

±24,693

RSF

-

±1.2

Acres

-

1981

Year Built

Irvine
Business
Complex

OFFERING MEMORANDUM

18071 FITCH | IRVINE, CALIFORNIA

High-Visibility Owner-User Headquarters Opportunity

C O N T E N T S

Confidentiality + Disclaimer	3	Site Plan	12
Executive Summary	4	Irvine Business Complex	13
Investment Highlights	5	Development Potential	14
Property Overview	6	Location Overview	16
Owner-User Opportunity	7	Demographics	18
Site + Parking	9	Contact Information	20
Property Features	10		





C O N F I D E N T I A L I T Y + D I S C L A I M E R

This Offering Memorandum has been prepared for the limited purpose of allowing prospective purchasers to evaluate a potential acquisition of 18071 Fitch, Irvine, California. The information contained herein is confidential and should not be reproduced, distributed, or used for any purpose other than evaluating the property without the prior written consent of the listing brokerage and ownership.

The information contained in this memorandum has been gathered from sources believed to be reliable; however, no representation or warranty is made as to its accuracy, completeness, or future performance. Prospective purchasers should conduct their own independent investigation of the property, including but not limited to physical condition, leases, rent roll, income and expenses, zoning, land use, environmental matters, permits, tenant rights, rent stabilization compliance, redevelopment feasibility, and all applicable local, state, and federal laws.

Any projections, pro forma assumptions, market rent estimates, redevelopment concepts, or potential future uses are provided for discussion purposes only and should not be relied upon as guarantees. The property is offered subject to prior sale, withdrawal, price change, or modification without notice.

EXECUTIVE SUMMARY

A Distinctive Irvine Headquarters Opportunity

18071 Fitch presents an exceptional opportunity to acquire a prominent freestanding commercial property within the Irvine Business Complex, one of Orange County's most established employment centers.

Positioned along the SR-55 corridor, the two-story building combines significant freeway visibility, flexible interior space, private access, ample surface parking, and a central Irvine location minutes from John Wayne Airport. The property is well suited for an owner-user seeking a recognizable corporate headquarters with the ability to tailor the environment to its operational needs.

Offered at \$9,500,000, the property is currently anticipated to be delivered vacant, providing a purchaser with the opportunity for immediate owner-user occupancy or a future leasing strategy.

The Offering:

Asking Price: \$9,500,000

Price / RSF: \$384.72

Rentable Area: ±24,693 RSF

Site Area: ±1.2 Acres

Stories: Two

Year Built: 1981

Occupancy: Delivered Vacant

Location: Irvine Business Complex





High-visibility presence

Prominent freestanding ±24,693 RSF building with exceptional exposure along the SR-55 corridor, distinctive two-story architecture, expansive glazing, and strong corporate identity and signage potential.



Irvine Business Complex location

Situated on a ±1.2-acre site within the Irvine Business Complex, offering a premier Central Orange County location just minutes from John Wayne Airport.



Flexible owner-user opportunity

Delivered vacant with a versatile office layout, private lobby, multiple points of access, and the flexibility to accommodate a range of owner-user requirements or future leasing strategies.



Connected transportation hub

Immediate access to the 55 and 405 freeways, with convenient connectivity to the 73 Toll Road, providing efficient access throughout Orange County and the broader Southern California region.



Enhanced site amenities

Surface parking surrounds the building, complemented by outdoor terrace and balcony areas and the potential for additional access from Main Street, subject to City approval.



Long-term upside potential

Well-positioned for future repositioning or redevelopment opportunities, subject to applicable City approvals and development standards, providing flexibility beyond the property's current office use.

I N V E S T M E N T H I G H L I G H T S

PROPERTY OVERVIEW

Asking Price:	\$9,500,000
Price / RSF:	\$384.72
Rentable Area:	±24,693 RSF
Site Area:	±1.2 Acres
Stories:	2
Year Built:	1981
Occupancy:	Delivered Vacant
Location:	Irvine Business Complex



Designed for a High-Profile Corporate Presence

18071 Fitch offers the scale, visibility, and flexibility to create a distinctive corporate headquarters in the heart of Irvine’s Airport Area.

The building’s curved façade, expansive glass, and freeway-oriented position establish a recognizable presence, while the freestanding configuration provides the privacy and operational control sought by many owner-users. Interior spaces offer flexibility for executive offices, collaborative work areas, conference facilities, showroom functions, and other business requirements, with the ground floor also offering the potential for warehouse use. Two ground-level (GL) doors and an approximately 11-foot clear height further enhance the building’s flexibility for storage, distribution, or other operational needs.

Outdoor terraces expand the workplace beyond the building’s interior, while surface parking and multiple access points contribute to convenient daily circulation for employees and visitors.

The property’s central location further enhances its appeal, placing businesses within minutes of John Wayne Airport, major Orange County employment centers, dining, hospitality, retail, and regional transportation corridors.

Efficient Space with Multiple Occupancy Strategies

A 2021 field-verified BOMA study measured the property under the ANSI/BOMA Z65.1-2017 Office Standard. The report identifies approximately 24,693.34 square feet of rentable area and approximately 22,794.05 square feet of usable area under a single-occupant configuration.

Rentable Area	24,693.34 SF
Single-Occupant Usable Area	22,794.05 SF
Multi-Occupant Usable Area	22,530.48 SF
Total Area Measured	27,853.75 SF
First Floor Rentable Area	11,945.93 SF
Second Floor Rentable Area	12,747.40 SF

OWNER - USER OPPORTUNITY

Control Your Space. Build Your Identity.

For businesses seeking a long-term Orange County headquarters, 18071 Fitch offers the opportunity to pair real estate ownership with a highly visible corporate address.

The property's freestanding configuration allows an owner-user to control its environment, branding, occupancy, and future improvements rather than operate within the constraints of a traditional multi-tenant office building. Flexible interiors provide the ability to accommodate executive offices, collaborative workspaces, conference facilities, showroom or presentation areas, and other specialized uses, subject to applicable zoning and City approvals.

Delivered vacant, the property offers a purchaser the ability to establish its own presence from the outset while retaining future flexibility as business requirements evolve.





SITE + PARKING

A Freestanding Campus-Like Setting

Situated on approximately 1.2 acres, the property benefits from a freestanding configuration with parking and circulation extending around the building.

The site provides convenient access from Fitch and incorporates multiple building entrances, surface parking, landscaping, and pedestrian circulation. A potential additional driveway connection to Main Street may offer an opportunity to further enhance access and circulation, subject to City approval.



FIRST FLOOR

Flexible First-Floor Environment

The first floor provides a versatile combination of office, reception, collaborative, and specialty-use areas that can be adapted to an incoming occupant's requirements.

Its broad footprint, multiple points of access, and connection to the surrounding site provide flexibility for companies seeking a combination of traditional office functions and more specialized workspace.



SECOND FLOOR

Expansive Upper-Level Office Space

The second level provides additional office and collaborative space with access to outdoor terrace areas, allowing for a variety of private-office, open-workspace, meeting, and executive configurations.



PROPERTY FEATURES

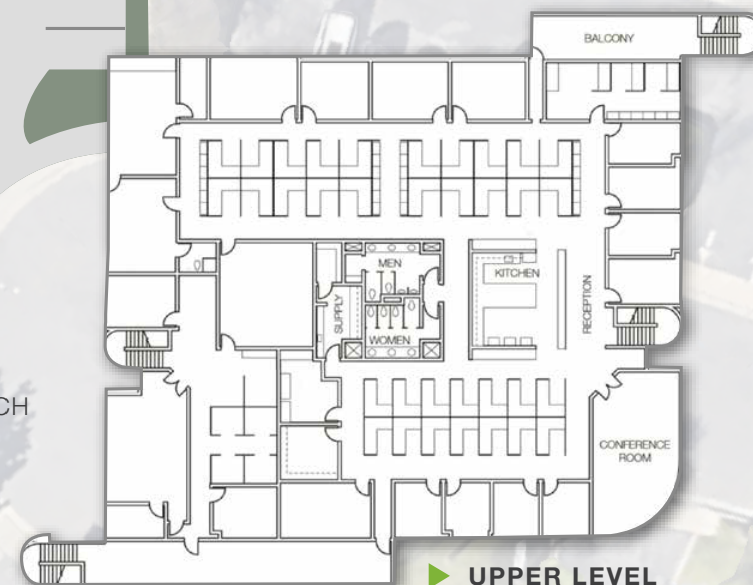


SITE PLAN

MAIN STREET

- ▶ ±24,693 RSF
- ▶ ±1.2 Acres
- ▶ 2 Stories
- ▶ Built 1981

FITCH



▶ UPPER LEVEL



IRVINE BUSINESS COMPLEX

At the Center of Orange County Commerce

18071 Fitch is located within the Irvine Business Complex, one of Southern California's most established mixed-use employment centers.

The IBC supports a diverse mix of office, research and development, industrial, commercial, hospitality, and residential uses and has continued to evolve through significant private investment and redevelopment.

Its central Orange County location places businesses near John Wayne Airport, executive housing, regional employment centers, retail, hospitality, and an extensive transportation network—creating a highly connected environment for both employees and clients.

Subject to verification of the property's specific zoning designation, applicable development regulations, and City approvals, uses within the broader IBC may include:

- **Corporate headquarters**
- **Professional & medical office**
- **Research & development**
- **Technology & innovation uses**
- **Light industrial & flex uses**
- **Business services**
- **Ancillary commercial uses**
- **Hospitality uses within designated planning areas**

DEVELOPMENT POTENTIAL

The property's location within the Irvine Business Complex also provides long-term strategic flexibility. While the offering is being marketed based on the existing commercial improvements, prospective purchasers may wish to investigate potential future repositioning, expansion, adaptive reuse, or redevelopment opportunities.

All such opportunities are subject to City of Irvine approvals, site-specific zoning, applicable development standards, parking requirements, and other governmental regulations.



Planning & Development Considerations

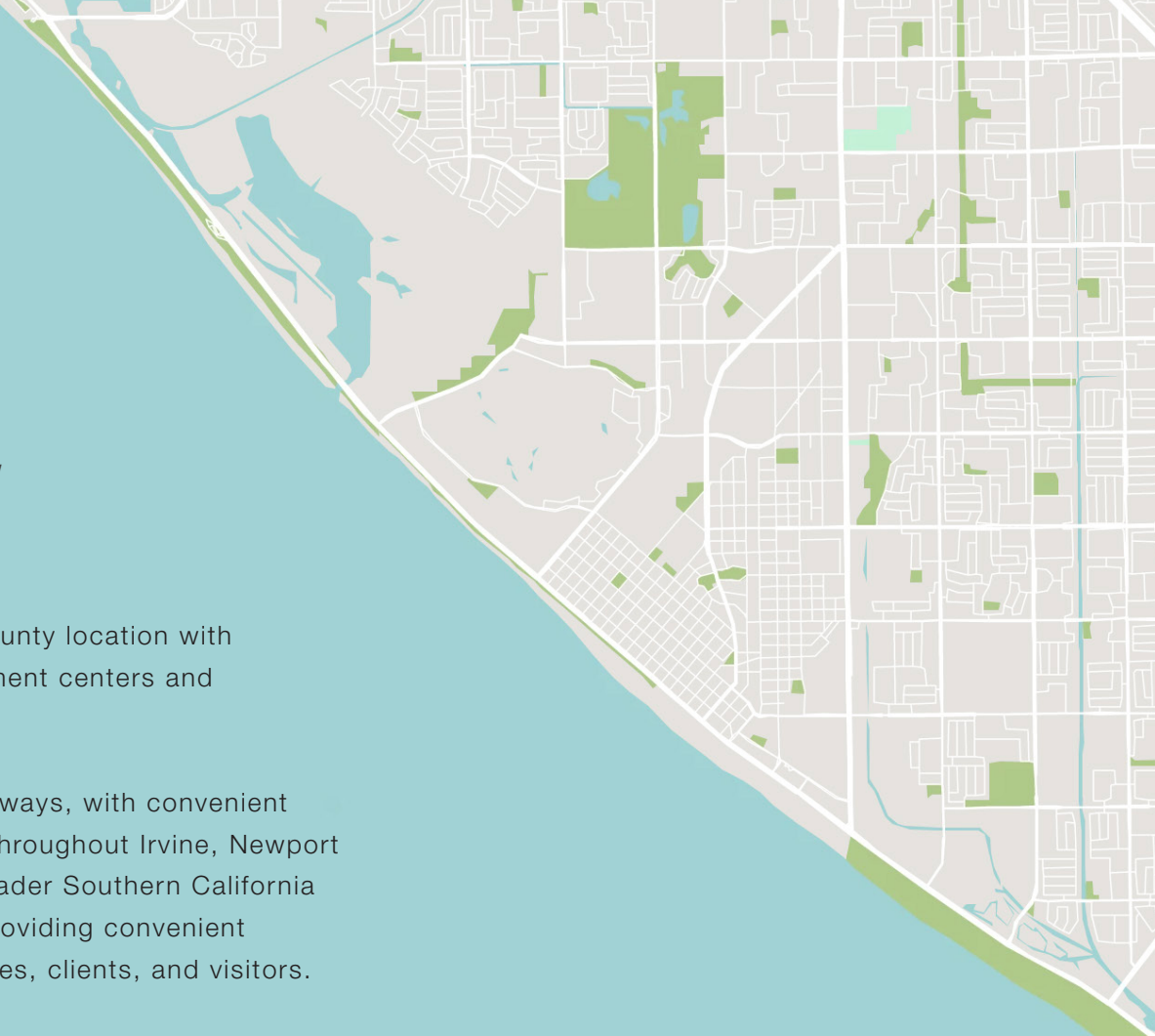
Airport Influence Area: The property's proximity to John Wayne Airport may subject future development to applicable airport compatibility requirements, FAA review, and City development standards, including potential height restrictions.

Parking & Site Design: Parking requirements, setbacks, floor area ratio, landscaping, access, and other development standards are governed by applicable City of Irvine regulations and should be independently verified by prospective purchasers.

Signage: The property's freeway-facing location provides excellent corporate identity potential. Building-mounted and monument signage are subject to applicable City approvals, permitting requirements, and any property-specific sign program.

Buyer Verification: Prospective purchasers should independently investigate zoning, permitted uses, development standards, parking, signage, airport-related restrictions, and potential redevelopment opportunities as part of their due diligence.





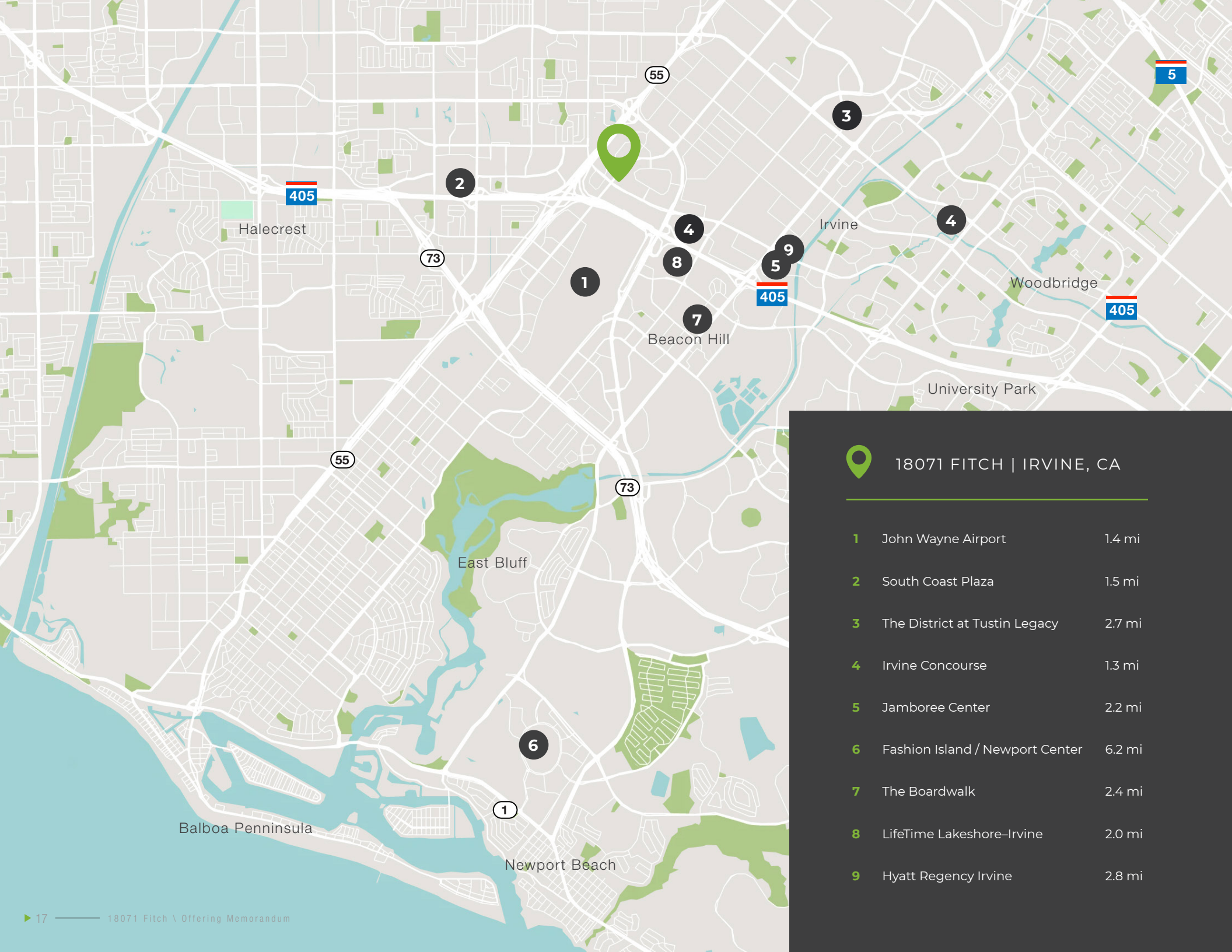
LOCATION OVERVIEW

18071 Fitch occupies a strategic central Orange County location with convenient access to the region's principal employment centers and transportation corridors.

The property is positioned near the 55 and 405 freeways, with convenient connections to the 73 Toll Road, providing access throughout Irvine, Newport Beach, Costa Mesa, Tustin, Santa Ana, and the broader Southern California region. John Wayne Airport is only minutes away, providing convenient commercial and private aviation access for executives, clients, and visitors.

One of 18071 Fitch's defining advantages is its visibility from one of Orange County's major transportation corridors.

The property's freeway-oriented façade provides an opportunity for substantial corporate exposure and identity, while its position within the Irvine Business Complex keeps businesses closely connected to the region's principal commercial centers.



18071 FITCH | IRVINE, CA

1	John Wayne Airport	1.4 mi
2	South Coast Plaza	1.5 mi
3	The District at Tustin Legacy	2.7 mi
4	Irvine Concourse	1.3 mi
5	Jamboree Center	2.2 mi
6	Fashion Island / Newport Center	6.2 mi
7	The Boardwalk	2.4 mi
8	LifeTime Lakeshore-Irvine	2.0 mi
9	Hyatt Regency Irvine	2.8 mi

DEMOGRAPHICS

Three Mile Radius

173,244

Population Total

\$113,512

Median HH Income

0.31%

Population Growth

2.79

Average HH Size

87.9

Diversity Index

35.1

Median Age

\$896,050

Median Home Value

\$157,024

Median Net Worth

17.7%

Age <18

70%

Age 18-64

12.3%

Age 65+



19.7%

Services



15.0%

Blue Collar



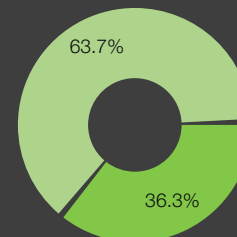
65.3%

White Collar

Age Profile: 5 Year Increments



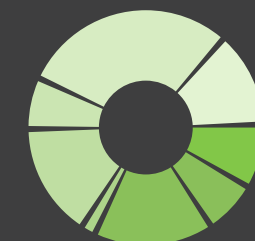
Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes



Education



16.1%

No High School Diploma



16.4%

High School Diploma



22.8%

Some College/Associate's Degree



42.7%

Bachelor's/Grad/Prof Degree



21,887

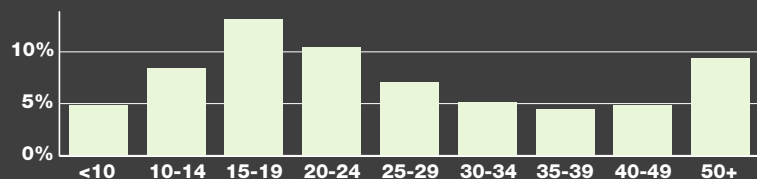
Total Businesses



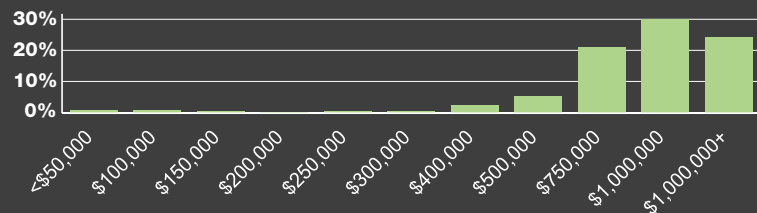
231,318

Total Employees

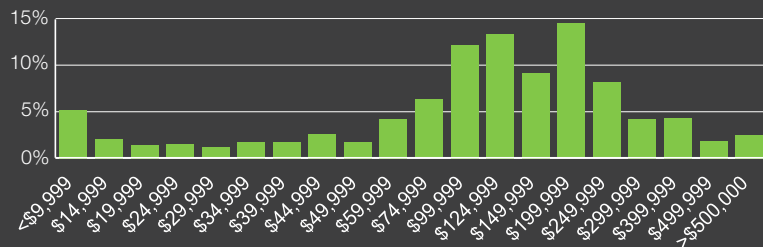
Mortgage as Percent of Salary



Home Value



Household Income



20.9%

Spend 7+ hours commuting to and from work per week



67.3%

Drive Alone to Work





GREG BLAKE

Sales Agent

Tim Smith Real Estate Group

CalRE# 01227057

949.500.8684

gregblake@timsmithgroup.com

JEFF GOLDEN

Sales Agent

Tim Smith Real Estate Group

CalRE# 01080923

949.275.1989

jeff@timsmithgroup.com



COLDWELL BANKER
REALTY

Coldwell Banker Realty is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.