

# Rare Land Opportunity in Irvine at the Intersection of Santa Ana (I-5) & San Diego (I-405) Freeways



**Orange County Land Parcels For Sale**  
**±6 Acres up to ±37 Acres**

**CBRE**

# PROPERTY HIGHLIGHTS

- ▶ Irreplaceable A+ location in Irvine
- ▶ Freeway frontage with immediate access to the I-5 & I-405 Freeways via Bake Parkway
- ▶ Close proximity to the Irvine Spectrum Entertainment Center, Irvine Transportation Center & Great Park
- ▶ Adjacent to renowned Irvine Spectrum master planned development
- ▶ Infill sites with barriers to entry

# MUNICIPAL INFORMATION

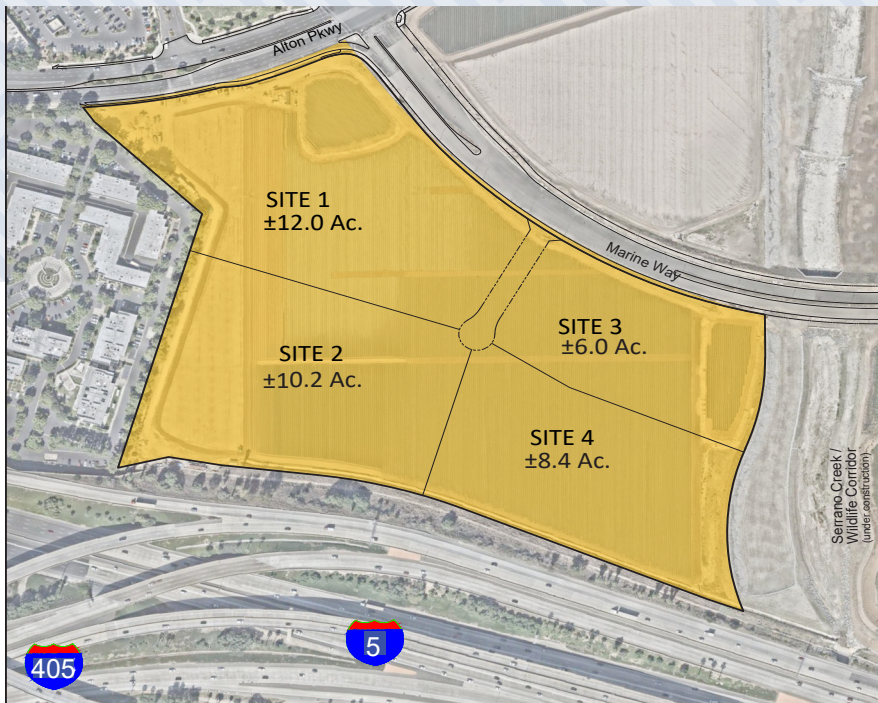
- ▶ Zoning - 8.1: Trails & Transit Oriented Development - very flexible zoning that accommodates large building development of multiple uses including warehouse & distribution, R&D, light manufacturing and office
- ▶ CFD - The subject property is part of the Great Park Community Facilities District (CFD), which funds public infrastructure, certain Great Park improvements, as well as operation and maintenance costs of the Great Park. Buyer is responsible for the CFD taxes. The CFD tax rate for “Developed Property” is the greater of \$1.83 PSF of Non-Residential Floor Area or approximately \$25-26,000 per acre (for FY 2023-2024), which escalates at 2% per annum. More details regarding the CFD (e.g., “Undeveloped Property” rates, “Final Mapped Property” rates, duration of the tax, rate and method of apportionment, etc.) can be found in the virtual data room



# PARCEL 7

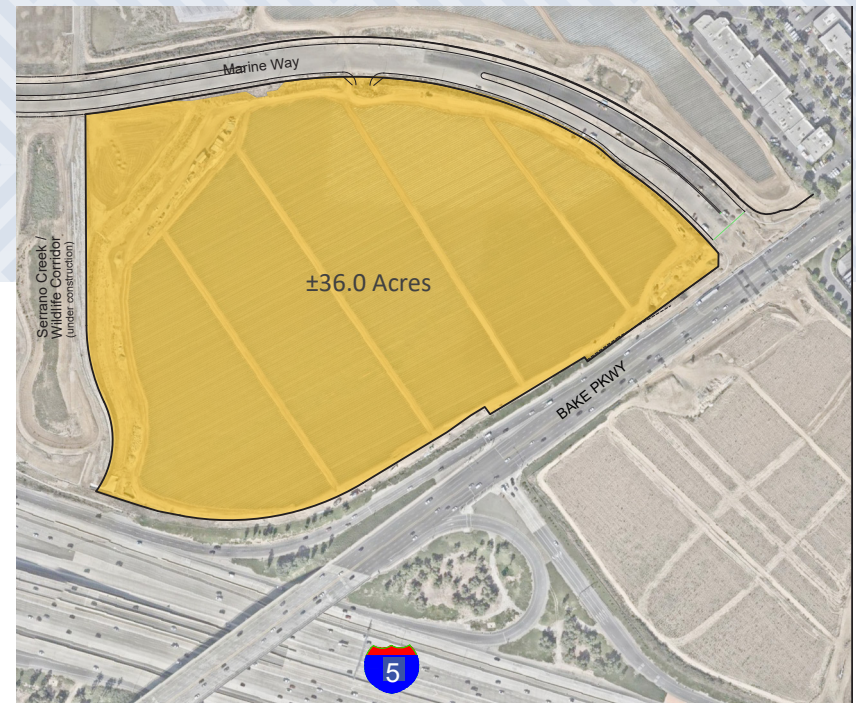
Size	Description
±37 Acres	Alton Parkway & Marine Way

- ±12.0 Acres (Site 1)
- ±10.2 Acres (Site 2)
- ±6.0 Acres (Site 3)
- ±8.4 Acres (Site 4)



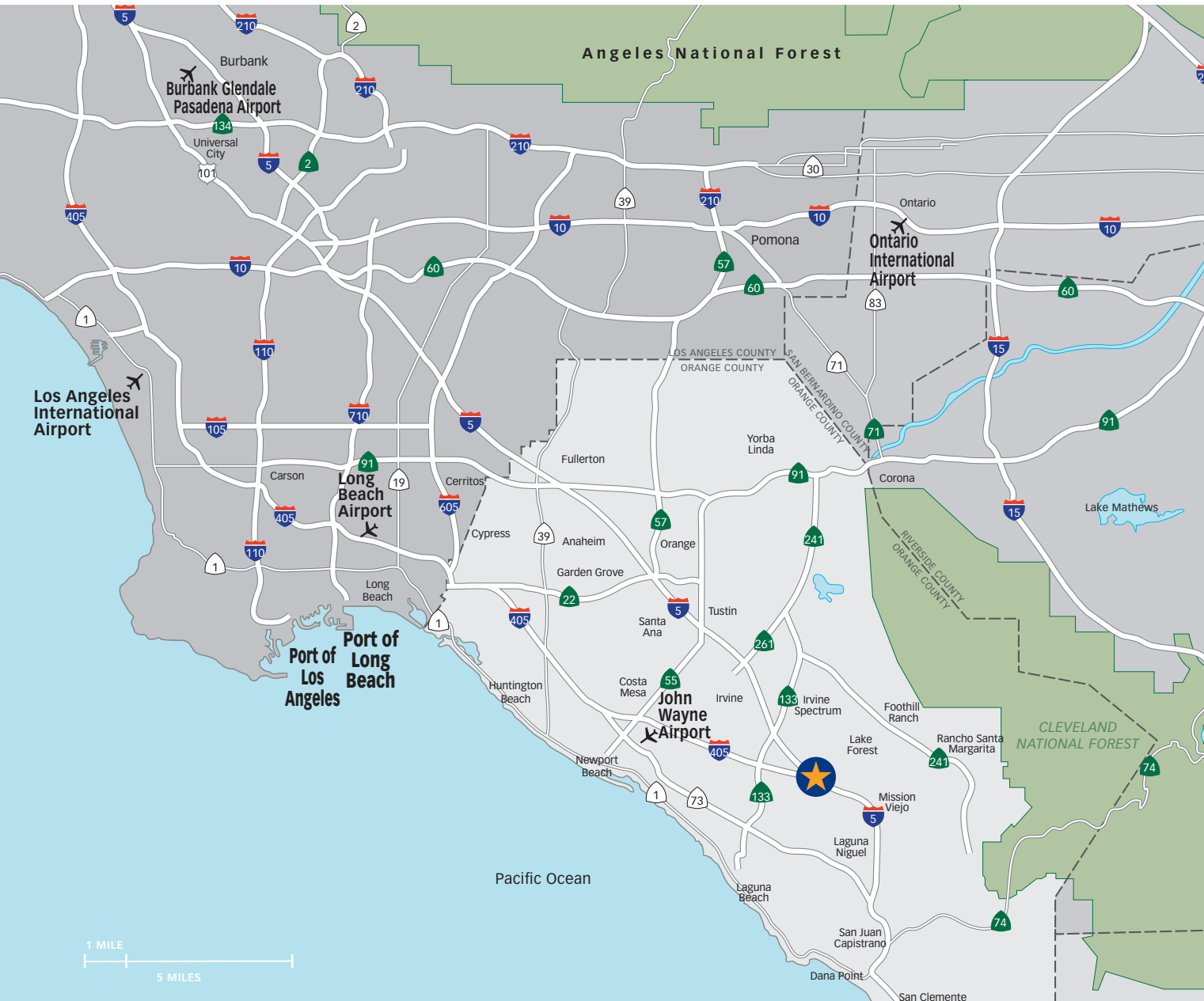
# PARCEL 2

Size	Description
±36 Acres	405/5 Freeway & Bake Parkway



PARCEL 7 SUBDIVISION PLAN IS CONCEPTUAL, FOR ILLUSTRATIVE PURPOSES ONLY, AND SUBJECT TO CHANGE

# UNPARALLELED CONNECTIVITY



## Key Distances

I-5 Freeway	±0.2 MI
I-405 Freeway	±0.2 MI
John Wayne Airport	±10 MI
Long Beach Airport	±29 MI
Ports of Los Angeles & Long Beach	±41 MI
Ontario Airport	±42 MI
Los Angeles Airport	±49 MI

# IRVINE is home to and surrounded by many well known corporate neighbors





## CONTACT US

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GREAT  PARK  
NEIGHBORHOODS

FIVEPOINT.

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