

ORANGE COUNTY INVESTMENT PROPERTIES FOR SALE

OFFICE PROPERTIES

1  

22895 Eastpark, Yorba Linda
 For Sale - High-image 34,972 SF office, showroom, warehouse and/or R&D building Impressive, image-enhancing facility divisible into two units 12,212 SF office, 8,000 SF open-plan showroom/production area, 14,760 SF warehouse Versatile zoning allows for a wide variety of commercial and industrial uses
 Contact Zach Niles at 949.296.3611

2  

23091 Mill Creek, Laguna Hills
 • 21,898 SF Two-Story Office Building
 • Divisible
 • Elevator Served
 • Excellent Owner/User Opportunity
 • Tuck Under Parking
 • ±4:1,000 Parking Ratio
 Jeff Carr jeff.carr@cbre.com 949-725-8631
 Gary Stache gary.stache@cbre.com 949-725-8532

3  

FOR SALE: Newport Beach Icon Located in Koll Center Newport
 4200 Von Karman, Newport Beach
 • Exceptional Location near John Wayne Airport
 • Located Across the Street from The Pacific Club
 • Unparalleled Construction Quality and Design
 • Luxurious "Turn-Key" Tenant Improvements
 • Affluent Newport Beach Demographics
 • Visit: www.pcgmb.com/4200VK
 Gary Stache Lic. 00773736 949.725.8532
 Anthony DeLorenzo Lic. 01706686 949.725.8589

4  

FOR SALE
 Moreno Valley
 4 Tenant Retail Center Built In 2009
 Carwash: 5 Self-Serve & 2 Autowash
 In-Place NOI is \$475,000
 John Gessford 888-895-7535 x 213 John@FTCRE.com

5  

16A Journey, Aliso Viejo
 • 9,100 SF Two Story
 • Freestanding Office Building
 • Frontage on Journey
 • 4:1,000 Parking Ratio
 • Partially Leased
 • Excellent Owner/User Opportunity
 Keith Black keith.black@cbre.com 949-725-8633
 Phil Christian phil.christian@cbre.com 949-725-8598

MEDICAL OFFICE PROPERTIES

6  

Medical Office Condominiums For Sale
 15785 Laguna Canyon Road, Irvine
 • Newly Constructed 3-Story Medical Office Building Suite Sizes Ranging from 1,285 to 16,846 Square Feet • Located in Prestigious Irvine Spectrum
 • 1/2 Mile from Hoag Hospital Irvine and Kaiser Sand Canyon Medical Center • Abundant 5.5:1,000 Parking Ratio • Available Now!
 Chris Bates Lic 00671391 949.725.8483 chris.bates@cbre.com
 David Bolt Lic 01169899 949.725.8615 david.bolt@cbre.com

RETAIL

7  

INVESTMENT SALE
 "TILE MILE" ANAHEIM
 1301 St. College Blvd.
 Showroom-Warehouse Building
 51,497 SQ.FT./100% Leased
 Two Vacancies in 20 years
 Few chances to own on "Tile Mile"
 Contact Tim Joyce for more information 949-544-3536

8  

**For Sale or Lease
 Owner Will Carry**
 66,776 SF of Flex Office/Industrial
 Ideal Corner Location with 3.3 to 1 Parking
 Ground Level Door & Dock High Door with Ramp
 Steve Warshauer 562-397-9520 steve4cre@gmail.com

INDUSTRIAL/RETAIL PROPERTIES

9  

INDUSTRIAL/RETAIL FOR SALE
 301 S. State College, Fullerton
 28,560 SF - Perfect for Owner/User
 S. State College, Fullerton
 John Gessford 949-278-6645
 john@FTCRE.com

INDUSTRIAL PROPERTIES

10  

26 Rancho Cirde, Lake Forest
 - Approximately 4,366 SF FOR SALE - Rare Single Story, Corner Building - Extensive Glassline
 - High Image Finishes Throughout
 - Upgraded Lighting, Flooring, Framing and Hardware
 - 1,617 SF of Office Area - One (1) Ground Level Door
 - Approximately 20' Warehouse Clearance - 3:1,000 Parking Ratio
 Jeff Carr 949-725-8631 Lic. 01009600 Jeff.carr@cbre.com
 Brian Cole 949-725-8610 Lic. 01770986 Brian.cole@cbre.com

11  

220 Goodard, Irvine Spectrum
 • 4,911 SF
 • Industrial Building
 • 3,924 SF of Two Story Office
 • 3:1,000 Parking
 • ±22' Warehouse Clearance
 • Ground Level Loading
 • 400 Amps of Power
 • Corner Location
 Keith Black keith.black@cbre.com 949-725-8633
 Matt Burgner matt.burgner@cbre.com 949-725-8616

12  

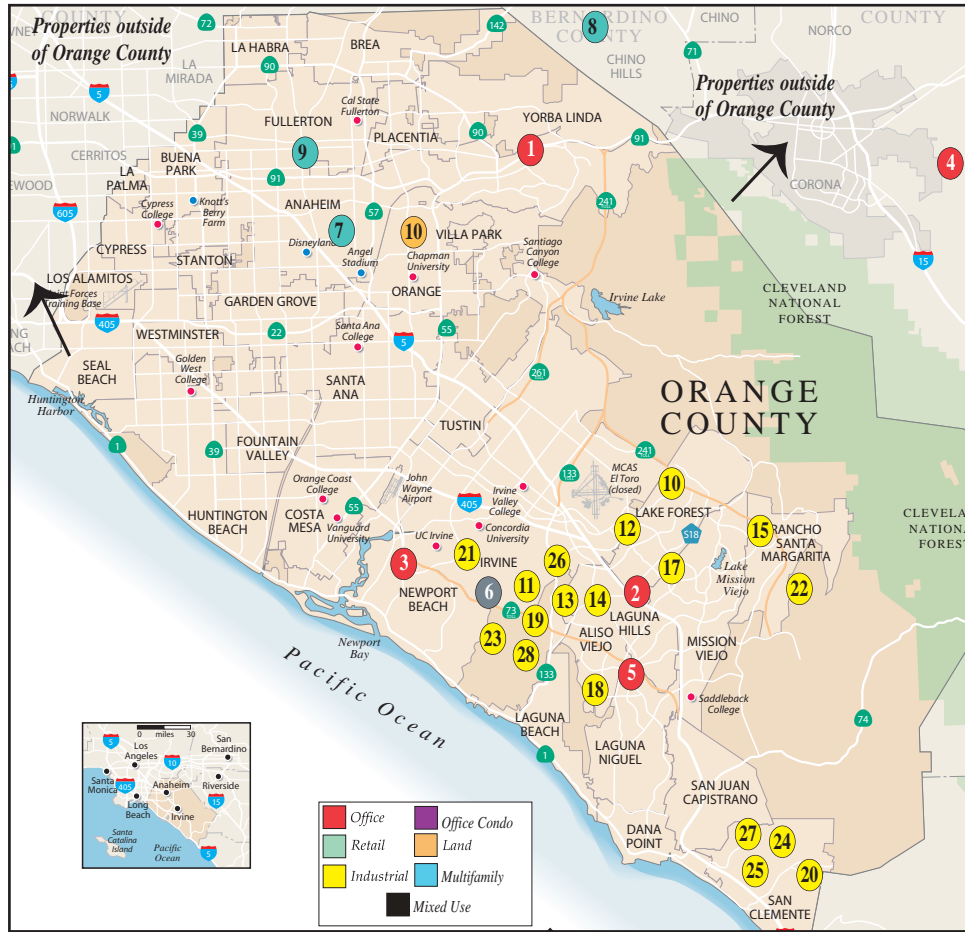
23 Rancho Cirde, Lake Forest
 - 5,474 SF Single Story Industrial Building
 - 2,900 SF of Office/Showroom Area
 - 3:1,000 Parking Ratio
 - One (1) Ground Level Door
 - 22' Warehouse Clearance
 - Fully Sprinklered
 - Panoramic Views
 Jeff Carr jeff.carr@cbre.com 949-725-8631
 Brian Cole brian.cole@cbre.com 949-725-8610

13  

8 Thomas, Irvine Spectrum
 For Sale - price recently reduced user opportunity in the heart of the Irvine Spectrum area
 Near the corner of Muirlands and Bake
 Easy access to I-5, I-405, and the 133 toll road
 ±16,000 SF of functional interior office space, free surface parking (10 covered stalls), and high ceilings and an impressive glass line on the ground floor.
 Contact Steve Economos at 949.296.3607 for more information

14  

Jeronimo Technology Park, Irvine California
 Industrial Building for sale
 High image 166,413 SF corporate HQ/R&D campus
 Excellent purchase opportunity for growing businesses to allow for future expansion
 Eye-catching signage at the major intersection of Alton and Jeronimo
 Contact Steve Wagner at 949.296.3616, SWagner@360commercial.com for more information



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For industrial acquisitions and leasing opportunities contact:
 Bryan Bentrott 949-655-8226 or bryan.bentrott@dexus.com

www.dexus.com/us

DEXUS
 PROPERTY GROUP

FOR SALE

IRVINE SPECTRUM
 2 Thomas, Irvine, CA
 Two Tenant R&D / Industrial Building
 20,747 SF | Owner to Occupy 11,284 SF

FOR MORE INFORMATION CONTACT:
 Travis Haining
 Alton Burgess
 949.263.5393

FOR FINANCIAL INQUIRIES CONTACT:
 Melanie Smith
 949.285.6147

Voit
 REAL ESTATE SERVICES

**Bank of America
 Merrill Lynch**

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Investment / Owner User

360 COMMERCIAL PARTNERS INTRODUCES: THE ONLY OFFICE LEASING REPORT YOUR BUSINESS NEEDS!

The office leasing experts at 360 Commercial Partners are pleased to bring you the market's most definitive and actionable report of its kind, the **360 View: OC Office Skyline Report.**

This report lets you: Track your competition on a floor-by-floor basis, View key leasing trends at a glance, Easily create side-by-side comparison models, Analyze larger market trends that relate to significant deals, renovations and capital improvements

For your personal access to this valuable report, please contact Andy White at 949.296.3618.



ORANGE COUNTY INVESTMENT PROPERTIES FOR SALE

INDUSTRIAL PROPERTIES

17  **CBRE**
27121 Burbank, Foothill Ranch
 • 11,340 SF
 • Single Story
 • Industrial Building
 • 3 Ground Level Doors
 • ±16' Warehouse Clearance
 • 2,000 SF of Office
 • 3:1,000 Parking Ratio
 • Private Fenced Yard
 Jeff Carr jeff.carr@cbre.com 949-725-8631
 Brian Cole brian.cole@cbre.com 949-725-8610

20  **CBRE**
1035 Calle Amanecer, San Clemente
 • 39,150 SF
 • Free Standing Industrial Building
 • 14,678 SF of Two Story Office
 • Ground Level Loading
 • Class 100,000 Clean Rooms
 • ± 24' Warehouse Clearance
 • 3,000 Amps of Power
 Jeff Carr jeff.carr@cbre.com 949-725-8631
 Brian Cole brian.cole@cbre.com 949-725-8610

24  **CBRE**
 For Sale or Lease
 Occupy & Use 34,630 SF Own 60,173 SF for \$0.37 NNN Rent!
 236 Avenida Fabricante, San Clemente • Total Building 60,173 SF
 • Potential Divisibilities: 12,134 SF; 21,451 SF; 34,630 SF • Part of a Master
 Planned Business Park • ±3:1,000 Parking Ratio • Truckwell & Grade Level
 Loading • 24' Clearance • Fully Sprinklered • Scenic Views
 David Bolt Lic 01169899 949.725.8615 david.bolt@cbre.com
 Chris Bates Lic 00671391 949.725.8483 chris.bates@cbre.com

27  **CBRE**
1313 Calle Avanzado, San Clemente
 • 4,779 SF
 • Single Story Industrial Building
 • 1,258 SF of Office
 • 3:1,000 Parking Ratio
 • ±16' Warehouse Clearance
 • Fencible Yard Area
 Brian Cole brian.cole@cbre.com 949-725-8610
 Matt Burgner matt.burgner@cbre.com 949-725-8616

18  **CBRE**
30152 Aventura, Rancho Santa Margarita
 • 47,410 SF (Expandable)
 • Industrial Building
 • 9,000 SF of Single Story Office
 • ±2.8:1,000 Parking
 • Dock High and Ground Level Loading
 • Private 3.0 Acre Parcel
 • Large Yard
 • ±22' Warehouse Clearance
 • Bonus Mezzanine
 Jeff Carr jeff.carr@cbre.com 949-725-8631
 Matt Burgner matt.burgner@cbre.com 949-725-8616

21  **CBRE**
9590 Research, Irvine Spectrum
 • 6,531 SF Industrial Building
 • 2,977 SF of Two Story Office
 • Highly Upgraded Improvements
 • 3:1,000 Parking Ratio
 • Ground Level Loading
 • Built in 2007
 • Server Room
 Keith Black keith.black@cbre.com 949-725-8633
 Cameran Lindee cameran.lindee@cbre.com 949-725-8653

25  **CBRE**
 For Sale or Lease
 205 Avenida Fabricante, San Clemente
 • ±22,097 SF High-End R&D Building • 20,683 SF Two-Story Office
 • 1,410 SF Warehouse Area w/ Ground Level Loading
 • Panoramic Scenic Views • Conference Room w/ Balcony
 • Beautiful Interior Amenities • Elevator Served
 • 3.8:1,000 Parking Ratio
 David Bolt Lic 01169899 949.725.8615
 david.bolt@cbre.com
 Chris Bates Lic 00671391 949.725.8483
 chris.bates@cbre.com

28  **WINDWATER**
FOR SALE: 16530 BAKE PKWY, IRVINE
 20,000 SF Elevator Served Office
 Two Story, Freestanding, Shell Building
 4:1000 Parking
 Located in Irvine Spectrum Bacchus Office Park
 Signage Exposure on Bake Pkwy & Irvine Center Dr
 Excellent 405 & 5 Access with Future Street Expansion to 133 Fwy
 Tibor Kelemen tkelemen@windwaterrealty.com 949.231.5022

19  **CBRE**
26321 Dimension, Lake Forest
 • 10,160 SF
 • Single Story Industrial Building
 • 1,000 SF of Office
 • 2.2:1,000 Parking Ratio
 • ± 18' Warehouse Clearance
 • 400 Amps of Power
 • Ground Level Loading
 • Potential Fenced Yard
 Jeff Carr jeff.carr@cbre.com 949-725-8631
 Matt Burgner matt.burgner@cbre.com 949-725-8616

23  **360 Commercial Partners**
3981 Miraloma, Anaheim
 Industrial Building for sale
 ± 8,353 square-foot industrial/office/showroom building
 2,500 SF of two story office space, and 5,853 SF of warehouse area
 Major street frontage along Miraloma Avenue
 Excellent 91, 57 and 55 Freeway access and proximity to airports and ports
 Contact Garrett McClelland at 949.296.3612,
 GMcClelland@360CommercialRE.com for more information

26  **CBRE**
25 Musick, Irvine Spectrum
 • 5,200 SF
 • Single Story Industrial Building
 • 2,820 SF of Office
 • 3:1,000 Parking Ratio
 • 400 Amps of Power
 • Fully Sprinklered
 • Corner Location
 Keith Black keith.black@cbre.com 949-725-8633
 Matt Burgner matt.burgner@cbre.com 949-725-8616

**For more information on
 advertising your investment
 properties for sale or to have your
 company name on this banner,
 contact
 Sheldon Ascher
 (949) 833-8373, ext. 217, or ascher@ocbj.com**

REAL ESTATE WATCH: HIGH-RISE OFFICE MARKET

(Figures are Q1 2012)	Number of Projects	Rentable Square Feet	Total Vacant Sq. Ft.	Sq. Ft. Absorbed This Quarter	Sq. Ft. Absorbed Year-to-Date	Average Asking Rent			Vacancy Rates		
						This Quarter	Last Quarter	Last Year	This Quarter	Last Quarter	Last Year
North Orange County	4	591,451	100,027	(4,799)	(4,799)	\$2.14	\$2.14	\$2.19	16.9%	16.1%	15.8%
Central Orange County	35	6,332,765	1,224,710	6,848	6,848	\$1.92	\$1.91	\$1.93	19.3%	19.4%	22.1%
West Orange County	4	738,150	104,187	6,543	6,543	\$2.11	\$2.05	\$2.04	14.1%	15%	18.1%
Airport/Coastal Area	74	17,554,748	2,999,331	12,743	12,743	\$2.17	\$2.19	\$2.19	17.1%	17.2%	19.4%
South Orange County	7	1,655,929	118,966	71,301	71,301	\$2.15	\$2.29	\$2.21	7.2%	11.5%	16.2%
Orange County Totals	124	26,873,043	4,547,221	92,636	92,636	\$2.10	\$2.11	\$2.12	16.9%	17.3%	19.7%

Market includes single- and multitenant buildings/parks of 30,000 square feet or larger; excludes government and medical buildings. Absorbed square feet do not include preleased space. Lease rates are full-service gross, per square foot per month, excluding concessions. Historical figures have been adjusted to reflect changes to the base, so historical figures reported here may not agree with previously reported figures.

High-Rise Lease Rates Still Competitive

By JAKE STICKEL

Orange County remains one of the most resilient office markets in California, largely due to its diverse industry base. Its high-rise office market, once focused mostly on professional-services tenants, has also diversified with a migration of tenants across all business sectors. Meantime, big companies of all sorts have been taking advantage of lower recent rental rates by choosing to renew leases early or to relocate to a higher-quality building. Such activity last year and in the first part of 2012 have meant an uptick in activity from small and midsize tenants as the economy improves. OC's net absorption in high-rise offices was still 92,636 square feet in the first quarter, significantly lower than the 301,876 square feet of office space absorbed in the final quarter of 2011.



40 Pacifica: largest high-rise lease in first quarter

South OC had the strongest net absorption of high-rise space at 71,301 square feet, followed by the Greater Airport Area, which absorbed 12,743 square feet.

North OC had negative net absorption in its high-rise space of 4,799 square feet. Vacancy overall declined by nearly 300 basis points to 16.9% in high-rise space.

Landlords continue to be competitive with lease rates and concessions, with the average asking monthly lease rate down 1 cent from the fourth quarter of 2011, currently at \$2.10 per square foot. The continuation of relatively stable lease rates over the last three quarters seems to indicate a bottoming-out in rental rates. The largest high-rise office lease in the first quarter was at 40 Pacifica in Irvine. Software developer **a2z Development Center Inc.**, an **Amazon Inc.** subsidiary, leased 82,000 square feet in the building. With this lease, the tenant expanded from 30,000 square feet that it already occupied in the building, for a total of 112,000 square feet. 40 Pacifica was formerly occupied by the **Federal Deposit Insurance Corp.** and is owned by the **Irvine Company** of Newport Beach. *Stickel is a first vice president in the Newport Beach office of CBRE Group Inc.*