

# SPECTRUM CENTRE BUSINESS PARK



OFFICE | INDUSTRIAL | MEDICAL | CONDOS FOR SALE  
RANGING FROM ±1,698 - 12,455 SF



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## PROJECT OVERVIEW

Colliers and Buchanan Street Partners is pleased to offer the rare opportunity to acquire multi use condominiums for sale at Spectrum Centre Business Park. The project consists of eighty (80) units totaling 228,183 SF. Spectrum Centre is unique because it can accommodate a wide range of uses from General Office to flex, R&D, Industrial and Medical business operations. Units for sale boasts exceptional features such as including grade level loading, 14' -16' clear heights, abundant auto parking, and major street frontage. The project represents the unique opportunity to acquire small units for sale (1,698-12,455 sq.ft.) in one of the most sought-after markets in the Southern California.

|                       |                                                           |
|-----------------------|-----------------------------------------------------------|
| Address:              | 20902-21098 Bake Parkway, Lake Forest, CA                 |
| Unit Sizes SF:        | ±1,698 - 12,455 SF                                        |
| Zoning:               | BP                                                        |
| Association Dues:     | Approximately \$0.30 psf/mo.                              |
| Year Built:           | 1999                                                      |
| Clear Height:         | 14-16'                                                    |
| Sprinklers:           | Fire Sprinkler System in all units                        |
| Loading:              | All Grade-Level Loading (80)                              |
| Parking:              | 3.0:1,000 (735 Parking Stalls)                            |
| Roof Condition:       | New Epoxy white coat (10 year warranty),<br>New Skylights |
| Exterior/Common Area: | Enhancements Completed                                    |



## PROJECT FEATURES



**SINGLE STORY**  
DESIGN



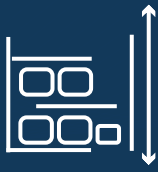
**GROUND LEVEL**  
LOADING



**POWER**  
200 AMPS



**FLEXIBLE UNIT SIZES**  
1,698-12,455 SQ.FT.



**CLEAR HEIGHT**  
14-16'



**FULLY**  
SPRINKLERED



**APPROVED USES**  
OFFICE, INDUSTRIAL, R&D,  
FLEX, RETAIL AND MEDICAL



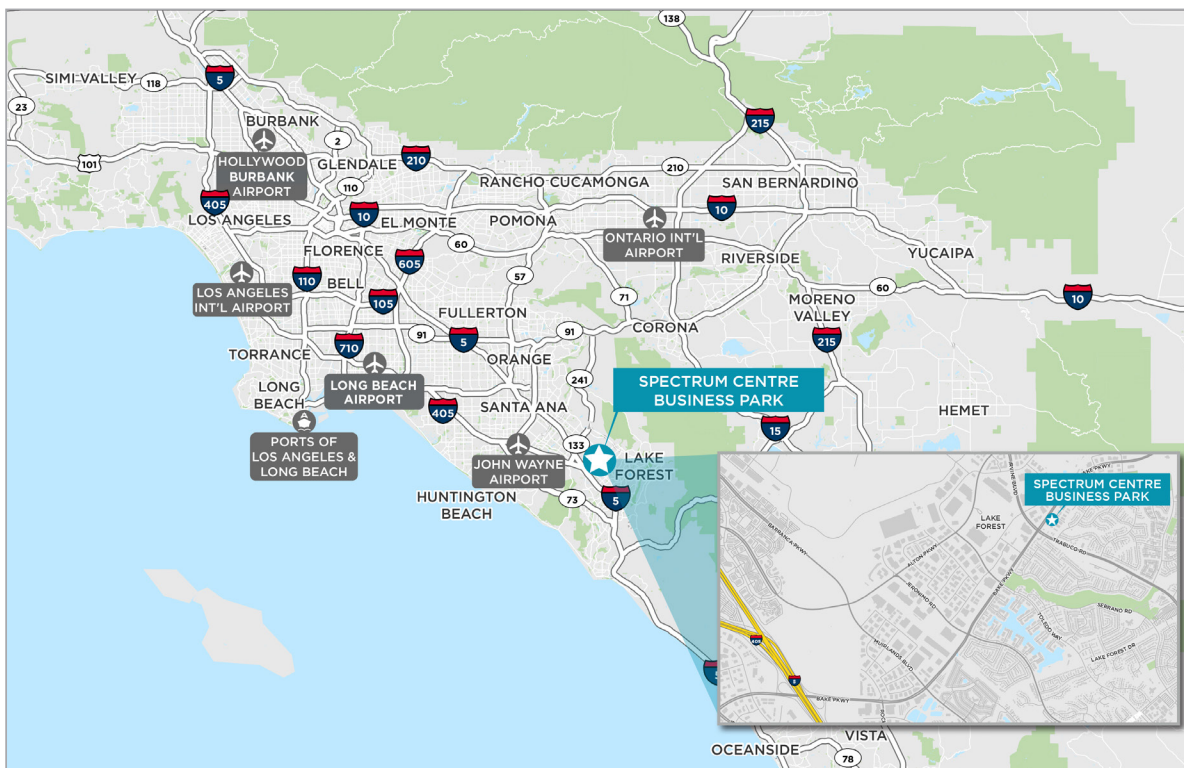
**BAKE PARKWAY**  
FRONTAGE



## AREA OVERVIEW



## REGIONAL OVERVIEW



## AVAILABLE FOR SALE



| Unit    | Bldg # | Sq. Ft. | Power (Amps) | Loading | Clear Ht | Sale Price                 | Comments                                                                     |
|---------|--------|---------|--------------|---------|----------|----------------------------|------------------------------------------------------------------------------|
| 112-114 | 1      | 2,564   | 200          | 1 GL    | 14 ft.   | \$1,923,000<br>(\$750/PSF) | Medical Office Unit, Bake Frontage, Single Story, Divisible, Shell-Condition |
| 100     | 2      | 2,532   | 200          | 1 GL    | 16 ft.   | TBD                        | Corner Unit, Single Story, Occupied                                          |
| 102     | 2      | 2,534   | 200          | 1 GL    | 16 ft.   | \$1,457,050<br>(\$575/PSF) | Single Story, Move In Ready, Ind. Standard                                   |
| 106     | 2      | 2,856   | 200          | 1 GL    | 16 ft.   | TBD                        | Single Story, Occupied                                                       |
| 108     | 2      | 2,766   | 200          | 1 GL    | 16 ft.   | 1,590,450<br>(\$575/PSF)   | Single Story, Move In Ready, Ind. Standard                                   |
| 110     | 2      | 3,199   | 200          | 1 GL    | 16 ft.   | \$1,887,410<br>(\$590/PSF) | Single Story, Move In Ready, BSP Spec. Build-Out                             |
| 110     | 3      | 2,528   | 200          | 1 GL    | 16 ft.   | 1,466,240<br>(\$580/PSF)   | Single Story, Ind. Standard+                                                 |
| 112     | 3      | 2,673   | 200          | 1 GL    | 16 ft.   | 1,590,435<br>(\$595/PSF)   | Corner unit, Single Story                                                    |
| 104     | 4      | 1,661   | 200          | 1 GL    | 14 ft.   | \$1,046,430<br>(\$630/PSF) | Single Story, BSP Spec                                                       |

## LOAN SUMMARY | FINANCING SCENARIOS AS OF DECEMBER 17, 2025

**Purchase Price:**  
\$1,180,000

**Square Footage:**  
2,000

### 1st Trust Deed - Bank Loan

Loan Amount  
Loan to Value  
Amortization  
Term  
Interest Rate  
Monthly Payment

#### SBA - 504 Program 10 - 25 yr FIXED RATE

\$590,000  
50%  
25  
25  
6.35%  
**\$3,929**

### 2nd Trust Deed - SBA Loan

Loan Amount (40%)\*  
Amortization  
Term  
Interest Rate (06/2026)  
Monthly Payment

#### 25 yr FIXED RATE

\$488,000  
25  
25  
6.11%  
**\$3,177**

### Total Mortgage Payments

**\$7,106**

### Funds Due at Closing

Down Payment  
Loan Fees  
Appraisal Report (est.)  
Environmental Report (est.)  
Escrow, Title, Recording, (est.)  
**Total**

\$118,000  
8,850  
3,000  
2,200  
Paid by borrower  
**\$132,050**

#### SBA - 7a Program 25 yr FIXED RATE

\$1,062,000  
90%  
25  
25  
6.35%  
**\$7,071**

N/A

**\$7,071**

\$118,000  
23,895  
3,000  
2,200  
Paid by borrower  
**\$147,095**

#### Conventional 10 yr FIXED RATE

\$885,000  
75%  
25  
10  
6.35%  
**\$5,893**

N/A

**\$5,893**

\$295,000  
8,850  
3,000  
2,200  
Paid by borrower  
**\$309,050**

\*The SBA loan will include financed fees of approximately 2.65% + \$3,000.

Rozelle Financial is licensed by the California Department of Real Estate.  
This summary is provided for illustration purposes. Call us to discuss other options and current rates. Rates vary depending on borrower credit, repayment ability and other factors. Terms may change daily.

For Further Information Contact

**ROZELLE RF FINANCIAL**  
Commercial Real Estate Financing

**Justin Greene (714) 710-9208**

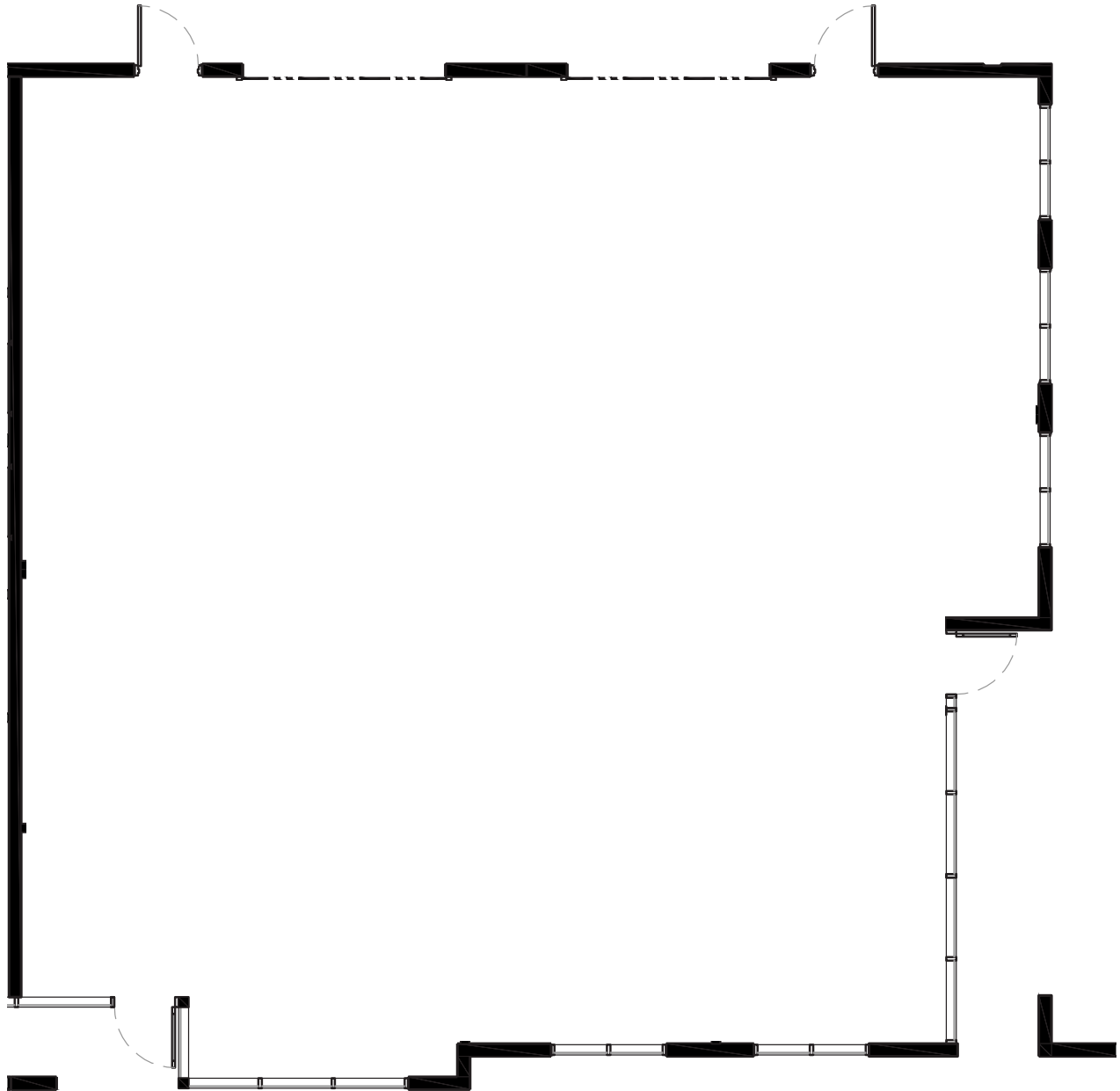
JGreene@RozelleFinancial.com

CA Brokers License #01319018



## FLOOR PLAN

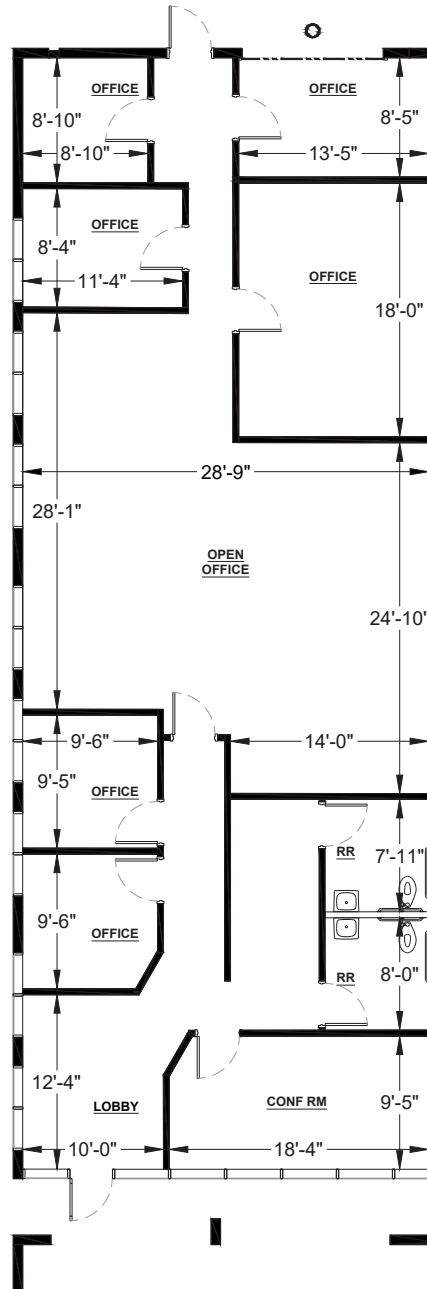
20902 BAKE PARKWAY



| Unit    | Bldg # | Sq. Ft. | Power (Amps) | Loading | Clear Ht | Sale Price                 | Comments                                                |
|---------|--------|---------|--------------|---------|----------|----------------------------|---------------------------------------------------------|
| 112-114 | 1      | 2,564   | 200          | 1 GL    | 14 ft.   | \$1,923,000<br>(\$750/PSF) | Bake Frontage, Single Story, Divisible, Shell-Condition |

## FLOOR PLAN

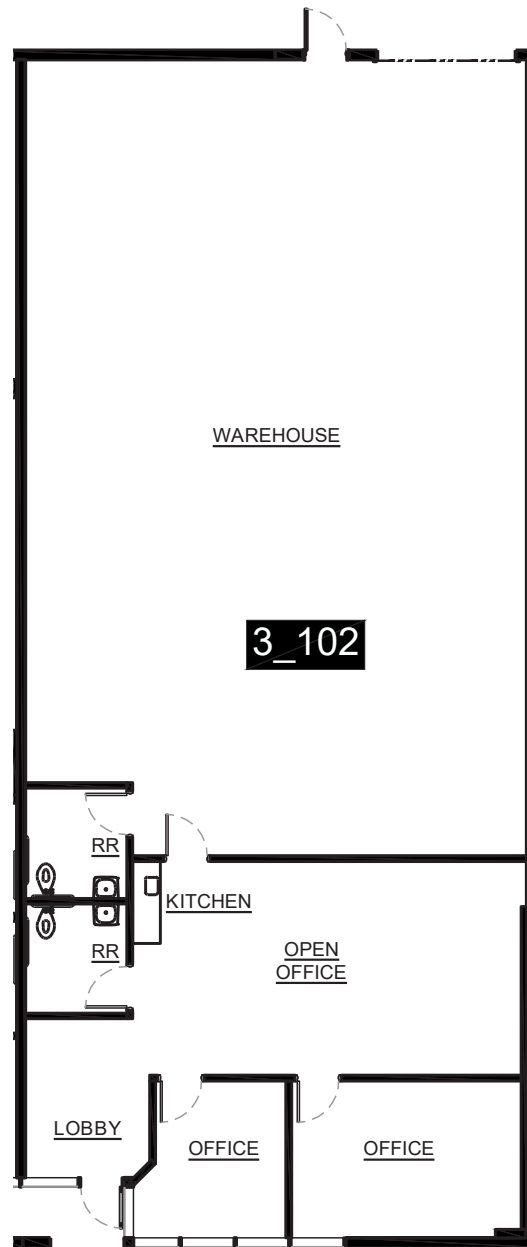
20914 BAKE PARKWAY, SUITE 100



| Unit | Bldg # | Sq. Ft. | Power (Amps) | Loading | Clear Ht | Sale Price | Comments                            |
|------|--------|---------|--------------|---------|----------|------------|-------------------------------------|
| 100  | 2      | 2,532   | 200          | 1 GL    | 16 ft.   | TBD        | Corner Unit, Single Story, Occupied |

## FLOOR PLAN

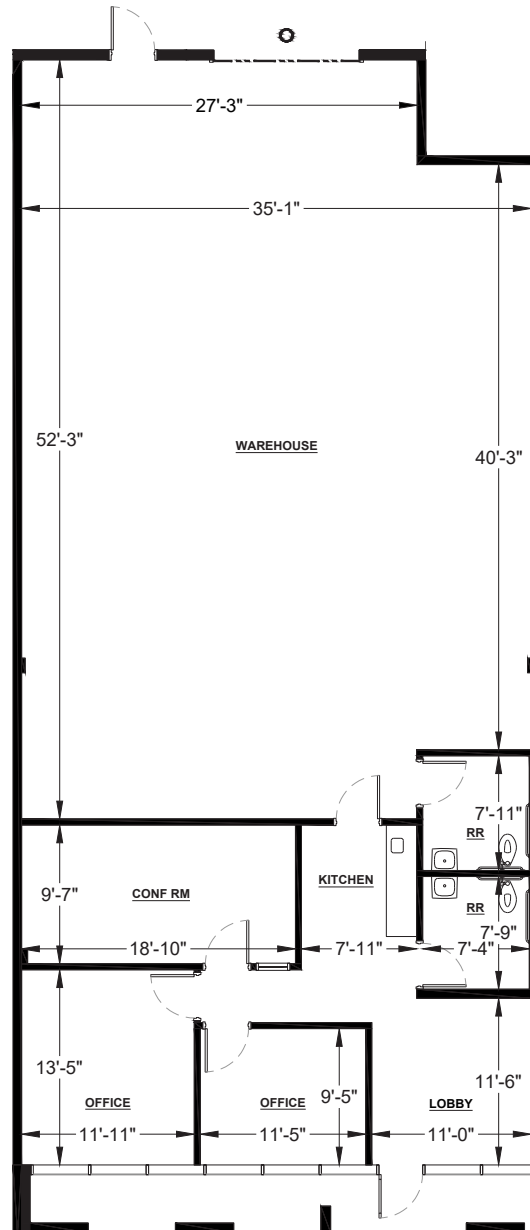
20918 BAKE PARKWAY, SUITE 102



| Unit | Bldg # | Sq. Ft. | Power (Amps) | Loading | Clear Ht | Sale Price                 | Comments                                   |
|------|--------|---------|--------------|---------|----------|----------------------------|--------------------------------------------|
| 102  | 2      | 2,534   | 200          | 1 GL    | 16 ft.   | \$1,457,050<br>(\$575/PSF) | Single Story, Move In Ready, Ind. Standard |

## FLOOR PLAN

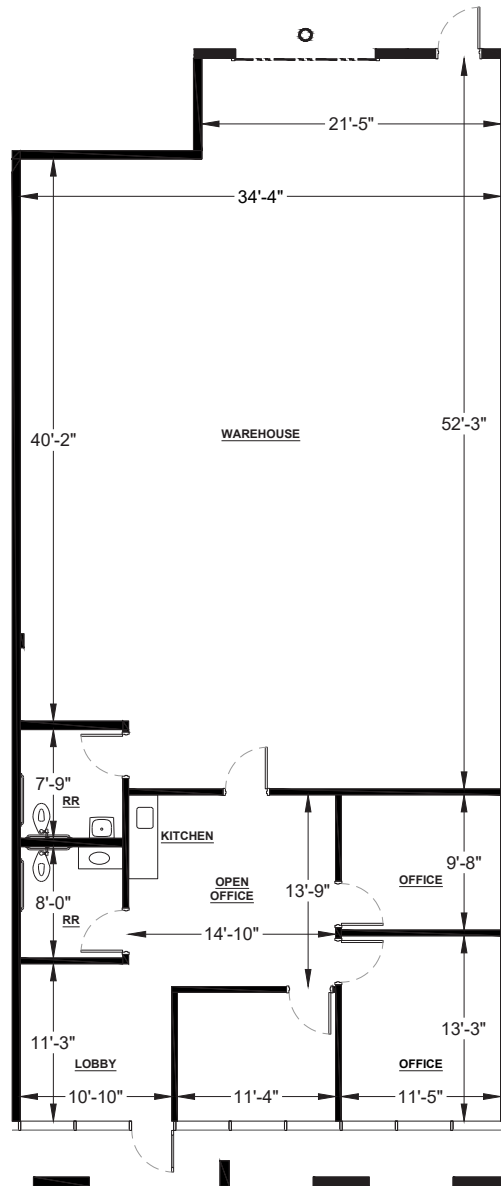
20914 BAKE PARKWAY, SUITE 106



| Unit | Bldg # | Sq. Ft. | Power (Amps) | Loading | Clear Ht | Sale Price | Comments               |
|------|--------|---------|--------------|---------|----------|------------|------------------------|
| 106  | 2      | 2,856   | 200          | 1 GL    | 16 ft.   | TBD        | Single Story, Occupied |

## FLOOR PLAN

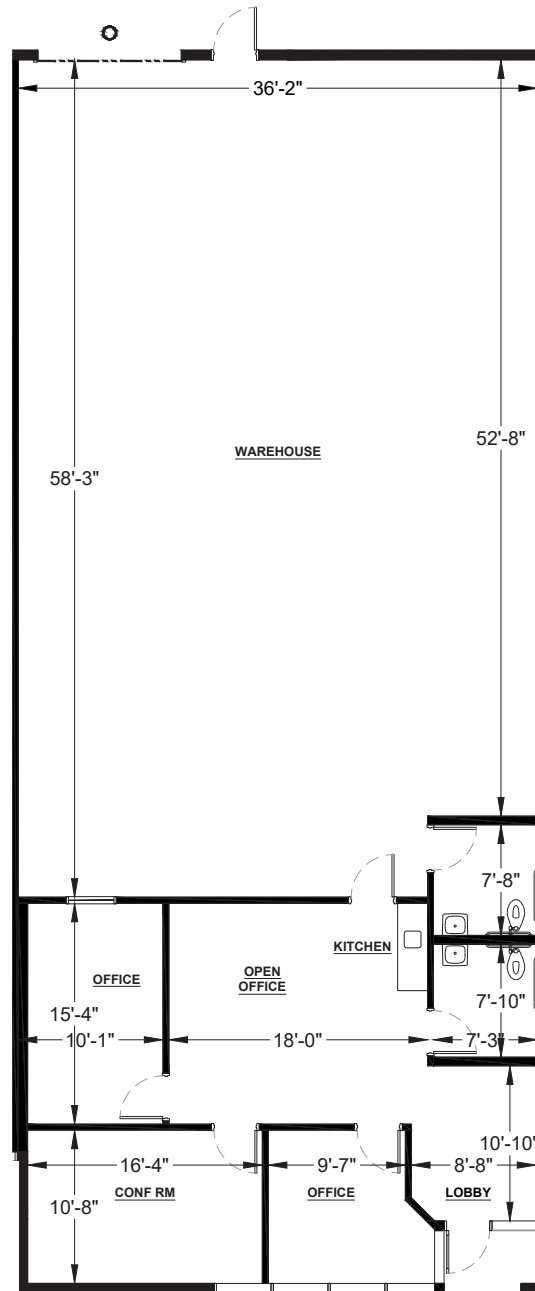
20914 BAKE PARKWAY, SUITE 108



| Unit | Bldg # | Sq. Ft. | Power (Amps) | Loading | Clear Ht | Sale Price               | Comments                                   |
|------|--------|---------|--------------|---------|----------|--------------------------|--------------------------------------------|
| 108  | 2      | 2,766   | 200          | 1 GL    | 16 ft.   | 1,590,450<br>(\$575/PSF) | Single Story, Move In Ready, Ind. Standard |

## FLOOR PLAN

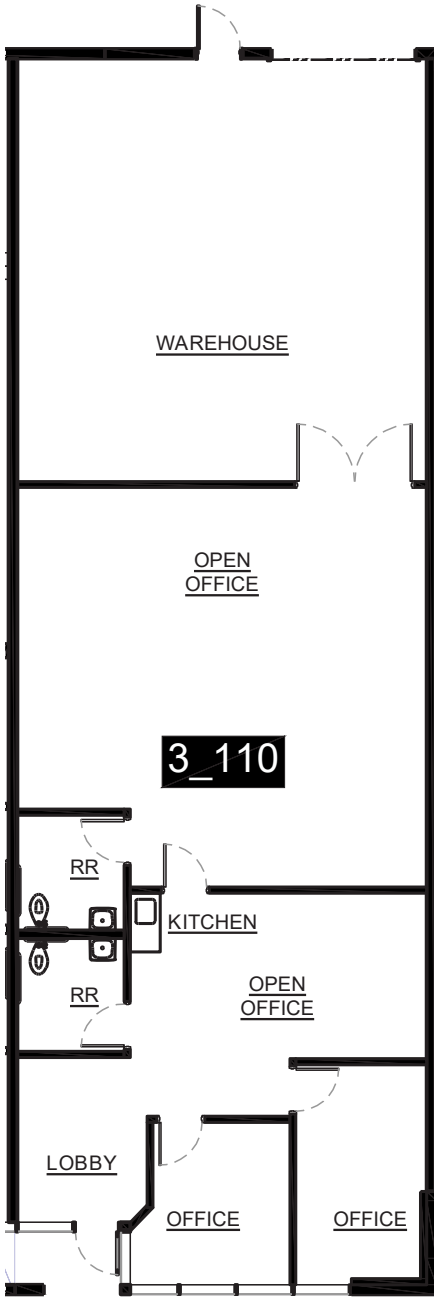
20914 BAKE PARKWAY, SUITE 110



| Unit | Bldg # | Sq. Ft. | Power (Amps) | Loading | Clear Ht | Sale Price                 | Comments                                            |
|------|--------|---------|--------------|---------|----------|----------------------------|-----------------------------------------------------|
| 110  | 2      | 3,199   | 200          | 1 GL    | 16 ft.   | \$1,887,410<br>(\$590/PSF) | Single Story, Move In Ready, BSP<br>Spec. Build-Out |

FLOOR PLAN

20918 BAKE PARKWAY , SUITE 110



| Unit | Bldg # | Sq. Ft. | Power (Amps) | Loading | Clear Ht | Sale Price           | Comments                     |
|------|--------|---------|--------------|---------|----------|----------------------|------------------------------|
| 110  | 3      | 2,528   | 200          | 1 GL    | 16 ft.   | 1,466,240 (\$580PSF) | Single Story, Ind. Standard+ |

## FLOOR PLAN

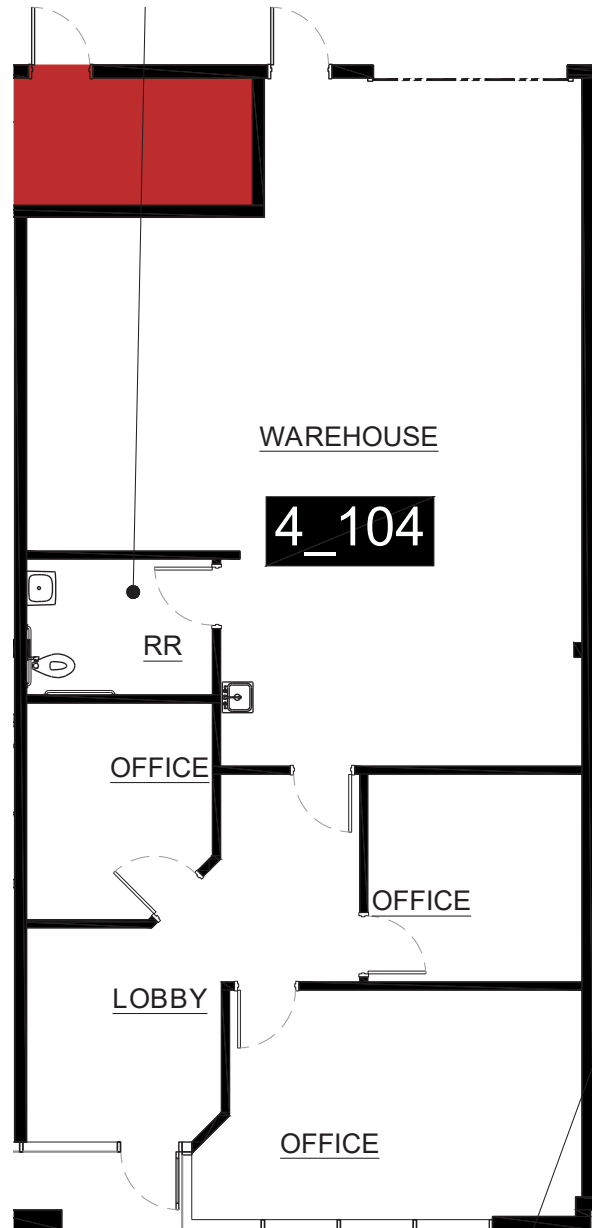
20918 BAKE PARKWAY, SUITE 112



| Unit | Bldg # | Sq. Ft. | Power (Amps) | Loading | Clear Ht | Sale Price               | Comments                  |
|------|--------|---------|--------------|---------|----------|--------------------------|---------------------------|
| 112  | 3      | 2,673   | 200          | 1 GL    | 16 ft.   | 1,590,435<br>(\$595/PSF) | Corner unit, Single Story |

## FLOOR PLAN

20984 BAKE PARKWAY, SUITE 104



| Unit | Bldg # | Sq. Ft. | Power (Amps) | Loading | Clear Ht | Sale Price            | Comments                                   |
|------|--------|---------|--------------|---------|----------|-----------------------|--------------------------------------------|
| 104  | 4      | 1,661   | 200          | 1 GL    | 14 ft.   | 1,046,430 (\$630/PSF) | Single Story, BSP Spec, Standard Build-Out |

# SPECTRUM CENTRE BUSINESS PARK



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