



18851
Bardeen

For Sale Owner/User
Lease Opportunity Available

CBRE





Executive Summary

Address	18851 Bardeen, Irvine, CA 92612
Offering Price	Call for Details
Total Building Area	18,500 RSF
Total Land Area	1.02 Acres
Project Website	www.18851bardeen.com



VIEW PROJECT VIDEO

Property Overview/Highlights



±18,500 RSF High End Two-Story Office Building



Rare Owner/User Opportunity



5.1 IBC Multi-Use Zoning



Creative/Progressive Office Space with High Volume,
Two-story, Interior Open Atrium



3.6:1,000 SF Car Parking (67 Stalls)



Great for Single or Multi-Tenant Occupancy



Prime Central "Irvine Business Complex" Location



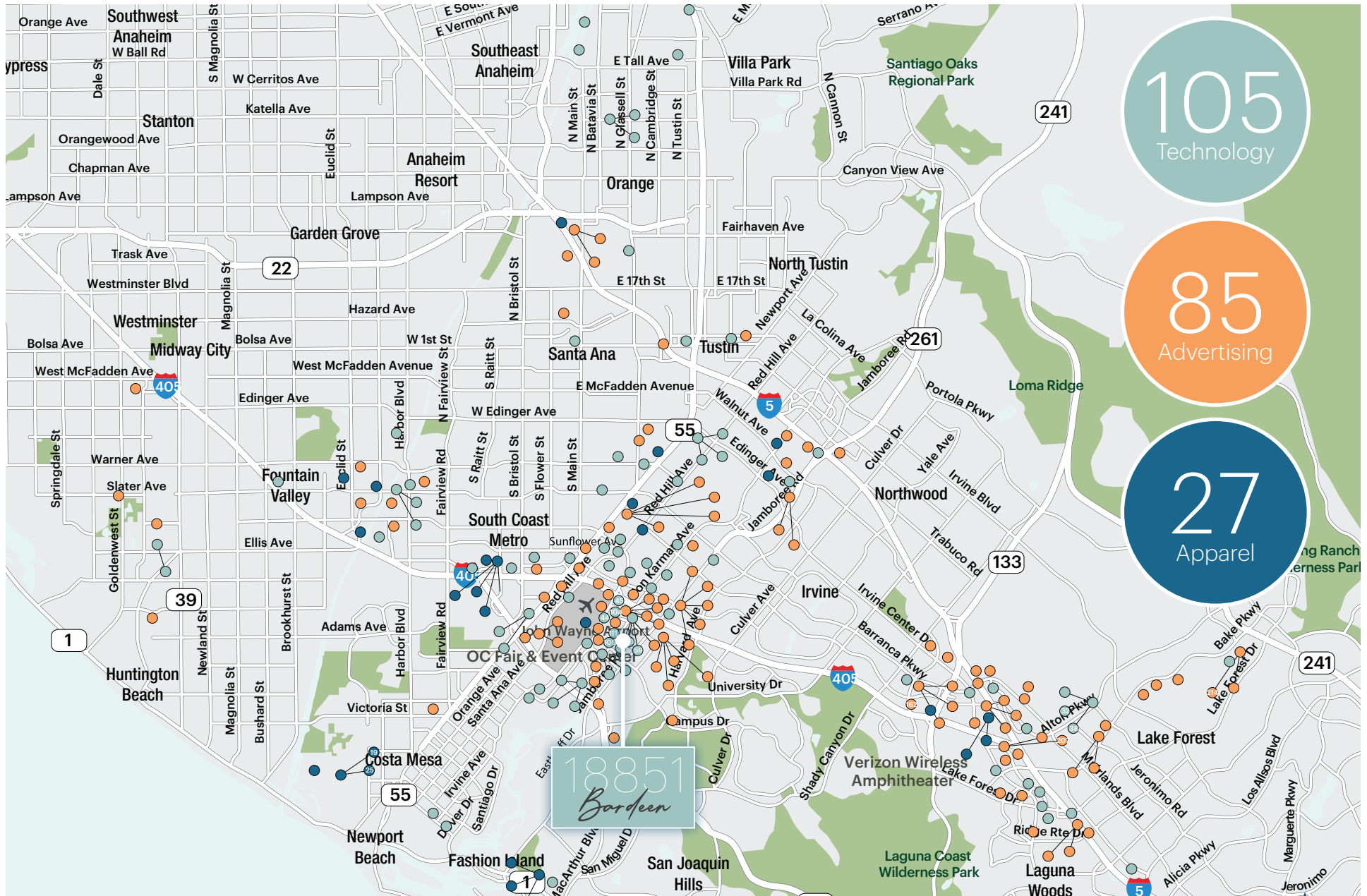
Located Adjacent to Quality Amenities such as
new Elements Apartment Home Community,
Bistango, Daily Grill, Food Court, Extended Stay
Hotel, John Wayne Airport (1/2 mile walk)



Easy Access to 405, 73 and 55 Freeways



Creative Tenants



Irvine Demographic Highlights

2018 Population – Current Year Estimate	270,371
2023 Population – Five Year Projection	296,850
2010 Population – Census	212,000
2000 Population - Census	145,900
2010-2018 Annual Population Growth Rate	3.0%
2018-2023 Annual Population Growth Rate	2.0%
2018 Estimated Median Age	35.30
2018 Households – Current Year Estimate	102,778
2023 Households – Five Year Projection	113,503
2010 Households – Census	79,034
2000 Households – Census	52,390
2010-2018 Annual Household Growth Rate	3.24%
2018-2023 Annual Household Growth Rate	2.00%
2018 Average Household Income	\$135,788
2023 Average Household Income	\$160,744
2018 Median Household Income	\$103,525
2023 Median Household Income	\$117,900
2018 Per Capita Income	\$51,986
2023 Per Capita Income	\$61,769
2018 Average Value of Owner Occ. Housing Units	\$867,604



Irvine Demographic Highlights

Irvine boasts some of the most desirable demographics in Southern California. Residents are generally educated and active within the community, leading to a distinctive sense of identity throughout the city.

Education

High school graduates: **97%**

College graduates: **65%**

Median household income: **\$92,663**

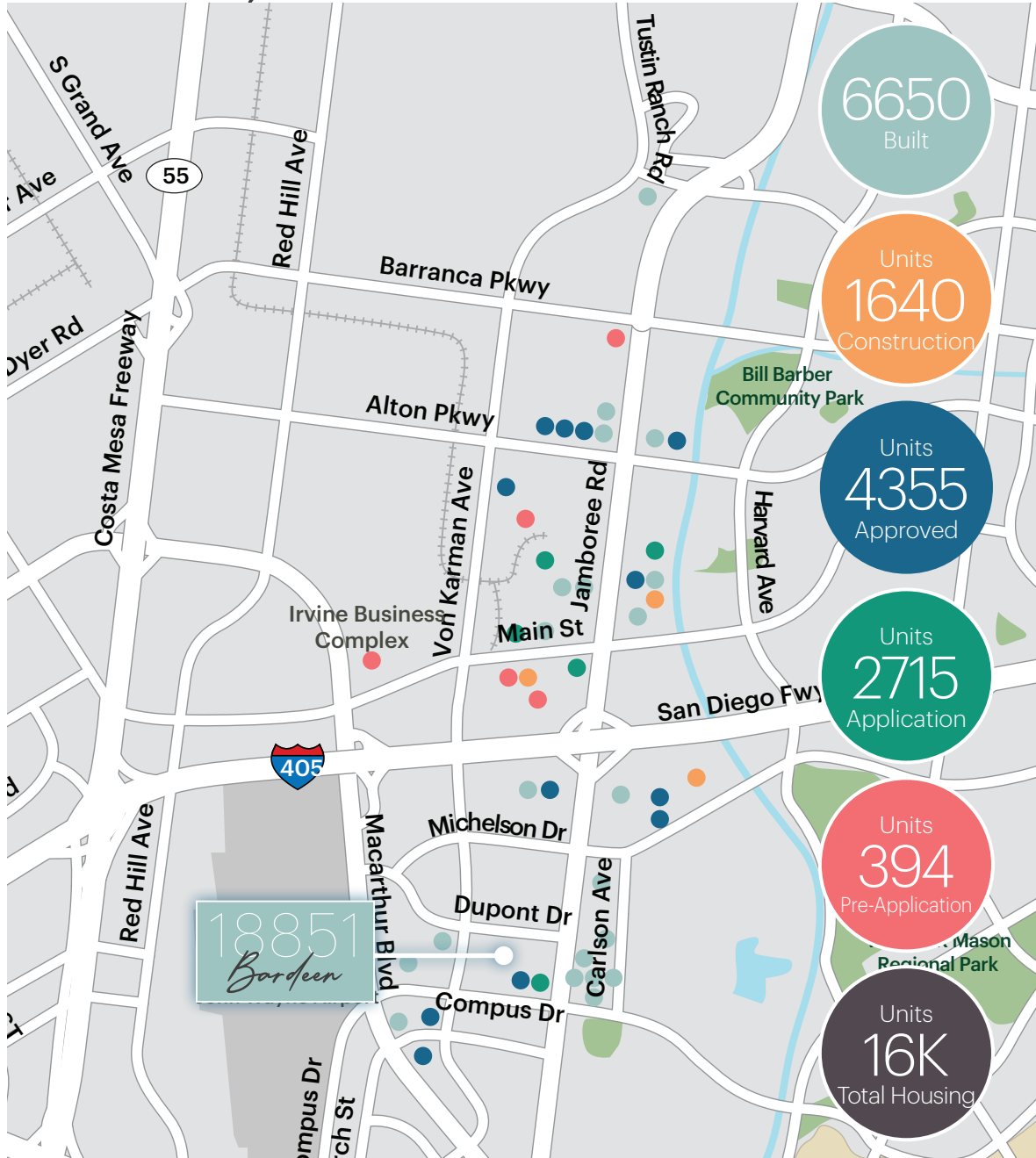
Median home value: **\$622,500**

Median rent: **\$1,832**

Employment base: **209,557**

Safest large city in the United States (2004-2014)

Irvine Airport Area Residential Density



Name	Units
Charter Apts	403
Metropolitan Condos	261
Toscana Apartments	563
Park Place Irvine	787
Villa Siena Apartments	1,442
Marquee at Park Place	232
Irvine Inn	192
Watermarke Condominiums	535
Kelvin Court	132
Main Street Village Apartments	481
Campus Center Apartments	343
Axis 2300	116
Camden Apartments	290
The Plaza-Irvine:Condominiums	202
Central Park	1,380
Calypso Apartments and Lofts	179
Campus Center Apartments Expansion	61
Carlyle @ Colton Plaza	156
2801 Kelvin Avenue	248
The Plaza Irvine: Condominiums	105
Granite Court Apartments	71
Avalon Irvine	280

Name	Units
Milani Apartments 18831 Von Karman	287
2851 Alton Parkway	170
Avalon Irvine, Phase II	179
The Kelvin Apartments	194
Alton & Millikan Apartments	194
Metropolis	457
Park Place Apartments	989
Equity Residential Apartments I	190
Equity Residential Apartments II	154
Irvine Lofts	469
Elements	1,600
17275 Derian	90
360 Fusion Apartment Homes	280
Campus & Von Karman Apartments	876
Main & Jamboree Apartments	388
Pistoria Apartments	371
Aqua at Park Place	520
2525 Main	272
2660 Barranca/16542 Millikan	185
2652 White Road	47
17811 Gillette	72
17861 Cartwright	54

Orange County Info

Situated between Los Angeles and San Diego, in the heart of sunny Southern California is Orange County. Once an agricultural empire for citrus growing, Orange County now boasts a thriving economy, a sophisticated arts scene, and a community of high-powered movers and shakers. Occupying the sloping plains of the Santa Ana Range's foothills to the Pacific Ocean, the area is blessed with brilliant weather, a low unemployment rate, and a rapidly growing job market. Thriving on immigrant dynamism coupled with a long-running technological explosion, this conglomeration of 34 cities has become an international world trade center." A third of the firms in Orange County deal internationally, and nearly half of the population is ethnically diverse. If Orange County were a country it would rank in the top 30 economies worldwide.



Orange County Demographic Highlights

Education

High school graduates: 81%

College graduates: **36%**

Median household income: **\$75,422**

Median home value: **\$519,600**

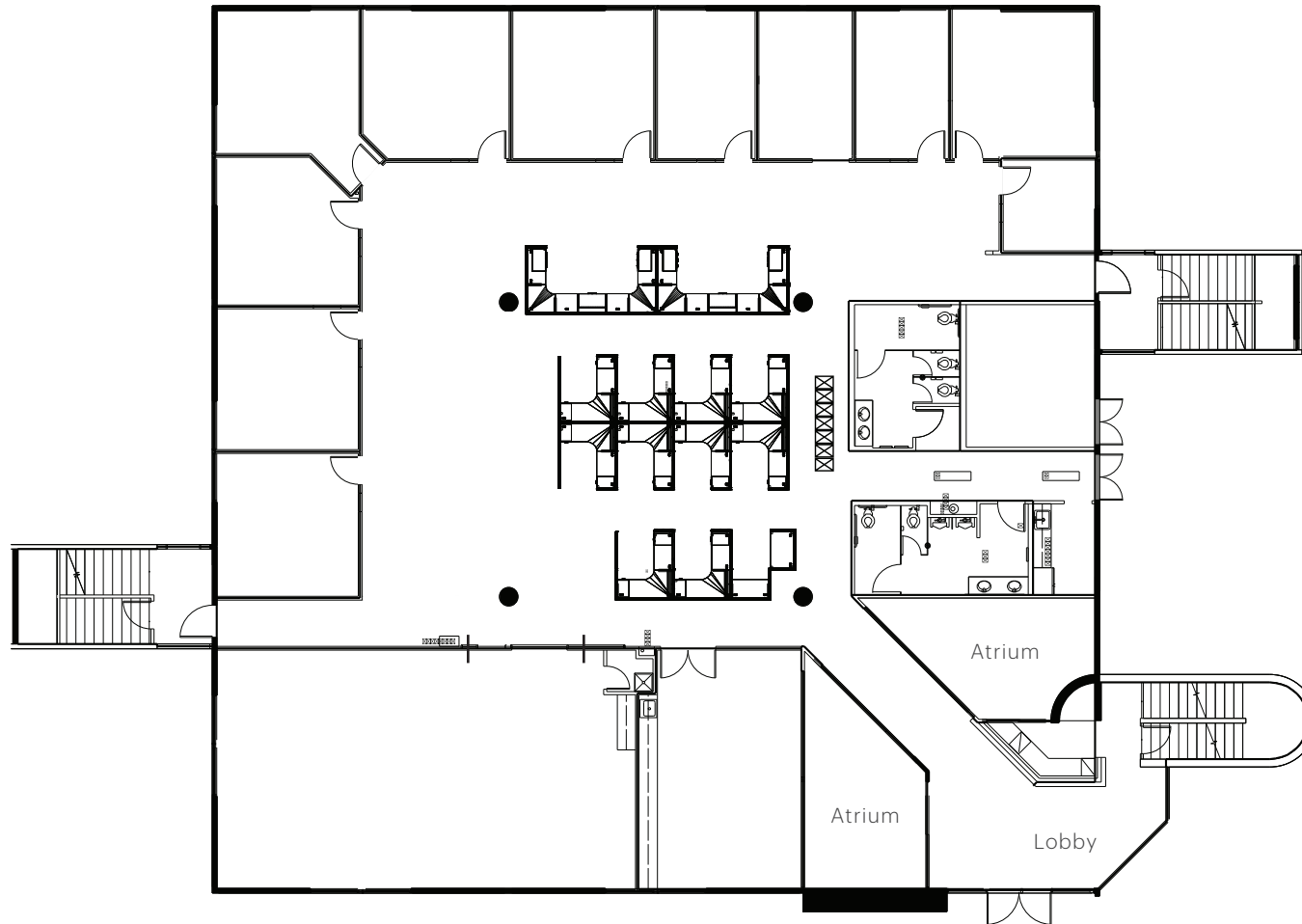
Median rent: **\$1,611**

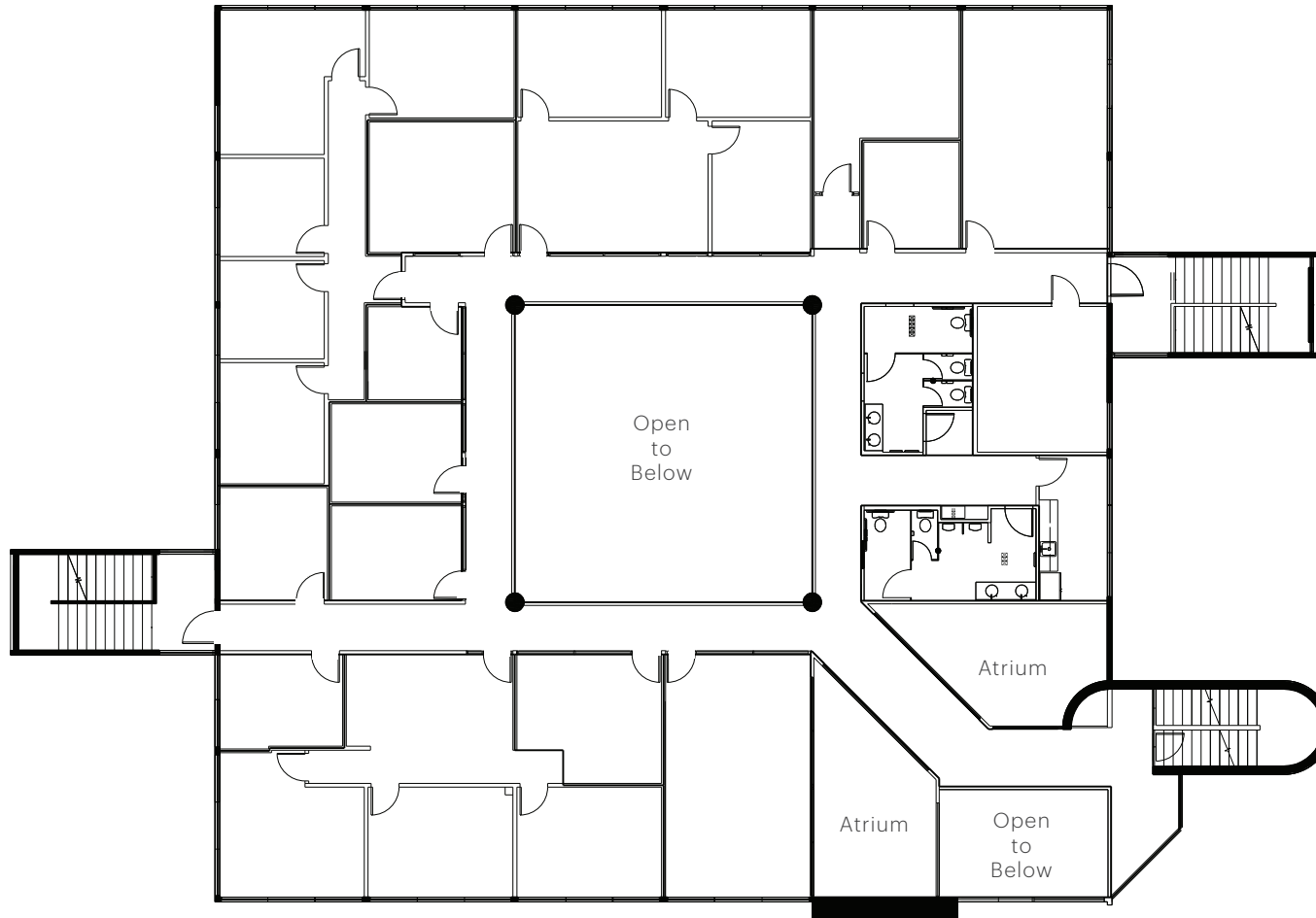
Orange County Demographic Highlights

2018 Population – Current Year Estimate	3,253,957
2023 Population – Five Year Projection	3,396,718
2010 Population – Census	3,010,232
2000 Population - Census	2,846,283
2010-2018 Annual Population Growth Rate	0.95%
2018-2023 Annual Population Growth Rate	0.86%
2018 Estimated Median Age	37.30
2018 Households – Current Year Estimate	1,060,963
2023 Households – Five Year Projection	1,103,268
2010 Households – Census	992,781
2000 Households – Census	935,270
2010-2018 Annual Household Growth Rate	0.81%
2018-2023 Annual Household Growth Rate	0.79%
2018 Average Household Income	\$119,319
2023 Average Household Income	\$139,909
2018 Median Household Income	\$85,323
2023 Median Household Income	\$100,017
2018 Per Capita Income	\$39,365
2023 Per Capita Income	\$45,887
2018 Average Value of Owner Occ. Housing Units	\$777,960

Floor Plans

First Floor | 10,500 RSF





Site Plan



Area Amenities



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