

# 15 WHATNEY

Irvine Spectrum

AVAILABLE FOR SALE ±39,696 SQUARE FEET  
RARE 7 YEAR SALE/LEASEBACK INVESTMENT  
OFFERING 5/405 FREEWAY SIGNAGE



CBRE



# 15




## WHATNEY

Irvine Spectrum

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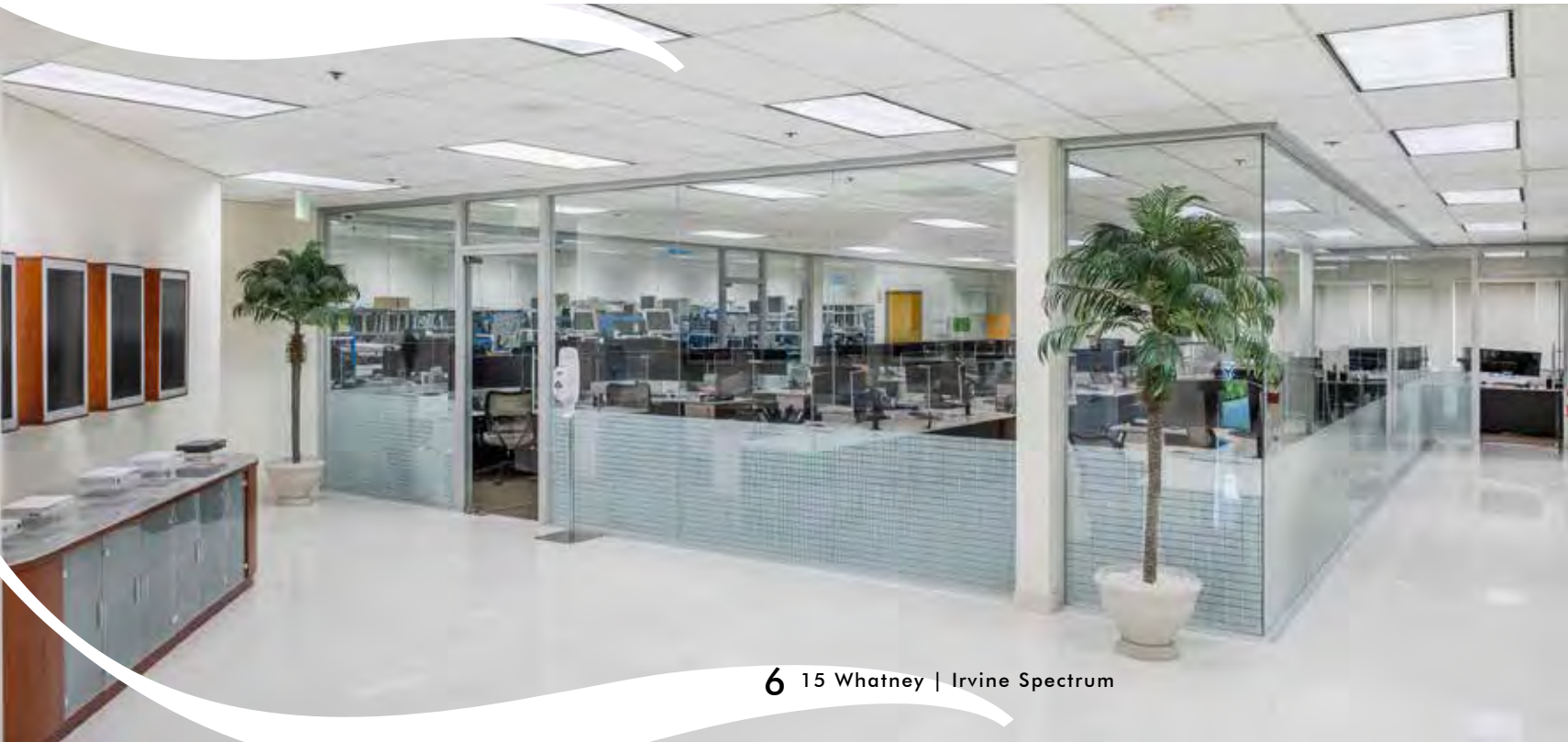
AVAILABLE FOR SALE

-  Address 15 Whatney, Irvine, California 92618
-  Total Building Area ±39,696 Square Feet
-  Offering Price \$14,880,000



## INVESTMENT OVERVIEW

<b>PURCHASE PRICE:</b>	<b>\$14,880,000</b>
<b>BUILDING SIZE:</b>	<b>±39,696 SQUARE FEET</b>
<b>TENANT:</b>	<b>AMPRONIX, INC.</b>
<b>LEASE FORM:</b>	<b>AIR SINGLE TENANT NET</b>
<b>MONTHLY LEASE RATE:</b>	<b>\$1.56/SF/NNN</b>
<b>ESCALATIONS:</b>	<b>3% ANNUAL INCREASES</b>
<b>CURRENT ESTIMATED MONTHLY EXPENSES:</b>	<b>\$TBD</b>
<b>ANNUAL NOI:</b>	<b>\$744,000</b>
<b>CAP RATE:</b>	<b>5%</b>
<b>LENGTH OF LEASE:</b>	<b>7 YEARS</b>
<b>TENANT'S OPTION</b>	<b>TWO (2), FIVE (5) YEAR OPTIONS</b>
<b>STRENGTH OF TENANT:</b>	<b>STRONG</b>



As a leader in medical imaging technology since May of 1982, Ampronix develops, distributes, and services groundbreaking solutions that promote optimal patient outcome. Our goal is to offer the assurance necessary to overcome operational and financial obstacles of the evolving healthcare industry.

The world-class Research and Development team at Ampronix specializes in developing innovative medical imaging solutions to overcome challenges created by gaps in current technology. Our expert engineers design products as a solution for OEM (Original Equipment Manufacturer) companies that often exceed their expectations.

## INVESTMENT HIGHLIGHTS

### Significant Tenant Capital Investment into Property

Ampronix has spent over \$1.75 Million of their own capital to build out their manufacturing facility, showing their long-term desire to remain at the property. The facility is USDA approved and annually inspected by FDA third party SQF audit.

Tenant has spent over **\$1.75**  
**MILLION**  
of their own capital to build out their facility

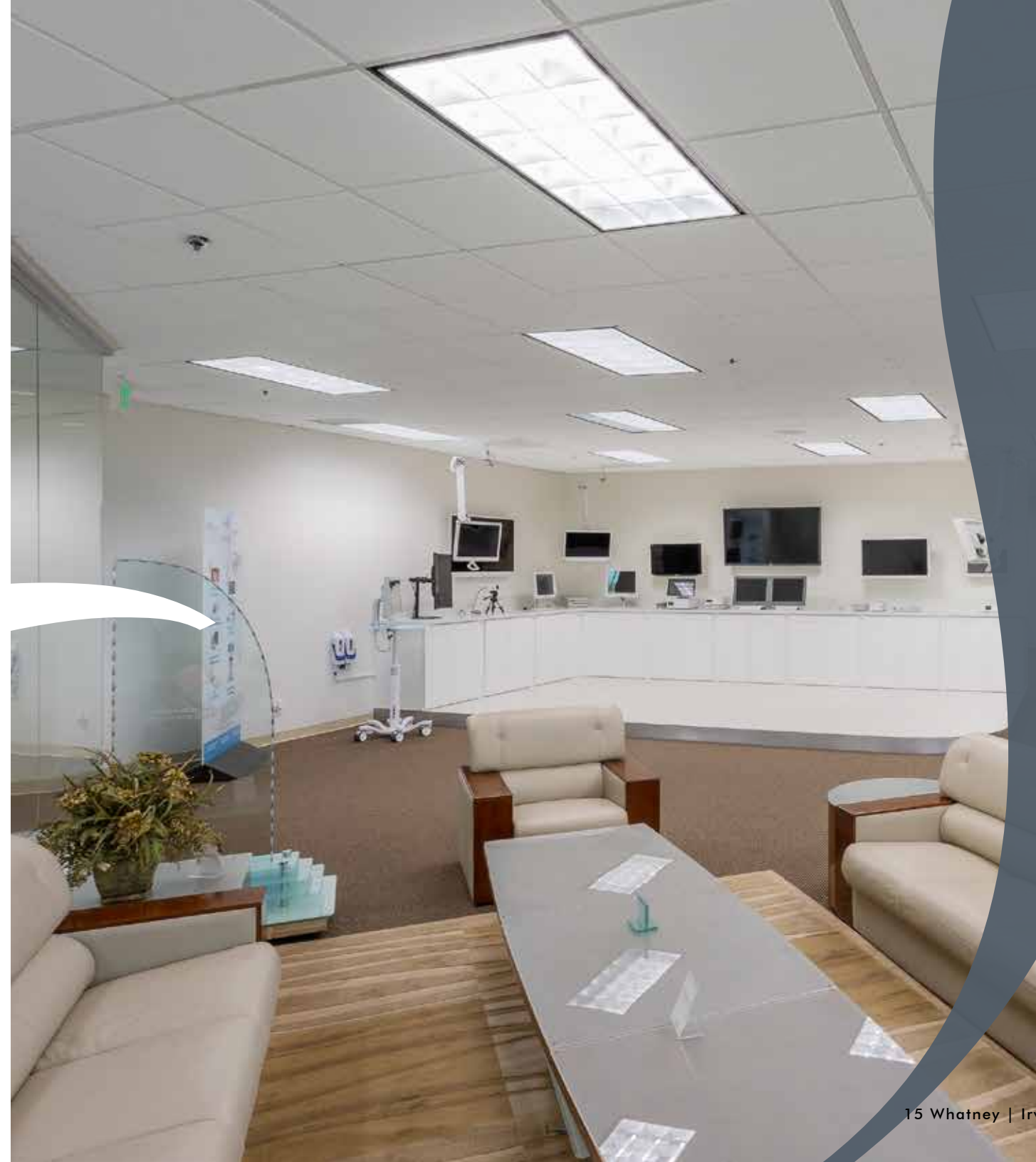
After 38+ years of building relationships with industry leaders, Ampronix has become an established master distributor for many reputable brands. Maintaining these prosperous partnerships is how Ampronix is able to offer high caliber products with preferred pricing. Moreover, we equip international distributors with a variety of our innovative products in order to support their growth.

With over a century of combined experience, Ampronix's state of the art service facility employs highly qualified technicians to diagnose and repair all types of imaging equipment and peripherals. In fact, our experts expose and correct manufacturer weaknesses, which result in longer lasting, more efficient equipment.

PROPERTY OVERVIEW

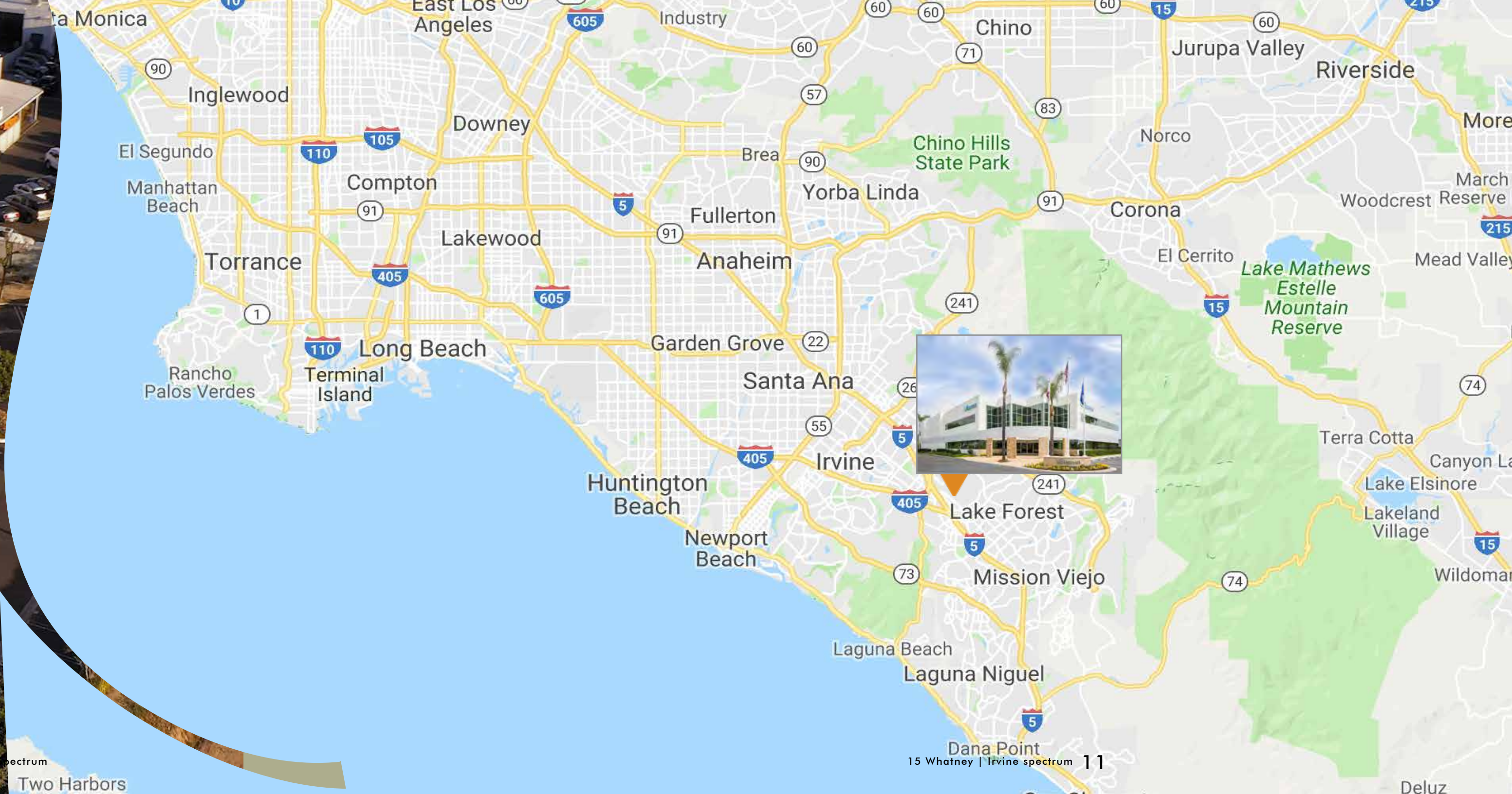
Strong Market Fundamentals Driving Irvine Spectrum Area

- Central location within Orange County’s “Technology Coast,” an area that is ranked 15th in the nation for its density of high-skilled technology talent pool and is home to a large and growing number of established and start-up technology tenants: Acorns, Medtronic, Broadcom, Cylance, Vizio, Parker-Hannifin, Eaton Corporation, Meggitt Defense Systems, Mavenlink, Teradek, Applied Medical, Thales, Blizzard Entertainment, and Alcon, among others.
- Highly sought-after South Orange County industrial market with strong fundamentals driven by lack of available space (1.7% vacancy in 2Q19) as well as robust positive net absorption and rental rate growth (16.3% 2-year growth).
- Attractive Irvine Spectrum market—one of the most desirable real estate markets in the county—characterized by strong industrial fundamentals, among which include one of the lowest direct vacancy rates (2.3% in 2Q2019) and highest rent growth (15.1% 2-year growth) in Southern California.



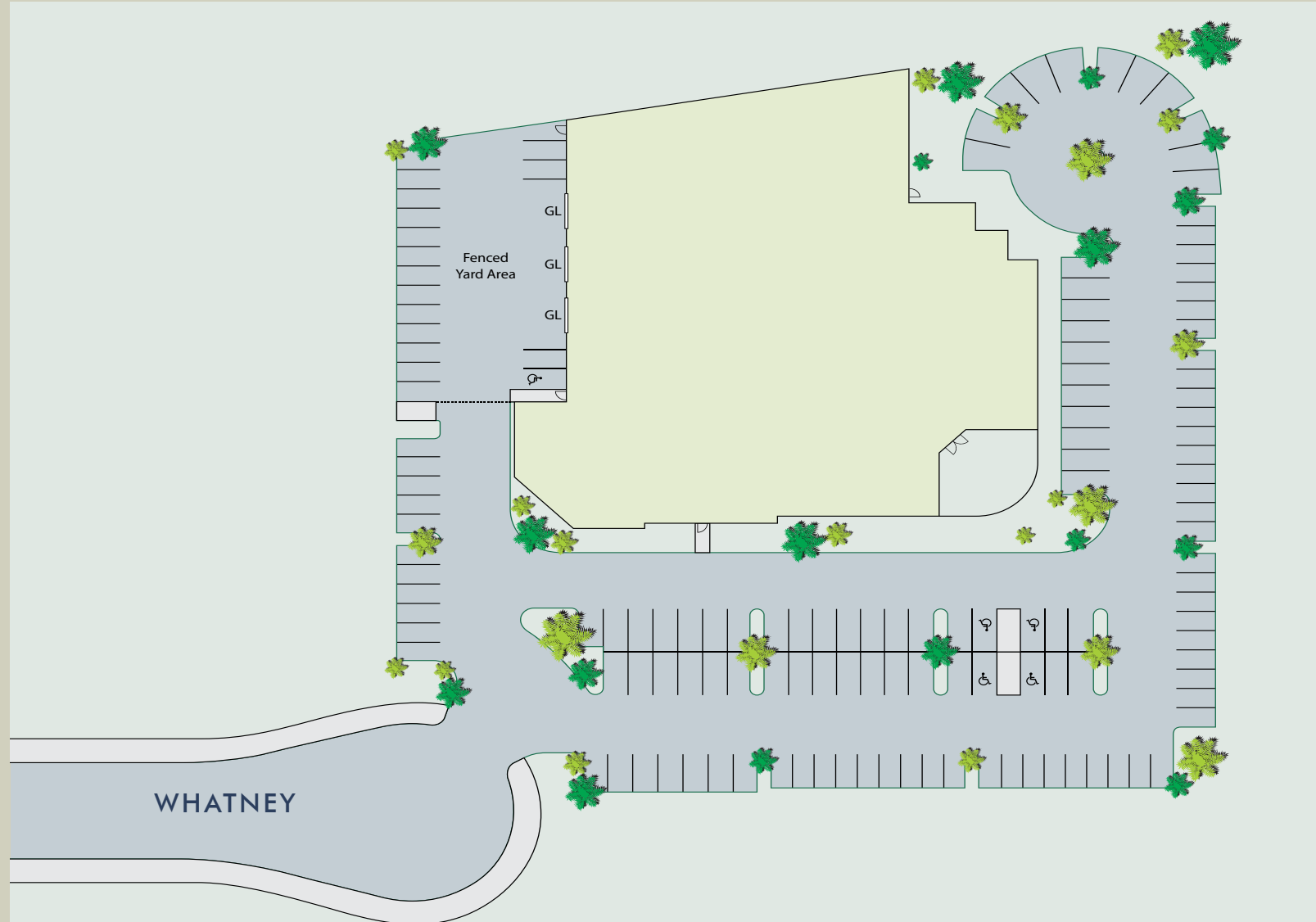
BUILDING DETAILS:

<b>Address</b>	15 Whatney, Irvine, CA 92618
<b>APN</b>	590-021-04
<b>Sale Type</b>	Sale Leaseback
<b>Identity</b>	Freeway Frontage
<b>Building Size</b>	±39,696 Square Feet
<b>Office Area</b>	±27,541 Square Feet with Extensive Glass Walls & Doors Throughout
<b>Clean Rooms</b>	ISO Class 6 Clean Room
<b>Break Rooms</b>	Three (3)
<b>Stories</b>	Two-Story with ±8,000 SF Bonus Warehouse Mezzanine
<b>Land Size</b>	±2.13 Acres (92,739 SF)
<b>Loading</b>	Three (3) Ground Level Doors
<b>Clearance</b>	±24' Minimum Warehouse Clearance
<b>Fire Protection</b>	Fully Sprinklered .45/3,000 GPM
<b>Yard Area</b>	Fenced Yard
<b>HVAC</b>	Package Units
<b>Power</b>	800 Amps, 277/480 Volt, 3-Phase
<b>Lighting</b>	LED Lighting Throughout
<b>Parking</b>	±3.5:1,000 Ratio
<b>Electric Vehicle</b>	Two (2) Charging Stations
<b>Signage</b>	Prominent Monument and Building Top Signage
<b>Roof</b>	New Roof in 2006 with Polyurethane Overlay and Extensive Solar Addition in Excess of \$500,000
<b>Security</b>	Secured, Gated Property with 57 High Definition Cameras with DVR
<b>Construction Type</b>	Concrete Tilt Up
<b>Zoning</b>	5.4 Industrial
<b>Year Built</b>	1987

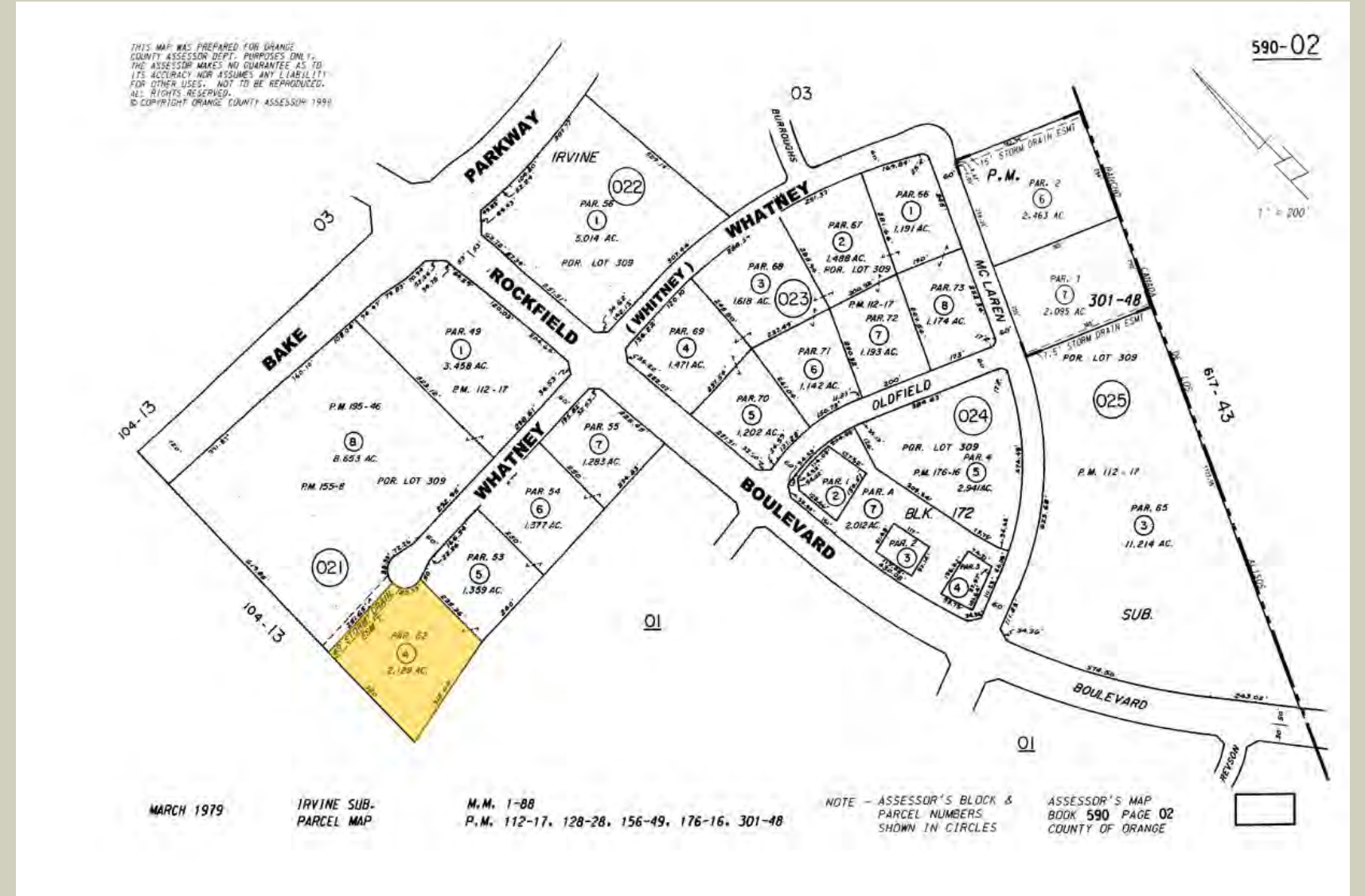


PROPERTY OVERVIEW

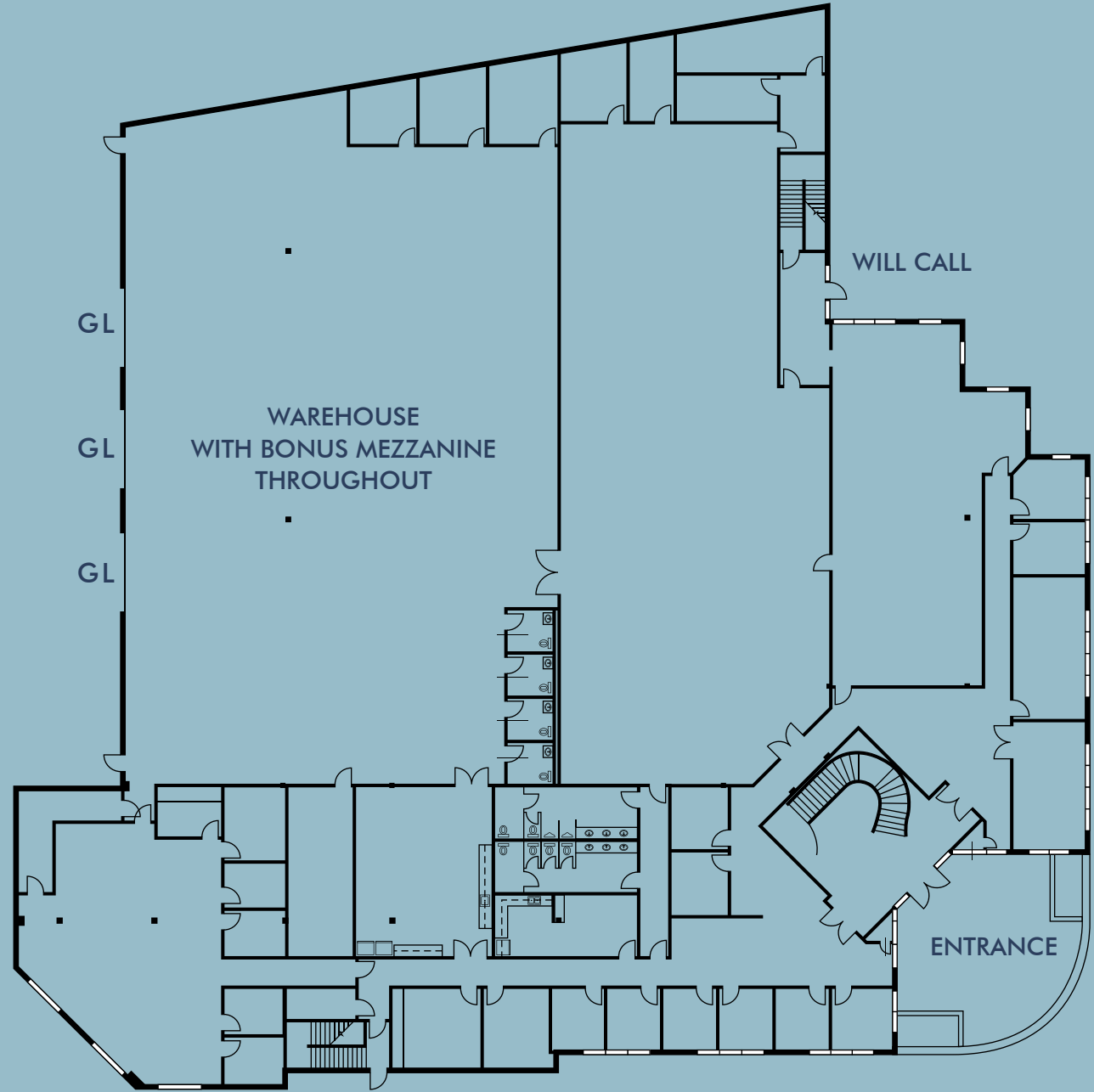
SITE PLAN



PARCEL MAP



FLOOR PLANS



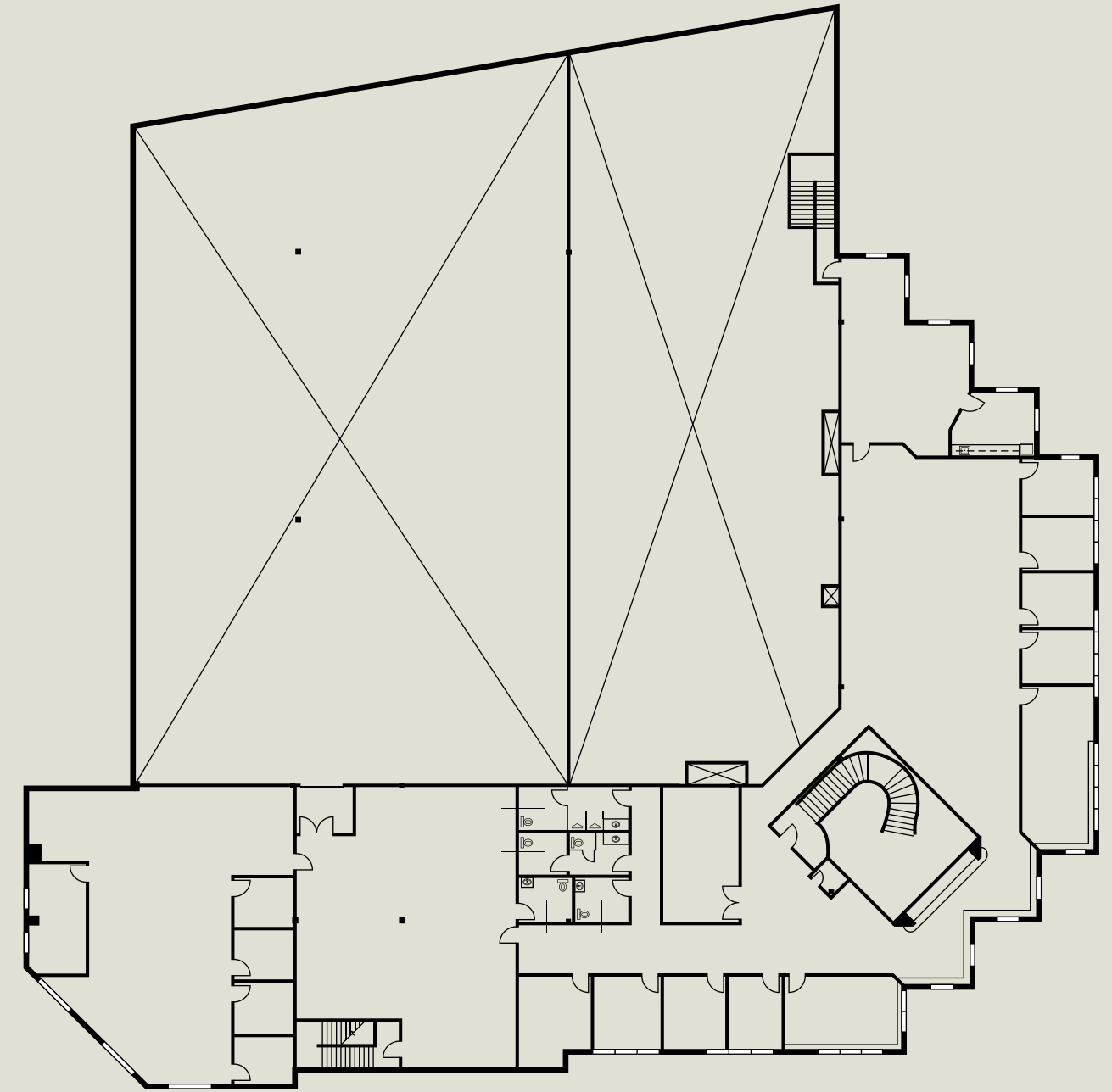
1

15 whatney | first floor



2

15 whatney | second floor





PROPERTY OVERVIEW

Attractive Irvine address, offering access to a talented labor pool, world-class schools, millennial workforce, executive housing and unparalleled amenities that include rare proximity to a multi-modal transportation system:



John Wayne Airport  
▶ 9.8 miles



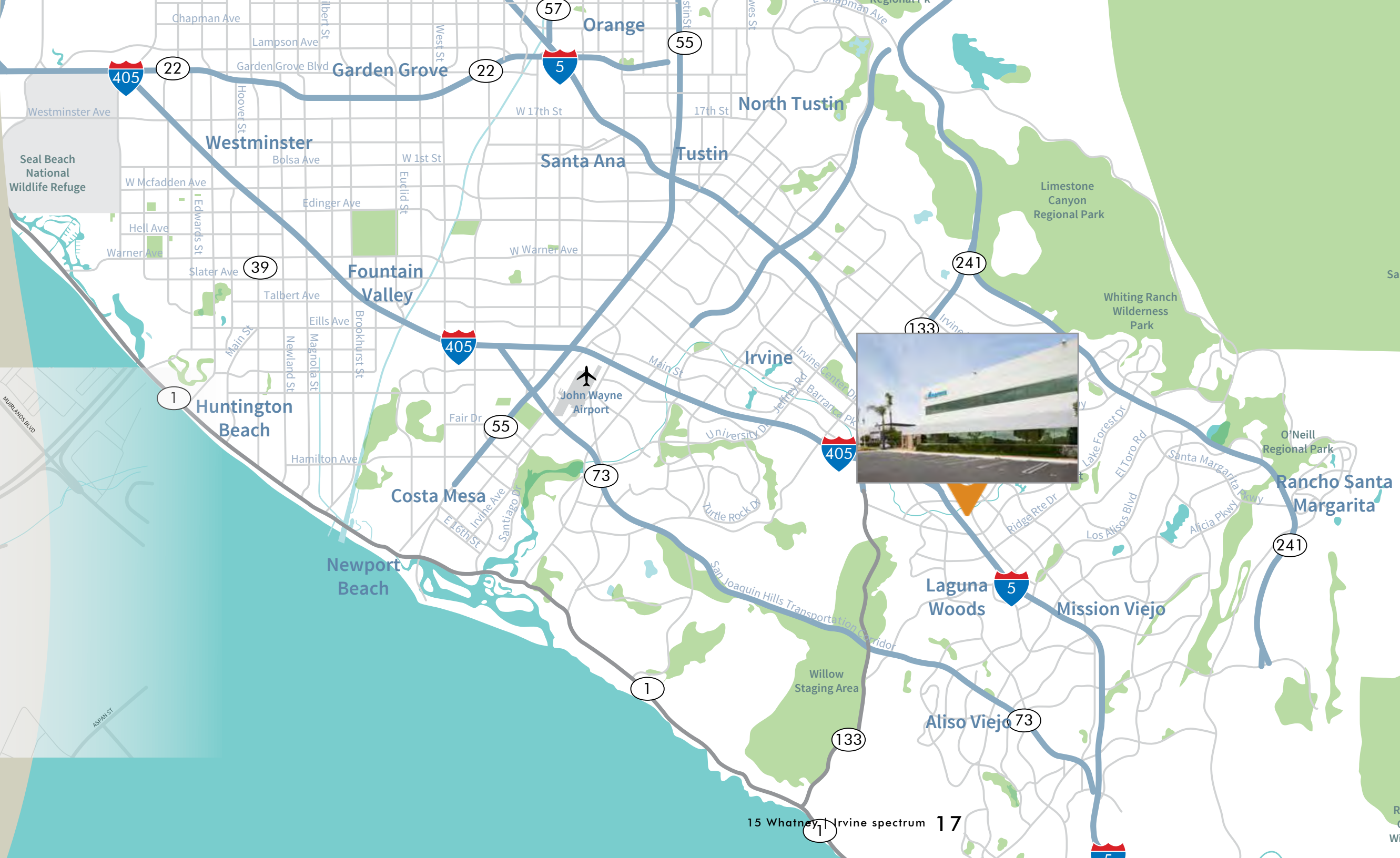
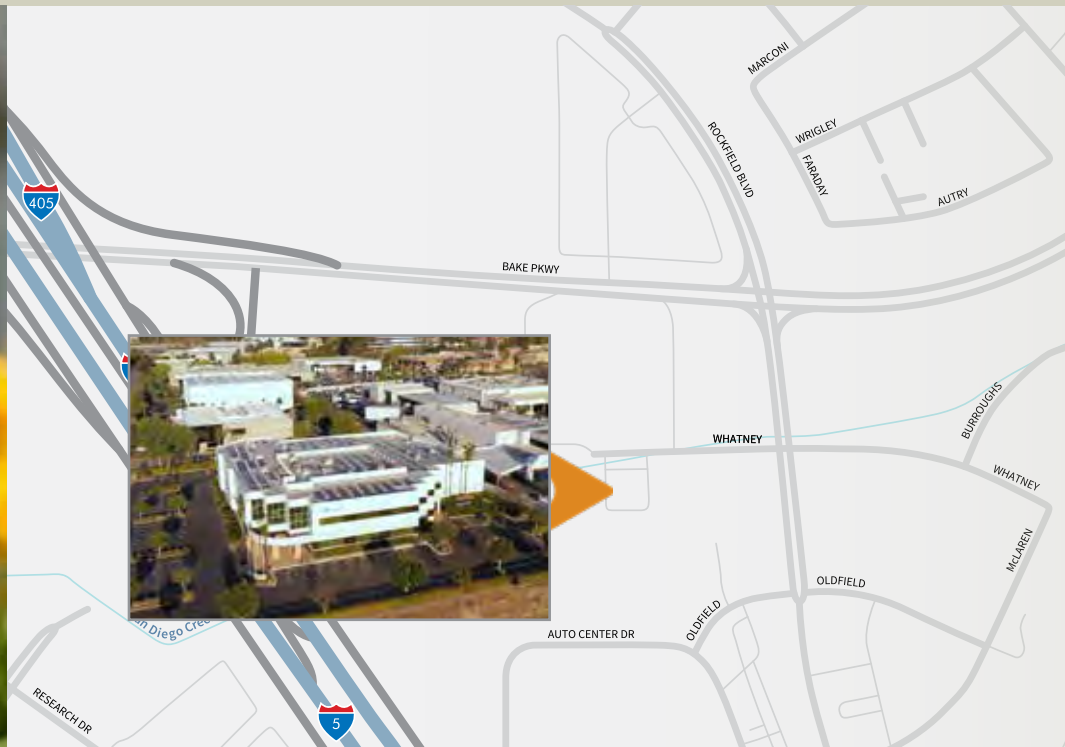
405 Freeway  
▶ .5 mile



5 Freeway  
▶ .5 mile



Irvine Transportation Center  
▶ 2.3 miles





## AREA OVERVIEW

### Sought-After “Live-Work-Play” Irvine Spectrum Center Location

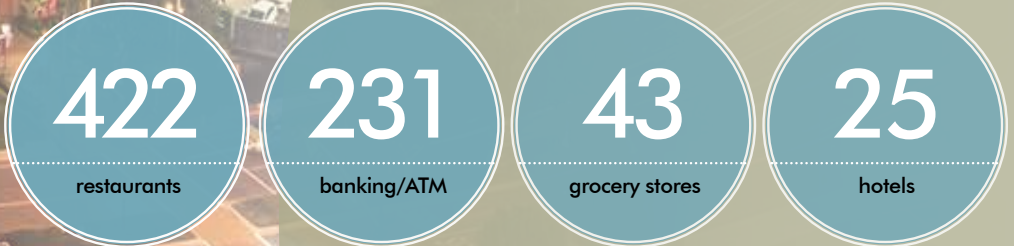
- Attractive Irvine address, offering unfettered access to a deep and talented labor pool, world-class schools, millennial workforce and executive housing, and unparalleled amenities that include rare proximity to a multi-modal transportation system consisting of Interstate 5 (freeway), Irvine Transportation Center (rail) and John Wayne Airport (air).
- Superior South Orange County location highlighted by strong population growth and ease of commute for the area’s businesses and tenants, thus providing a priceless alternative to the Orange County’s traffic-congested central areas.
- Adjacency to Orange County’s most significant development corridor, with the scheduled delivery of approximately 9,500 new homes at Irvine’s Great Park to the immediate north and 14,000 new homes at nearby Rancho Mission Viejo to the south.



Convenient surrounding world-class retail and entertainment offerings anchored by:

- 1 **Irvine Spectrum Center:** the renowned retail and lifestyle destination with over 130 stores, services, and restaurants including anchor tenants Nordstrom, Macy’s, and Target.
- 2 **Orange County Great Park:** one of Orange County’s most significant development in a generation, covering more than 4,700 acres and with more \$1 billion in development costs, that will deliver a 122-acre arts/culture center, 70-acre botanical garden, 165-acres sports park, thousands of homes, and 3-mile long wildlife corridor, among other projects.
- 3 **Lake Forest Plaza:** a neighborhood retail center with several dozen national and local retailers providing a wide ranging of daily amenities.

Within 3 miles from the property:



1

### IRVINE SPECTRUM CENTER



### IRVINE AUTO CENTER



3

### Lake Forest Plaza



### FASHION ISLAND



### CONCORDIA



### SHADY CANYON



### RESEARCH



WHATNEY

ROCKFIELD BLVD.

BAKE PARKWAY

MUIRLANDS BLVD



### THE MARKET PLACE

2

### ALTON MARKETPLACE



### IRVINE TRANSPORTATION CTR



2

### GREAT PARK

Orange County Great Park Redevelopment Project Private-Public partnership to redevelop the former 4,682-acre Marine Corps Air Station El Toro site:

- 9,500 homes (\$4+ Billion)
- 1,300-acre multi-purpose sports (\$1+ Billion)
- 1+MSF of commercial construction

### Great Park NEIGHBORHOODS





# Orange County

AT A GLANCE

**3.2M**  
POPULATION

**6TH**  
LARGEST COUNTY  
IN U.S.A.

**2ND**  
HIGHEST DENSITY  
IN CALIFORNIA

**38%**  
COLLEGE-EDUCATED  
POPULATION

**30%**  
IN U.S.A.

**37.2**  
MEDIAN AGE

**\$81,194**  
MEDIAN HOUSEHOLD  
INCOME

**1.56M**  
NUMBER OF EMPLOYEES

**1.09%** GROWTH

**\$620,545**  
MEDIAN PROPERTY VALUE

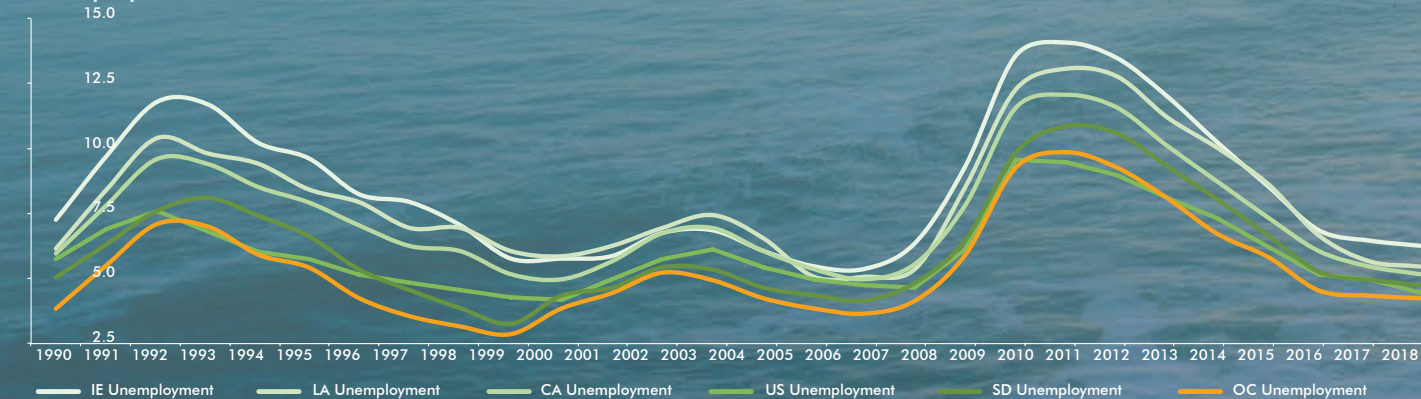
**5.66%** GROWTH

**\$213.6M**  
GDP (49TH LARGEST IN THE WORLD)

**4.20%** GROWTH

Source: Data USA, Orange County CA, 2015; CBRE Location Analytics & Mapping, 2017; U.S. Census Bureau, 2017; U.S. Bureau of Economic Analysis, 2018.

Unemployment Rate



Orange County (OC) is a 948-square-mile coastal community centrally located within Southern California and widely celebrated as the "California Riviera." Encompassing 34 incorporated cities, this coastline county is one of the most desirable markets in the country. Orange County offers pro-business communities, a robust and entrepreneurial regional economy, an exceptional labor pool supported by first-class universities, a broad infrastructure network and world-class amenities—all the qualities make it a highly sought after commercial location and a great place to live.

Orange County's well-diversified economy, high-quality labor force and "quality-of-life" desirability, superior education and multi-modal transportation systems, and strategic location on the Pacific Rim provide an excellent locational advantage for commercial properties.

## UNRIVALED WORLD-CLASS AMENITIES

42 miles of coastal living filled with sun-soaked Mediterranean weather year-round, Orange County is a destination with endless possibilities. Its natural landscape and breath-taking views provide the backdrop for some of the most iconic real estate in the country.

**INTER-MODAL  
TRANSPORTATION**  
70 Bus Lines, 12 Freeways,  
2 Rail Lines, 1 Airport

**20**  
COLLEGE AND  
UNIVERSITIES

**ATTRACTIONS**  
20 Sport Venues  
7 Professional Sport Teams

**OUTDOORS**  
15,000 Acres of Parkland,  
180 Miles of trails, 6 beaches

**ARTS & ENTERTAINMENT**  
103 Cultural Institutions  
17 Mega-malls

**LEISURE**  
18 AAA's Diamond Resorts/Restaurants  
4 Top 100 Golf Courses in CA

## ORANGE COUNTY IS AN ECONOMIC POWERHOUSE / OC BY THE NUMBERS

**1ST**  
MEDICAL DEVICE  
MANUFACTURING  
IN THE U.S.

**3.6%**  
UNEMPLOYMENT RATE

**1ST**  
TRANSPORTATION INNOVATION  
& MASTER PLANNED COMMUNITIES  
IN THE U.S.

**5TH**  
MOST EDUCATED COUNTY  
IN THE U.S.

**2ND**  
LARGEST WORKFORCE  
IN CALIFORNIA

**6TH**  
LARGEST COUNTY BY  
POPULATION IN THE  
U.S.

**3RD**  
MOST DIVERSE TECH  
SECTOR IN THE U.S.

Source: Labor Market Information Division of the California Employment Development Department (EDD), 2017; Orange County Business Council, Economic Powerhouse, 2017.

# Irvine, California

## AT A GLANCE

The City of Irvine is the heart of Southern California's "Technology Coast" and has the heartbeat of Orange County's business community. With state-of-the-art transportation, exceptional real estate and stellar educational institutions, Irvine is renowned for its dynamic business environment and convenient access to a highly educated and skilled labor force. The city also boasts a reputation as one of the nation's safest communities and offers a full-range of housing opportunities, excellent climate, and a wealth of lifestyle amenities.

Irvine is well-known as one of the nation's largest master-planned urban communities and encompasses 65 square miles. The City is bordered by Santa Ana, Huntington Beach, Fountain Valley, and Costa Mesa to the north, with Newport Beach, Lake Forest, Laguna Hills, Aliso Viejo and Laguna Beach to the south, and only a 10-minute drive from the Pacific Ocean. With its proximity to the Pacific Coast, Los Angeles and San Diego, Irvine's central location provides residents and businesses alike easy access to world markets, a quality labor supply, plentiful executive housing and first-class entertainment. Irvine is located approximately 40 miles southeast of downtown Los Angeles and 85 miles north of downtown San Diego. Inland Empire's industrial clusters are within a 30-minute drive from Irvine.



POPULATION NEARLY  
**215,000**

CONSISTENTLY  
RATED AS ONE OF  
**SAFEST**  
CITIES IN THE U.S.

### FREEWAYS



### TRANSPORTATION



10 Min Drive from  
**PACIFIC OCEAN**

40 Miles Southeast of  
**DOWNTOWN L.A.**

+110,000  
EMPLOYEES

+21,000  
BUSINESSES

+4,500  
COMPANIES

Close to 2 dozens of  
Corporate Headquarters

### TOP COMPANIES



# Irvine Features



9.6 miles

IRVINE BUSINESS COMPLEX

The Irvine Business Complex (IBC) is a unique part of the City of Irvine, a daily destination for more than 110,000 employees and the home to more than 4,500 companies. Dating from the 1970s, the IBC was developed solely as a commercial and industrial center serving Southern California as a regional economic and employment base, including hotel, restaurant, and commercial, retail, industrial and office uses. The IBC extends over 2,760 acres, making it the largest business complex in the Orange County region. The complex was originally designed as the bustling working machine for the city, creating a unique environment for economic growth and vitality. The boundaries of the Irvine Business Complex, located on the southwestern portion of the City of Irvine, are well defined. John Wayne Airport forms the northwestern boundary and San Diego Creek forms the southeastern boundary, with two arterial roads—Barranca Parkway and Campus Drive—forming the northeast and southwest boundaries of the IBC area.



5.1 miles

OC GREAT PARK

Orange County's Great Park sits on the former Marine Corps Air Station El Toro in Irvine. At its completion, it is planned to span 1,347 (larger than New York City's Central Park). Planned features will include a botanical garden, sports park, wildlife corridor, golf course and cultural terrace with museums and a library. The park is imagined to be the next great metropolitan park with high visibility throughout the nation. Currently, the park has a number of ongoing events and activities, including a farmers market, carousel and balloon attraction that takes 25-40 passengers up 400 feet in the air. Over the coming years, the park will add a golf course, hiking trails, a wooded nature area and a sports park.



8.1 miles

UNIVERSITY OF CALIFORNIA, IRVINE

The University of California, Irvine (UCI, UC Irvine, or Irvine) is one of ten campuses of the University of California (UC) system and is located in the heart of Irvine. UCI currently has approximately 28,000 students and competes in 18 men and women's sports in the NCAA Division I. In 2018, UCI is ranked 9th among top public universities in the United States by U.S. News and World Report.

# Irvine Retail



2.3 miles

IRVINE SPECTRUM

The Irvine Spectrum Center is an outdoor mall on the south-east edge of Irvine, is one of Southern California's most popular shopping and dining destinations, visited by more than 15 million people each year. There are 141 specialty stores, restaurants and entertainment venues. It also has a 21-screen movie theater that was, at the time of its completion, the largest movie theater in the western United States.



12.4 miles

FASHION ISLAND

OC's premier coastal shopping destination, attracting more than 14 million visitors annually and offering a unique blend of luxury, designer and fashion specialty boutiques and a vast array of fine and al fresco dining among 120 retailers/restaurants. Anchors include Neiman Marcus, Nordstrom, Bloomingdale's and Macy's.

# Only miles away.



9 TO NEWPORT BEACH



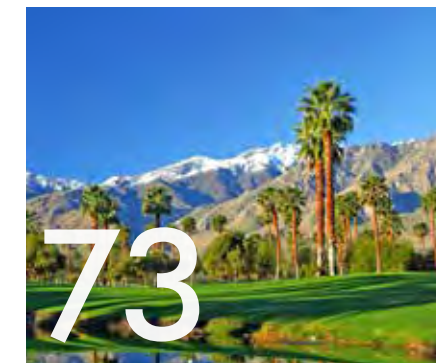
13 TO ANAHEIM



36 TO LOS ANGELES



76 TO SAN DIEGO



73 TO PALM SPRINGS



385 TO SAN FRANCISCO



## MARKET OVERVIEW

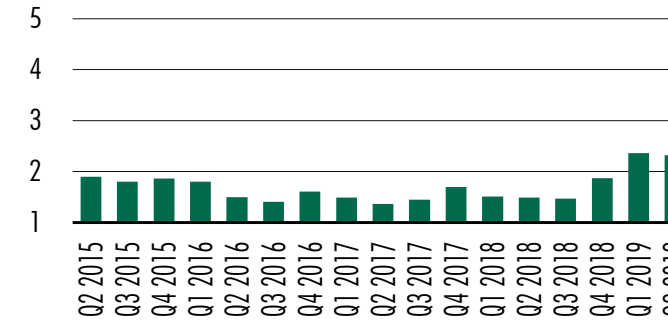
### Vacancy & Availability

Vacancy increased to 2.4%, up 60 bps during Q2 2019 due to JC Penney vacating 1.1 million sq. ft. in Buena Park, relocating to another submarket within the Southern California region. Plans are already in the works to split the 1.0 million-sq.-ft. building into six separate spaces of various sizes. In addition, Veritiv vacated 424,285 sq. ft. in La Palma. Despite the move-outs, the area remains a very popular location for a diverse mix of users and these vacancies are expected to lease in the coming quarters. The availability rate closed Q2 2019 at 5.2%, up 30 bps since the previous quarter and 100 bps year over year. The additional available space will offer more options to tenants, easing market tightness. CBRE EA forecasts that availability will reach 5.6% by the end of 2019.

### Activity & Net Absorption

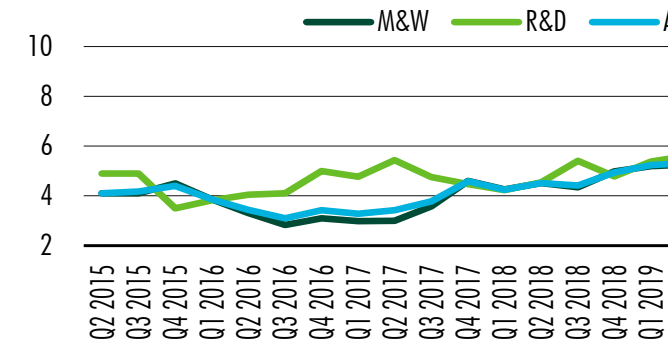
Solid demand did not overcome the two large move-outs during Q2 2019 resulting in negative 1.1 million sq. ft. of net absorption. The most active users were goods and material manufacturers, pharmaceuticals, and aerospace/defense accounting for nearly 57.0% of gross activity during the quarter. Top transactions during Q2 2019 included OCRV, a recreational vehicle rental agency and repair shop, leasing 130,000 sq. ft. in Buena Park, while Achem Industry America, a manufacturer of pressure sensitive tapes, leased over 105,000 sq. ft. in Fullerton. Despite the setback in net absorption, CBRE EA predicts that the OC industrial market to bounce back throughout the year.

Overall Vacancy Rate (%)



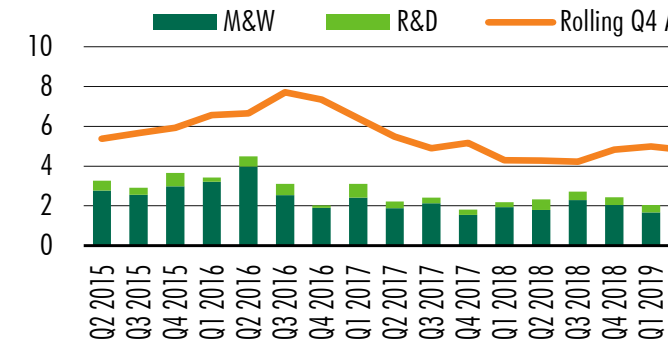
Source: CBRE Research, Q2 2019.

Available Space (MSF)



Source: CBRE Research, Q2 2019.

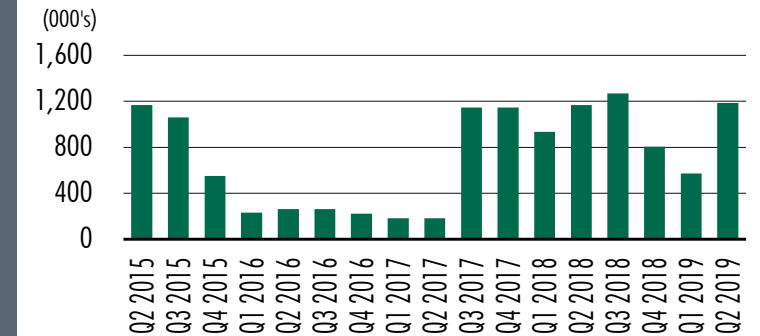
Gross Activity (MSF)



## Development

Development levels dropped, closing Q2 2019 with 572,943 sq. ft. under construction. Four buildings were delivered totaling 232,354 sq. ft., with one of the buildings pre-leased to Beacon Roofing Supply Inc. Heavy rains delayed several projects scheduled to complete in late 2019 to early 2020. Demolition at the new Sares-Regis new site in Huntington Beach got underway. A 240,000-sq.-ft., Class A, high-rise office building was torn down to make way for a new industrial park. CBRE EA predicts that development activity will be on par with last year, as completions outpace net absorption.

Under Construction (SF)



Source: CBRE Research, Q2 2019.





ROCKFIELD BLVD.

WHATNEY





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#### Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

#### Disclaimer

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

**CBRE** > EXCLUSIVE AGENTS

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