

OFFICE FOR SALE

NEWPORT SUMMIT - 19700 FAIRCHILD RD, IRVINE

IRVINE/TUSTIN LEGACY



OFFERING SUMMARY

LEASE RATE:	\$2.90 SF/M
BUILDING CLASS:	B
BUILDING SF:	56,215 SF
AVAILABLE SF:	840 SF
LOT SIZE:	136,343 SF
PARKING:	3
PARKING RATIO:	4.00/1000
YEAR BUILT:	1979
ZONING:	IBC

PROPERTY OVERVIEW

- Sublease Office near MacArthur Blvd & Jamboree Rd
- Modern office (2) with reception and waiting room
- Abundant natural light and spacious layout
- Ample parking for employees and guests - 3 Reserved
- State-of-the-art security system in place
- Prime location near John Wayne/Orange County Airport
- High-visibility address for enhanced business presence
- Easily accessible from 73, 55, 405, and 5 FWY
- Well-maintained and professionally managed premises
- Courtyard with attractive seating areas and beautiful landscaping
- Versatile spaces suitable for various business needs



EXP COMMERCIAL - GLOBAL

2603 Camino Ramon
San Ramon, CA 94583



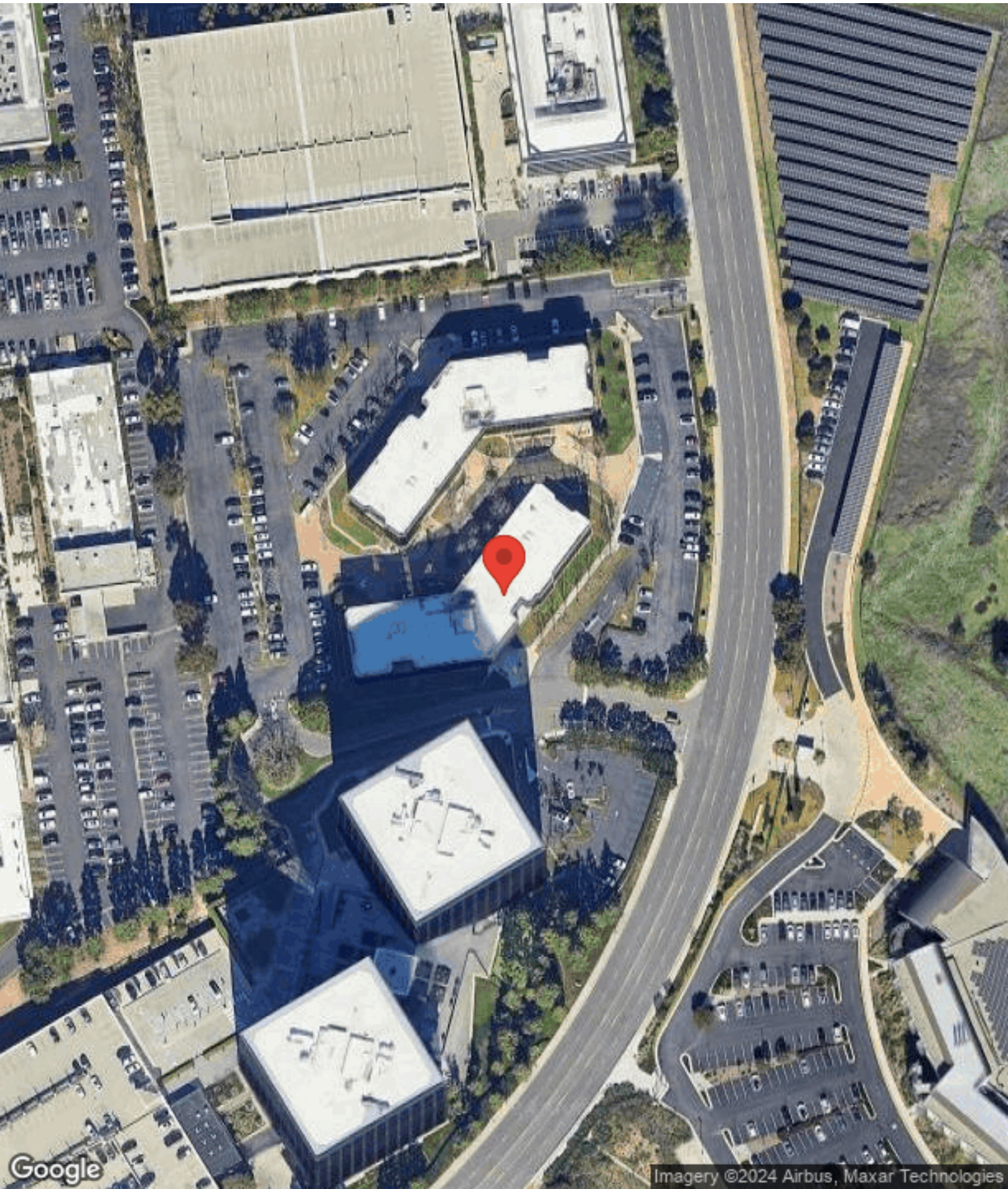
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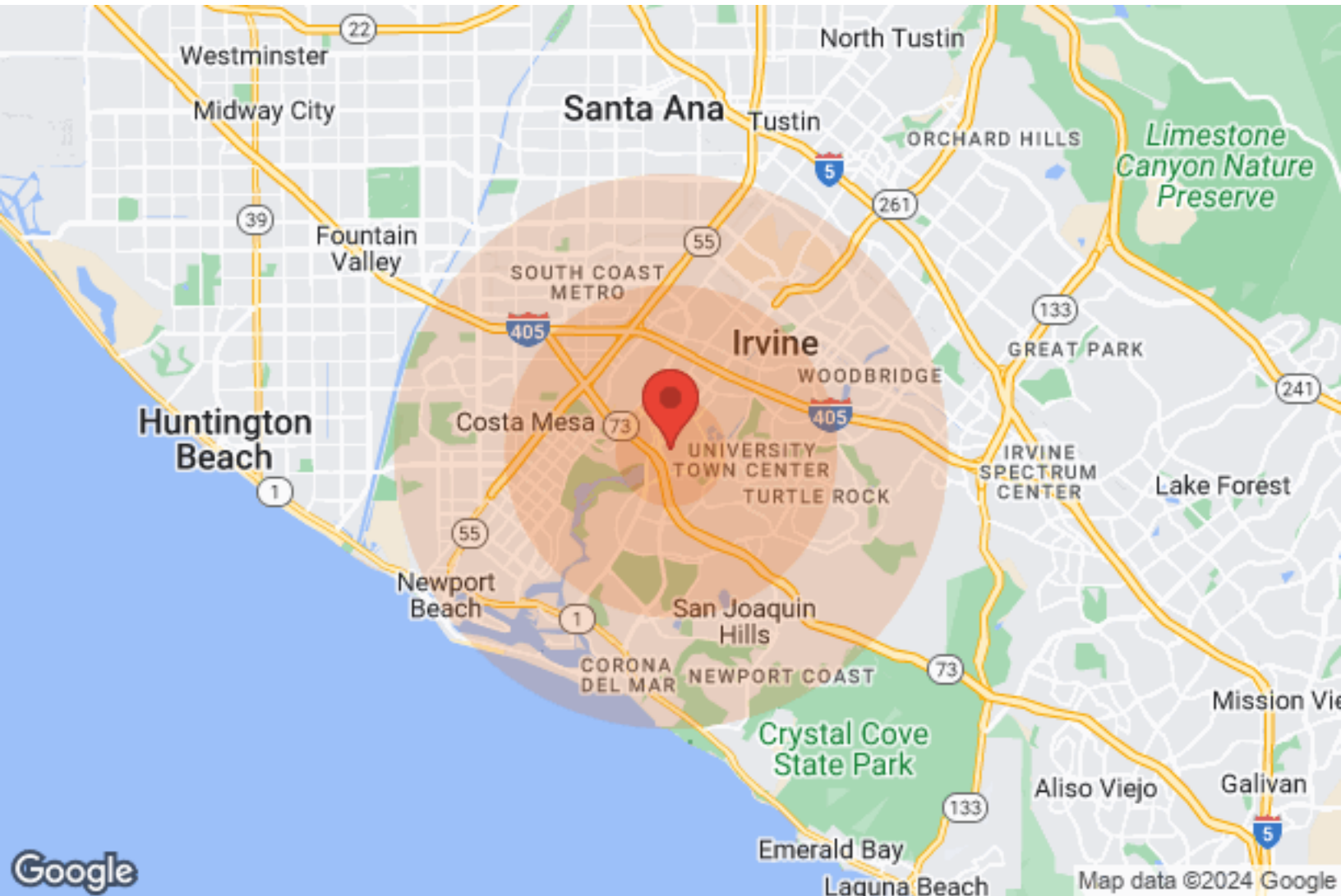
AERIAL MAP

19700 FAIRCHILD ROAD



DEMOGRAPHICS

19700 FAIRCHILD ROAD



Population	1 Mile	3 Miles	5 Miles
Male	3,537	65,594	198,947
Female	3,872	68,239	202,481
Total Population	7,409	133,833	401,428

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	682	20,303	70,283
Ages 15-24	425	13,789	46,343
Ages 25-54	3,531	61,538	174,858
Ages 55-64	932	16,902	49,091
Ages 65+	1,839	21,301	60,853

Race	1 Mile	3 Miles	5 Miles
White	4,343	84,927	246,879
Black	183	1,390	3,438
Am In/AK Nat	N/A	83	548
Hawaiian	N/A	188	411
Hispanic	637	20,868	123,933
Multi-Racial	1,212	29,498	151,346

Income	1 Mile	3 Miles	5 Miles
Median	\$74,735	\$79,664	\$80,035
< \$15,000	523	5,765	11,943
\$15,000-\$24,999	137	3,292	9,510
\$25,000-\$34,999	278	3,026	9,129
\$35,000-\$49,999	488	5,068	15,116
\$50,000-\$74,999	840	8,640	24,777
\$75,000-\$99,999	401	6,384	18,779
\$100,000-\$149,999	913	9,062	25,453
\$150,000-\$199,999	326	4,633	12,454
> \$200,000	383	6,864	17,468

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,571	56,926	158,237
Occupied	3,938	53,014	147,164
Owner Occupied	1,152	22,666	70,989
Renter Occupied	2,786	30,348	76,175
Vacant	633	3,912	11,073

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