

15253

BAKE PARKWAY



CBRE | Entire Free Standing Office/Flex Building Available

IRVINE, CA

15253

BAKE PARKWAY



Entire Free Standing Office/Flex Building Available



65,006 RSF Available



Land Size: 4.5 Acres



APN: 590-043-22



Zoning: 5.4 (General Industrial)



Property Features



Abundant Surface Parking
(6/1,000 SF approximately
400 stalls)



Free Standing Building
with great identity on
Bake Parkway



Building Top & Monument
Signage Available



Industrial Kitchen
& Cafeteria



Located in the Heart of
the amenity rich, Irvine
Spectrum



Elevator Served

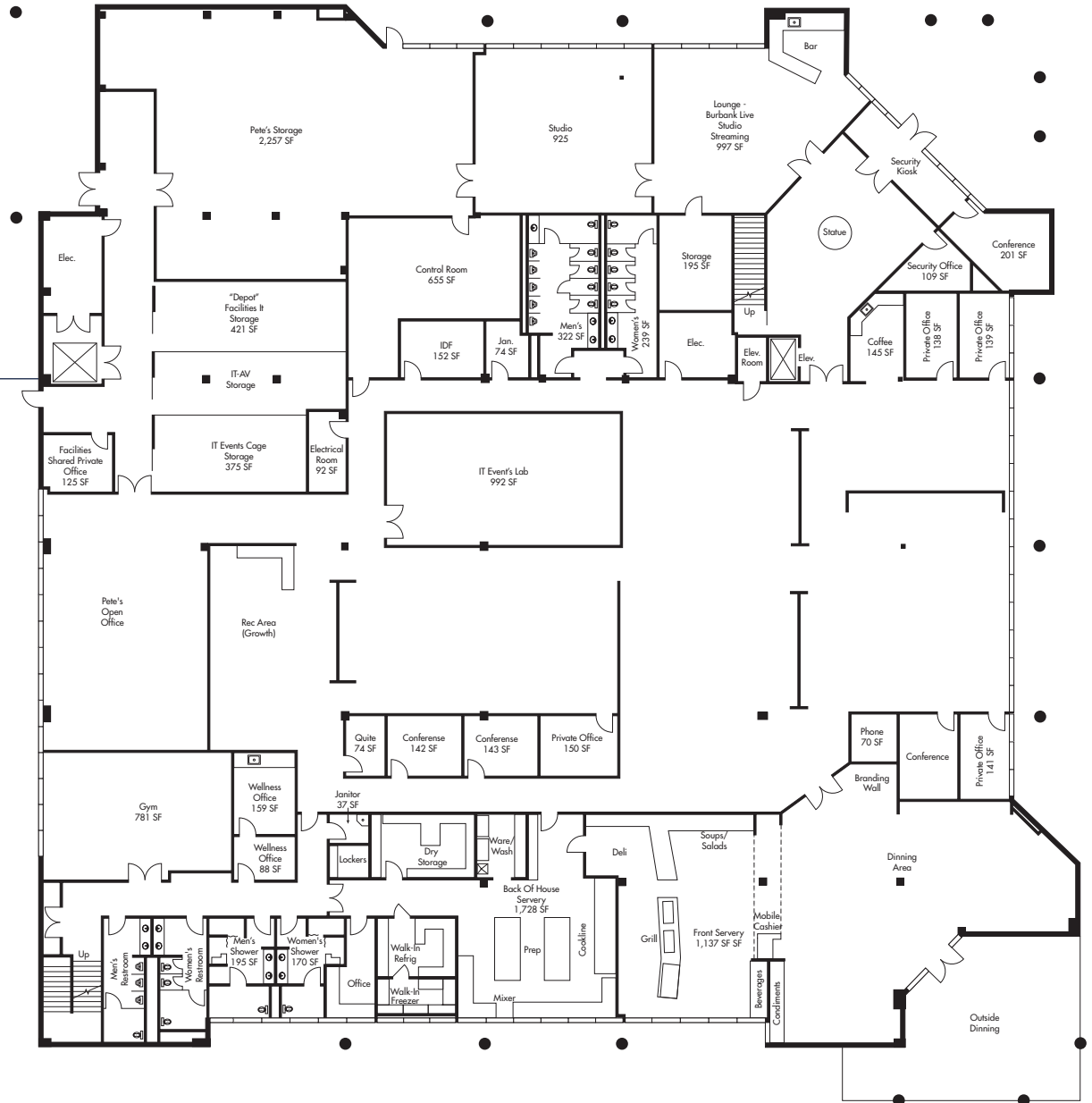


1 Dock High Door, 1
Ground Level Door & 1
Freight Elevator



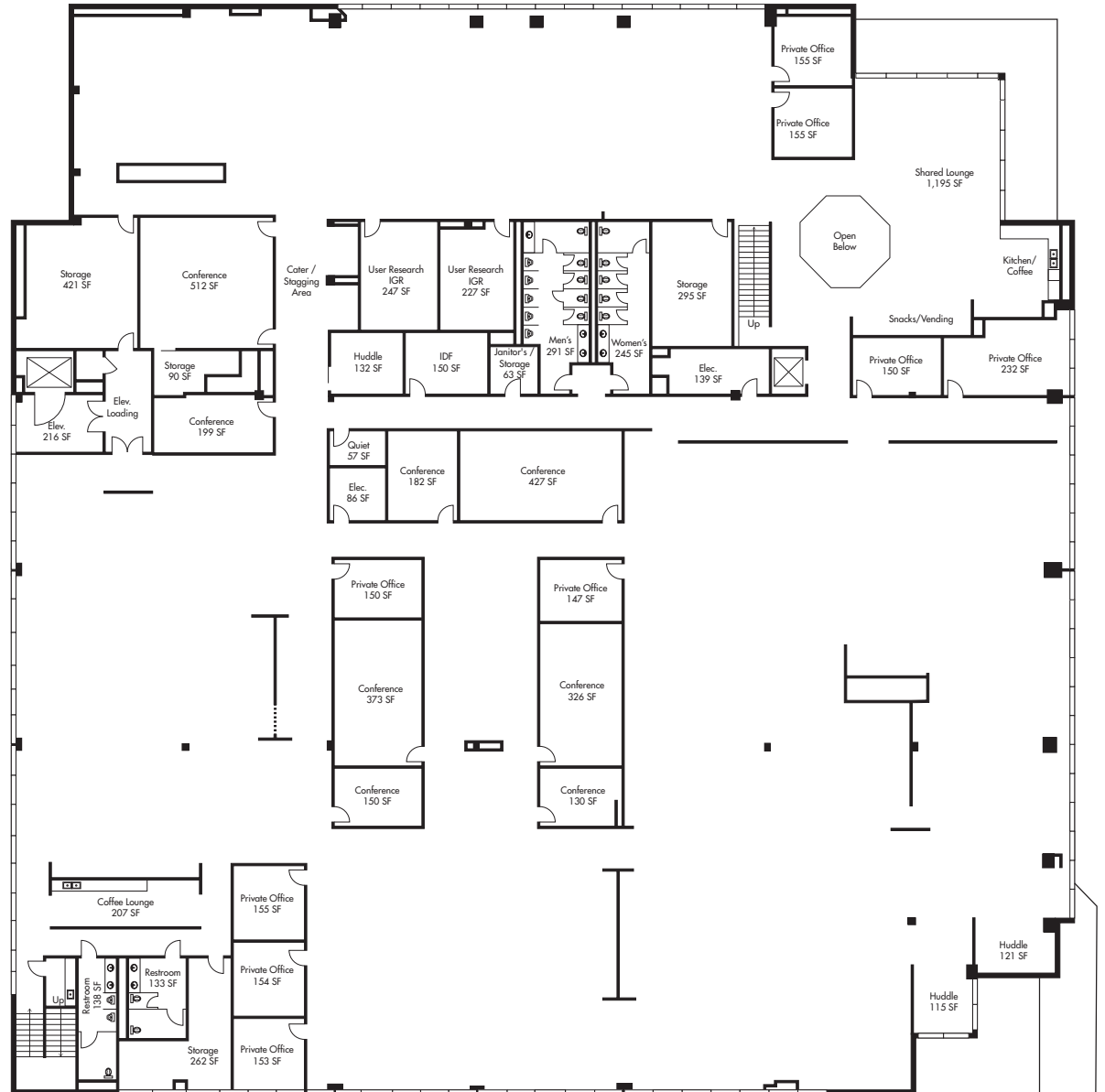
Floor Plan

1ST FLOOR



Floor Plan

2ND FLOOR



Location Map



15253
BAKE PARKWAY

FREEWAYS

- 1.3** MILES
Santa Ana (5)
- 1.7** MILES
San Diego (405)
- 2.5** MILES
Laguna Canyon Road (133)
- 4.0** MILES
Foothill Transportation Corridor (241)
- 7.8** MILES
San Joaquin Hills Toll Road (73)

The Area

DEMOGRAPHIC BRIEF

Population: Current Year Estimate

1 Mile	3 Miles	5 Miles
2,105	105,840	345,260

Households: Current Year Estimate

1 Mile	3 Miles	5 Miles
890	45,113	132,192

Household Income: Avg. Household Income

1 Mile	3 Miles	5 Miles
\$115,291	\$148,756	\$169,038

Projected Household Income: 2028

1 Mile	3 Miles	5 Miles
\$137,668	\$171,365	\$194,085

Education: Bachelor's Degree or Higher

1 Mile	3 Miles	5 Miles
738	46,016	151,367

Place of Work: Employees

1 Mile	3 Miles	5 Miles
29,161	134,193	228,872



What's Around



IRVINE
SPECTRUM
CENTER

ALTON
TECHNOLOGY
CENTER

15253
BAKE PARKWAY

IRVINE SPECTRUM
CENTER

- Javier's
- Paul Martin's
- The Cheesecake Factory
- AT&T
- Apple
- Nike
- Starbucks
- Edwards Theatre
- Chipotle
- Nordstrom
- Yard House
- Wahoo's
- California Pizza Kitchen
- PF Chang's
- Target
- Verizon
- Dave & Busters

ALTON TECHNOLOGY
CENTER

- Bass Pro Shops
- Costco
- Wendy's
- Del Taco
- Shell
- Living Spaces
- PGA Tour Superstore
- Carl's Jr.
- Courtside Superstores
- Wahoo's

15253

BAKE PARKWAY



Contact:

ALLISON KELLY

Lic. 01417664

+1 949 725 8474

Allison.Kelly@cbre.com

CAROL TRAPANI

Lic. 01099644

+1 949 725 8603

Carol.Trapani@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.