FOR SALE

17500 Red Hill Ave, Irvine, CA 92614
Suites 220/260, ± 6,495 SF

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Corporate ID: 01044791

PROPERTY OVERVIEW

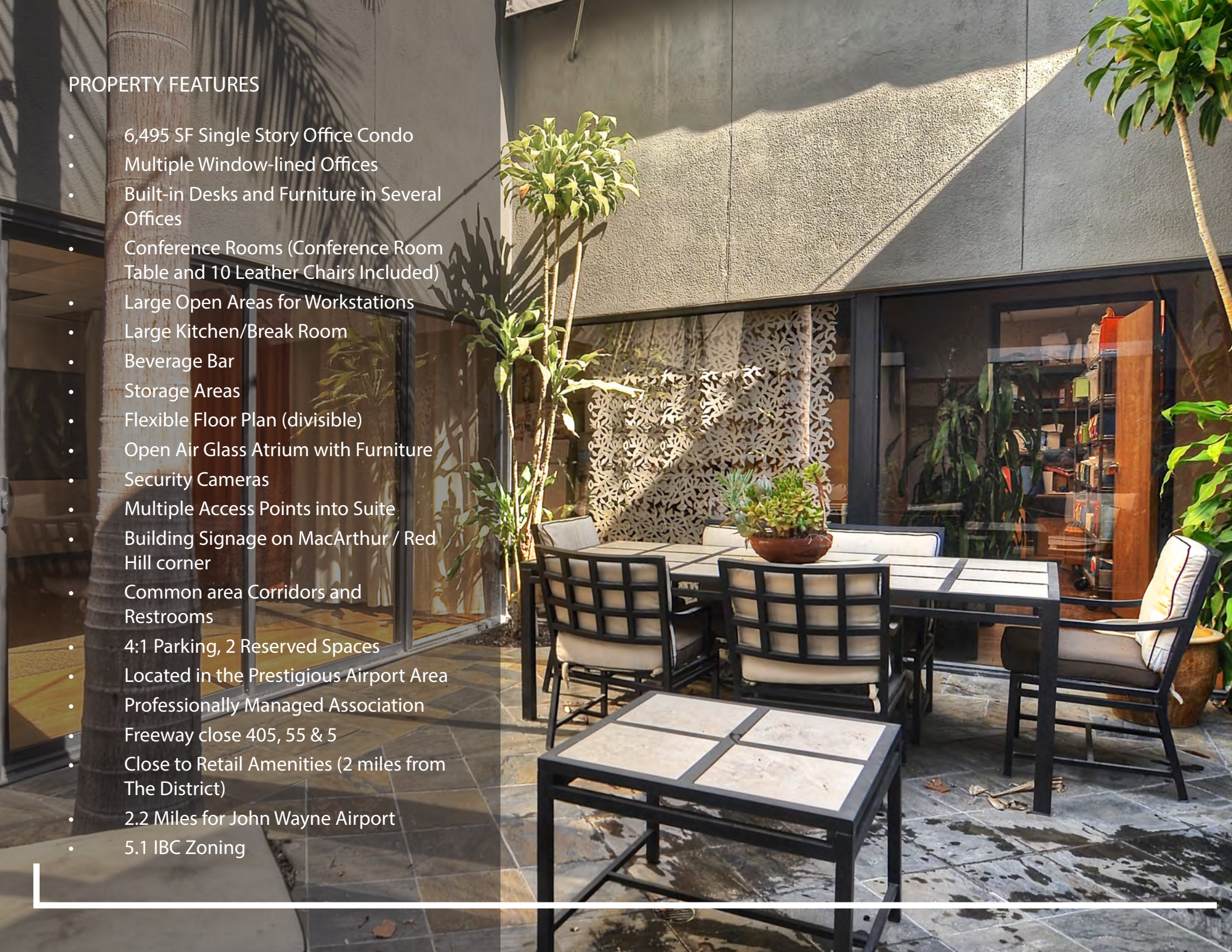
17500 Red Hill Avenue in Irvine is situated in the desirable and prominent Airport Area submarket. The building is specifically located in one of the Airport Area's busiest intersections, MacArthur Boulevard and Red Hill Avenue, providing high corporate visibility and ease of access to numerous retail/service amenities and freeways.

This highly desirable single story office is 6,495 square feet and part of a larger 22,000 square foot building. The business complex has outdoor seating, common areas, a newly paved parking lot and California style landscaping.

The suite offers multiple configurations. An owner can occupy the entire suite or occupy approximately half, and receive rental income on the remaining portion. The suite has several perimeter windowed offices, large open areas for workstations, conference rooms, an ample sized kitchen and bream room, a beverage bar and a unique interior glass atrium, which allows an abundance of natural light into the suite.

A Farmer Boys burger establishment and a 161 room Hilton Homewood Suites, convenient for out of town guests are located directly across the street. The building is also close to The District, with over 30 restaurants and retail outlets and the master-planned, mixed-use Tustin Legacy, a 1,600-acre planned community, which will include parks, commercial office buildings, retail and 4,600 housing units.

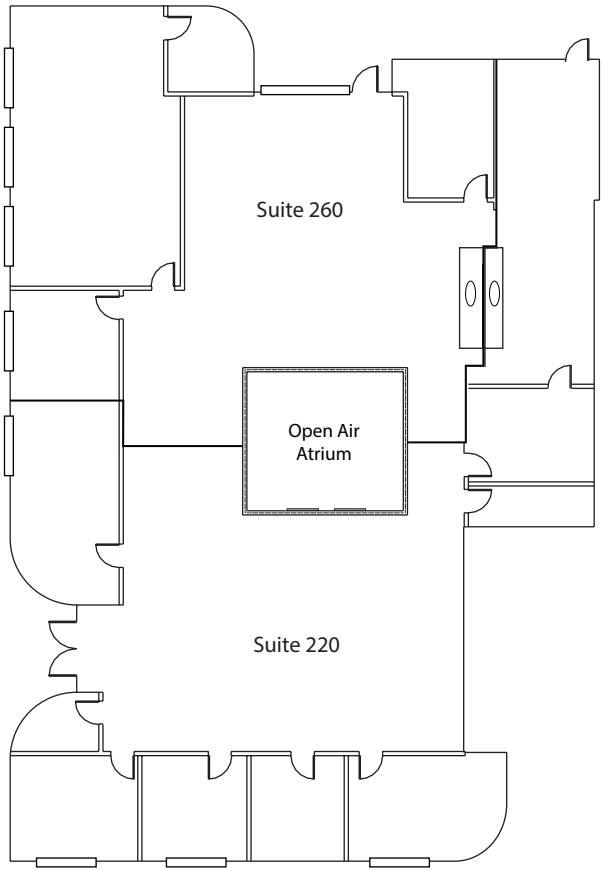
The property is conveniently accessible from I-405, SR 55, and I-5 freeways and is approximately 2 miles from John Wayne Airport.



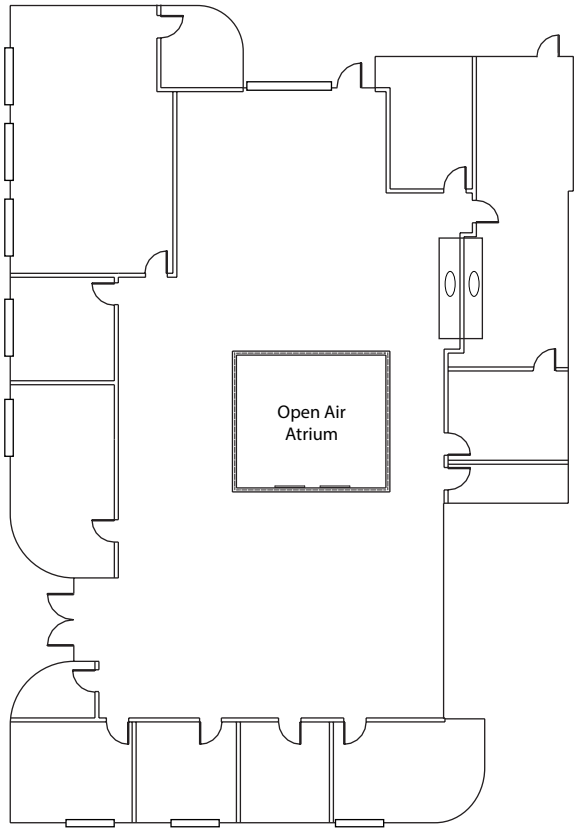
PROPERTY FEATURES

- 6,495 SF Single Story Office Condo
- Multiple Window-lined Offices
- Built-in Desks and Furniture in Several Offices
- Conference Rooms (Conference Room Table and 10 Leather Chairs Included)
- Large Open Areas for Workstations
- Large Kitchen/Break Room
- Beverage Bar
- Storage Areas
- Flexible Floor Plan (divisible)
- Open Air Glass Atrium with Furniture
- Security Cameras
- Multiple Access Points into Suite
- Building Signage on MacArthur / Red Hill corner
- Common area Corridors and Restrooms
- 4:1 Parking, 2 Reserved Spaces
- Located in the Prestigious Airport Area
- Professionally Managed Association
- Freeway close 405, 55 & 5
- Close to Retail Amenities (2 miles from The District)
- 2.2 Miles for John Wayne Airport
- 5.1 IBC Zoning

Floor Plan



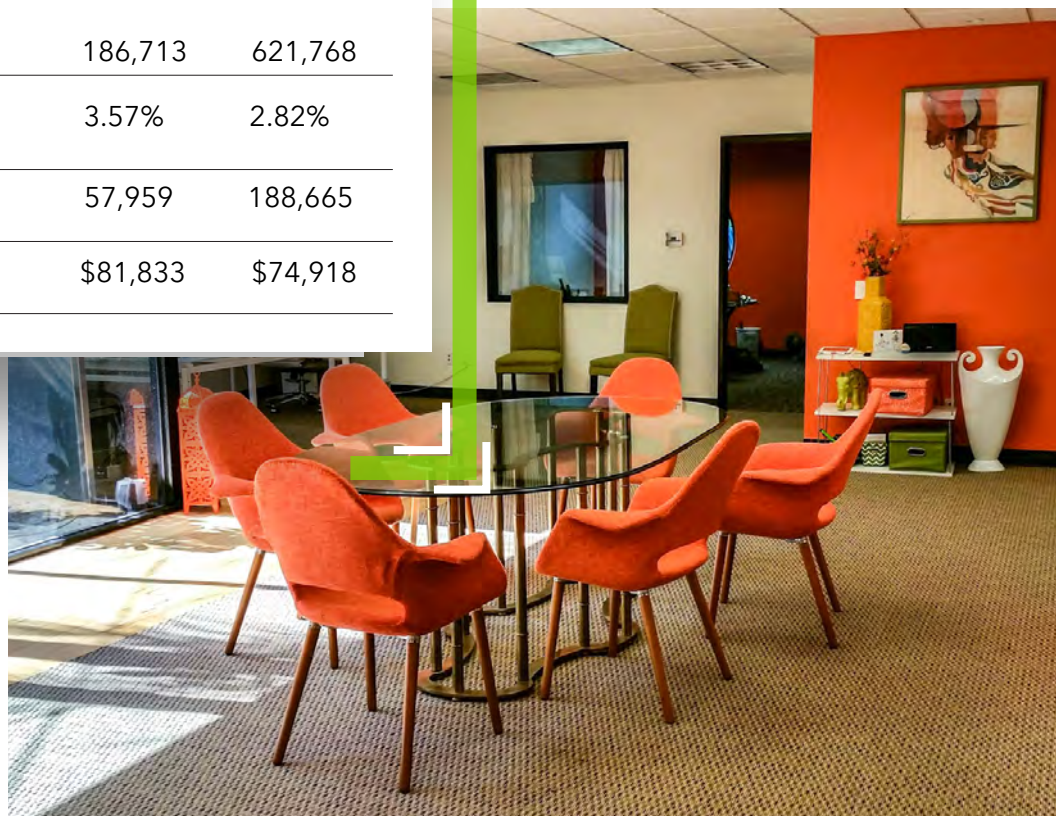
Alternative Floor Plan



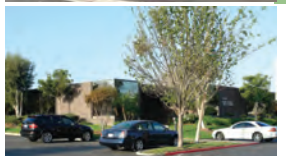
BUILDING SIGNAGE AVAILABLE
modera
PARKING ONLY
MINIMUM FINE $250
VAN ACCESSIBLE

Demographics

	1-Mile	3-Mile	5-Mile
2018 Population	3,935	186,713	621,768
2018 - 2023 Population Growth	7.98%	3.57%	2.82%
Households	1,054	57,959	188,665
Avg Household Income	$80,251	$81,833	$74,918



COMPARABLE SALES

	Property	SF	Sold Price	Price per SF	Date
	4750 Von Karman Ave, Newport Beach, CA 92660	7,150	$3,038,750	$425	August 24, 2018
	12 Truman Irvine, CA 92660	5,219	$2,730,000	$523	May 11, 2018
	4340 Von Karman Av, Suite 210 Newport Beach, CA 92660	3,100	$1,462,500	$472	March 27, 2018
	17500 Red Hill Ave, Suite 140 Irvine, CA 92614	3,672	$1,600,000	$436	March 27, 2018
	4920 Campus Dr, Newport Beach, CA 92660	8,056	$3,325,000	$413	March 2, 2018

WITHIN A 1-MILE RADIUS OF PROPERTY

±27.7M
SF OF
COMMERCIAL REAL ESTATE

±11.7M
SF OF
OFFICE SPACE

±10.4M
SF OF
INDUSTRIAL SPACE

±5.3M
SF OF
FLEX SPACE

±311K
SF OF
RETAIL SPACE

9
Hotels
±1,818 ROOMS

55
MACARTHUR BLVD
FarmerBoys
HOMEWOOD SUITES BY HILTON
RED HILL AVE
SUBWAY
REYNOLDS AVE
17500 Red Hill Ave
Irvine, CA 92614

THE DISTRICT
COSTCO WHOLESALE
TARGET
WHOLE FOODS MARKET
FIVE GUYS
IN-N-OUT BURGER
The Pub
THE WINERY
BARRANCA PKWY
RED HILL AVE
HOMEWOOD SUITES BY HILTON
FarmerBoys
SUBWAY
JAMBOREE AVE
MACARTHUR BLVD
17500 RED HILL AVE
IRVINE, CA 92614
THE SQUARE
FLIPPIN' PIZZA
MAIN ST
CALIFORNIA 55
INTERSTATE CALIFORNIA 405

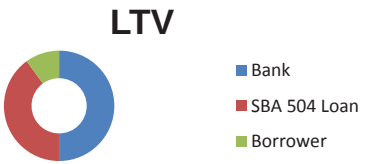
OWNER/USER

90% SBA 504 LoanScenario

Helping Small Businesses Think Big

Property Address: 17500 Red Hill Ave., Irvine, CA 92614

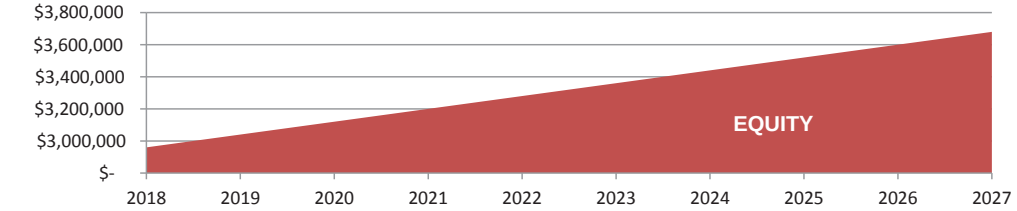
Building Acquisition	$2,727,900
Improvements	$0
SBA/CDC Fees	$32,000
Total Project Cost	$2,759,900



Business Finance Capital

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	$1,363,950	4.80%	10 Years 25 Yr. Amort.	1st Deed	$7,815	$93,785
SBA 504 LOAN	40%	$1,123,160	5.29% Sep'18	25 Years Full Amort.	2nd Deed	$6,757	$81,085
BORROWER	10%	$272,790					
TOTAL	**100%**	**$2,759,900**				**$14,572**	**$174,869**

Equity Over First 10 Years



Rates, Fees, and Collateral:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank Rates, Terms and Payment are estimated and will be provided by the Bank.
- SBA Rate is FIXED at the time of the debenture sale.
- SBA rate is as of Sep '18. Actual rate is set at debenture sale.
- All fees and expenses are estimated and will vary by vendor.
- SBA Fee is estimated at 2.65% plus a $3,000 legal fee. SBA/CDC processing fees are included in the SBA 504 Loan.
- Related costs may be included in the SBA 504 Loan including: Appraisal, Environmental Reports (if required), and escrow closing costs (including insurance and legal closing costs).
- 90% financing generally does not require additional collateral.
- BFC will perform a free prequalification for prospective buyers upon receiving complete financial information.

For more information contact us:

Your SBA 504 Loan Expert
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