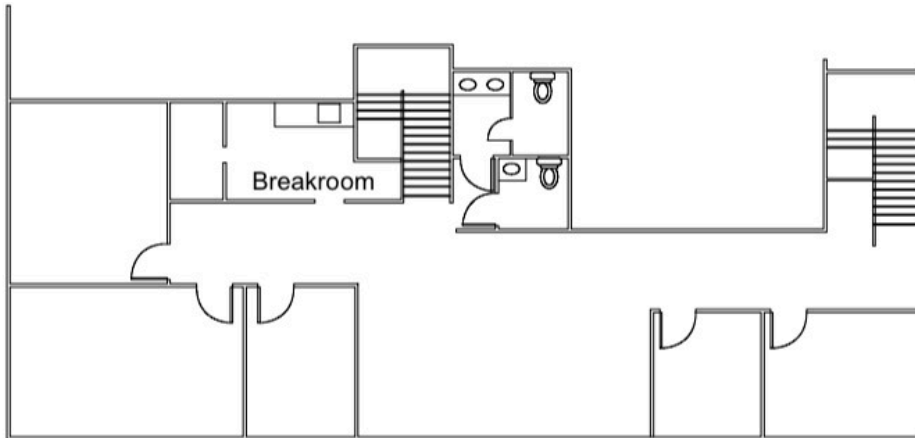
# HIGHLIGHTS

- 2- STORY FLEX BUILDING
- HIGH IMAGE BUILDING
- WELL-MAINTAINED BUSINESS PARK
- EXTENSIVE WINDOW LINE
- 3:1000 PARKING RATIO
- OUTDOOR BREAK AREA
- ONE GROUND LEVEL LOADING DOOR
- 20' CLEAR HEIGHT
- WELL-MAINTAINED HVAC UNITS
- LAB SPACE
- GOOD FENGSHUI
- INVITING RECEPTION AREA
- KITCHENETTE ON BOTH FLOORS
- NEWLY RENOVATED
- NEW ROOF WITH WARRANTY
- EV CHARGER AVAILABLE
- ~\$700 ASSOCIATION DUES
- CLOSE TO SHOPS & RESTAURANTS
- 15 min to Irvine Spectrum Center,
- 20 min to John Wayne Airport, 1hr
- to LAX Airport

# FLOOR PLAN



First Floor



Second Floor

## PROPERTY DETAILS

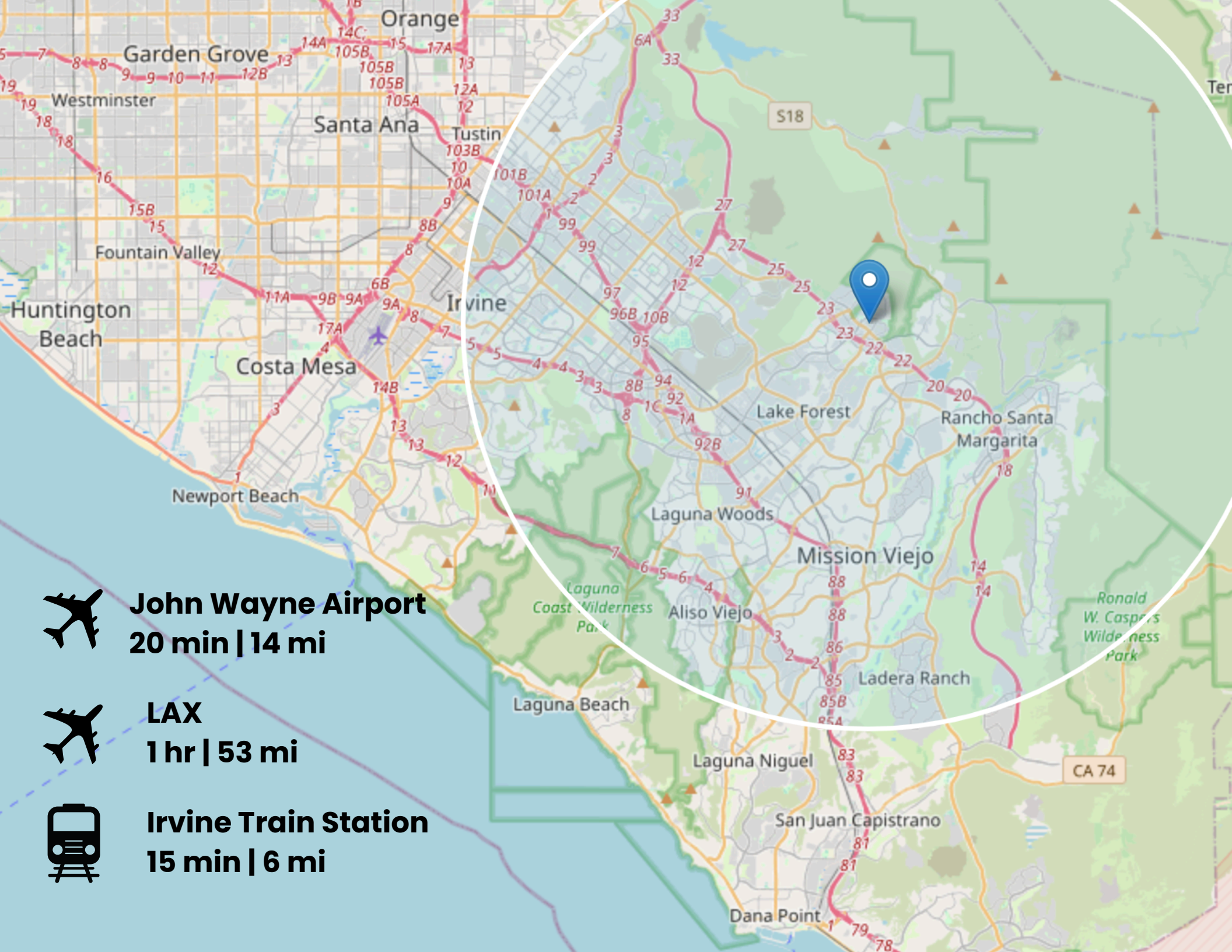
- 1st Floor Office: 5326 sqft**
- 1st Floor Warehouse: 1000 sqft**
- 2nd Floor Office: 2245 sqft**
- Clear Height: 20'**
- Ground Door: 1**
- Car Parking: 26**



# AREA MAP







**John Wayne Airport**  
20 min | 14 mi



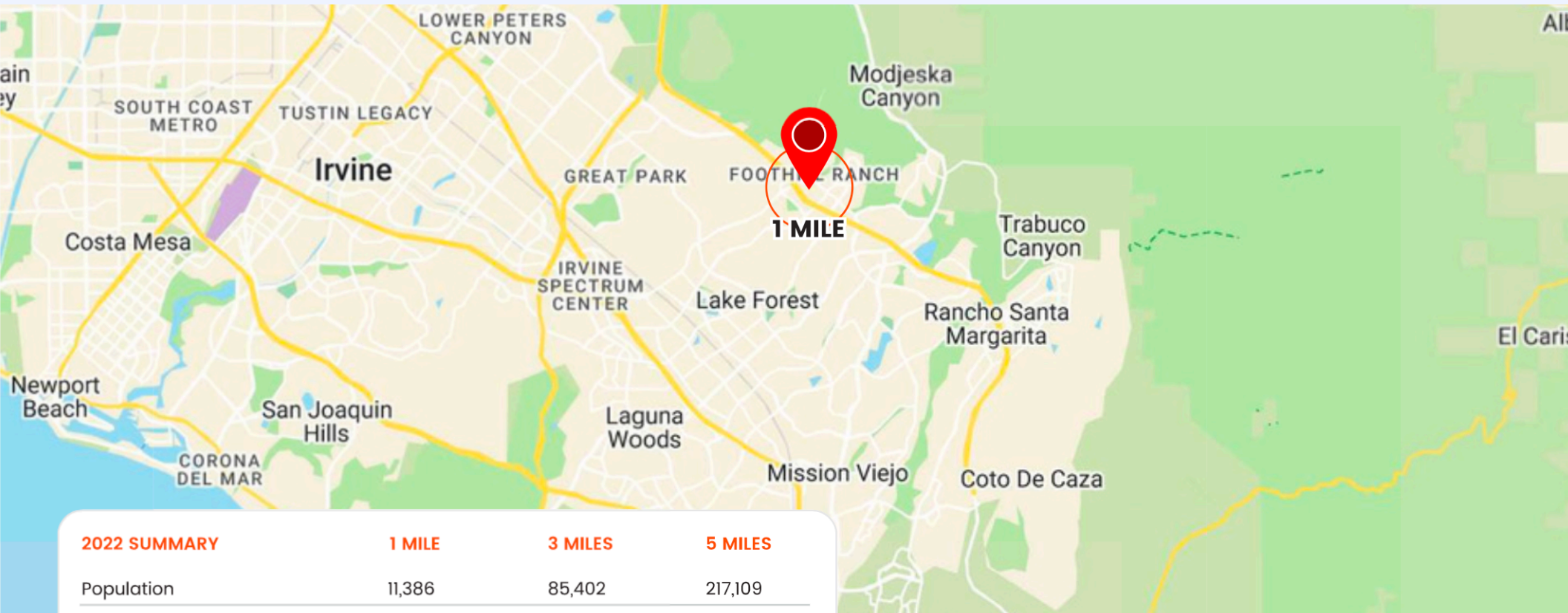
**LAX**  
1 hr | 53 mi



**Irvine Train Station**  
15 min | 6 mi



# DEMOGRAPHY



2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	11,386	85,402	217,109
Households	3,892	30,662	76,912
Families	3,143	22,694	56,048
Average Household Size	2.92	2.78	2.81
Owner Occupied Housing Units	2,964	21,500	55,552
Renter Occupied Housing Units	929	9,162	21,359
Median Age	36.9	38.8	39.2
Median Household Income	\$159,473	\$132,743	\$128,688
Average Household Income	\$200,223	\$168,893	\$165,978

