

17550 GILLETTE AVENUE

Irvine, CA 92614 IDENTITY

IRVINE BUSINESS COMPLEX

CLEAN ROOM

POWER 2500 AMPs

2.50 ACRES

YARD FENCED&PAVED



**FOR
SALE**

**47,296 SF
FLEX/R&D SPACE**

**2 ENTRANCE
DIVISIBLE**

**CORPORATE
HEADQUARTERS**



CREATIVE SPACE INTERIOR

PROPERTY HIGHLIGHTS

- 47,296 PREMISES, INCLUDING
 - 19,110 SF Office
 - 5,667 SF Class 10,000 Cleanroom
 - 16,835 SF HVAC Manufacturing / Assembly
 - 277 SF Warehouse 10' - 13' Clear
 - 5,407 SF Warehouse 20' Clear (3,523 SF Bonus Mezz)
- CREATIVE SPACE:
 - Exposed ceilings, ducting, lighting
 - Premium fixtures
 - Open areas for recreation
 - Collaboration spaces
 - Meeting /hangout locations
 - Extensive use of interior glass doors and walls
 - Above standard finishes throughout
 - Built 1969 / Interior rehab late 2015

PROPERTY INFORMATION

DIVISIBLE	Second entrance and lobby
SITE	Fenced, paved, & gated yard / 3 GLs / Possible TW
EXTERIOR	Fluted "Gothic" finish
LAND	2.25 acres / 123 car spaces
POWER	2,500 Amps 277/480v (Buyer to verify)
OWNERSHIP	Fee Simple ownership / No association fee
VISIBILITY	MacArthur Blvd. / Red Hill Avenue
LOCATION	5, 405, 133 & 73 Toll nearby / APN: 430-052-03
ZONING	5.1 IBC Multi-Use

Contact

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EBERLE COMPANY
COMMERCIAL REAL ESTATE
INNOVATION SINCE 1985

Contact

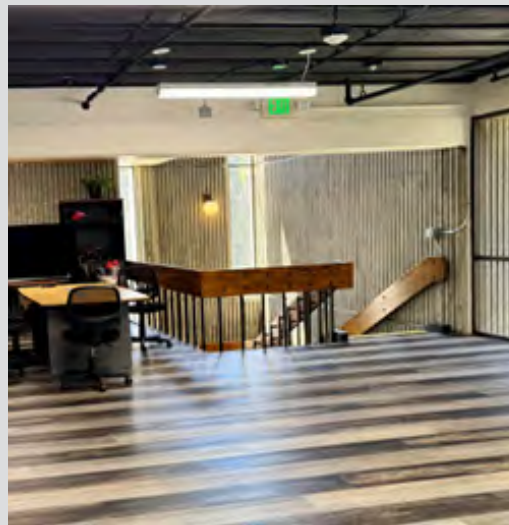
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PHOTOS: Atrium, Lobby, Open Office Areas, Class 10,000 clean room



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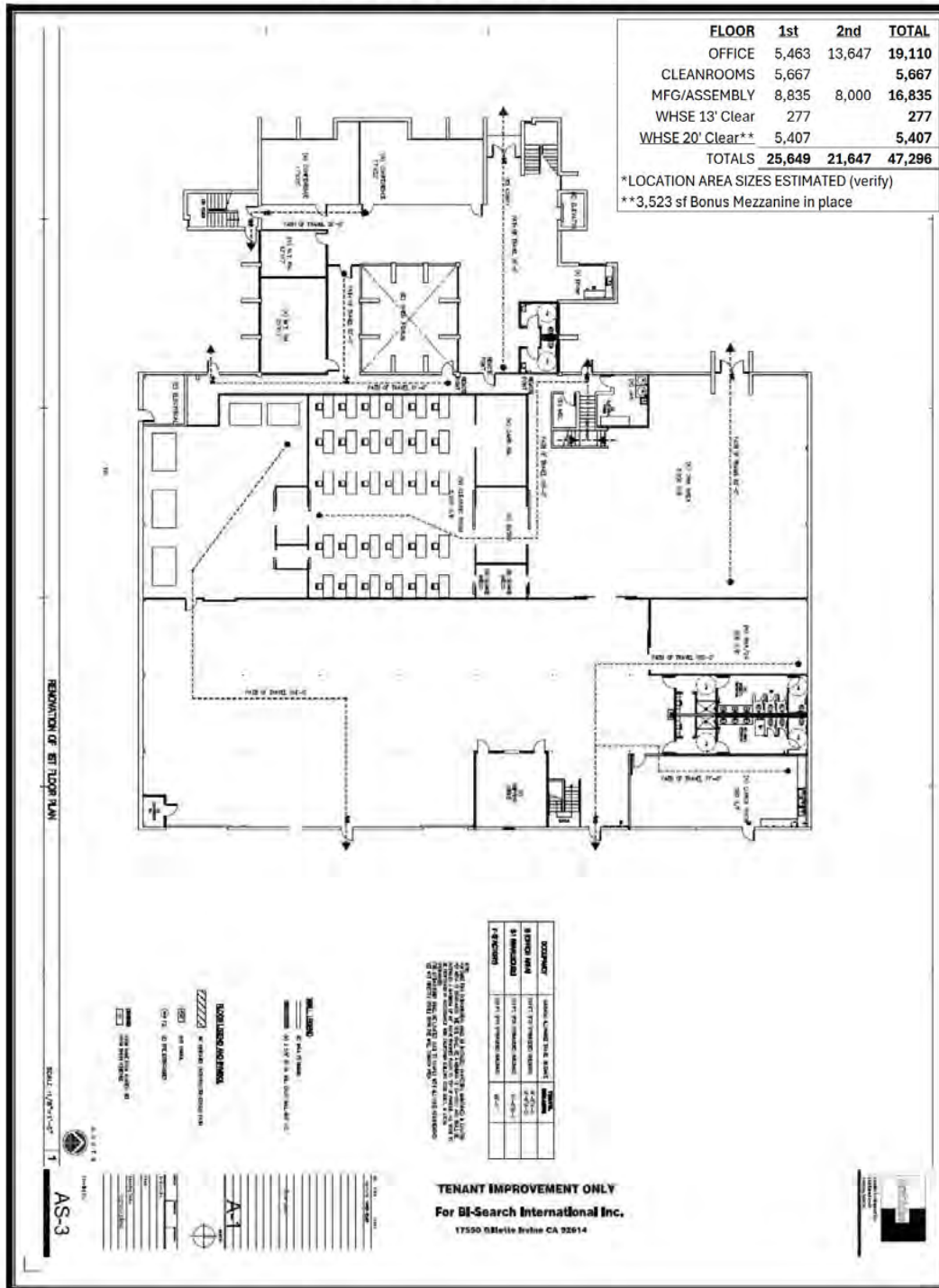
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FLOOR PLAN: 1st Floor 25,649 sf



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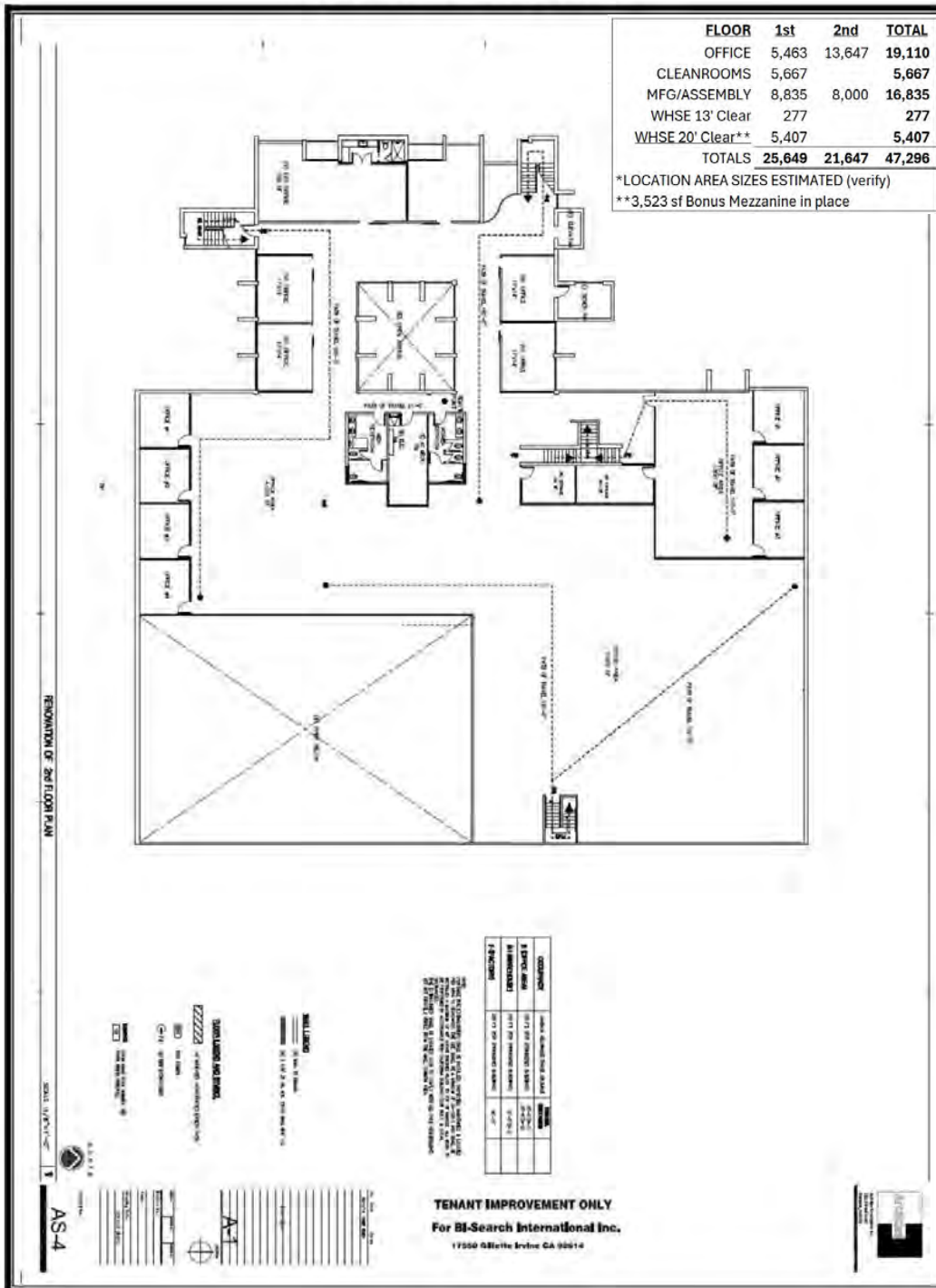
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FLOOR PLAN: 2nd Floor 21,647 sf



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DRIVE TIME / KEY BUSINESS FACTS

17550 Gillette Avenue Irvine, CA 92614

Business Key Facts

0 - 5 minutes

Key Statistics

Total Businesses	4,467	Total Employees	55.8K	Total Sales	\$12.1B	Unemployment Rate	7.3%
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0 - 5 minutes

Daytime Population

Total Population	11,006
Total Daytime Population	60,750

Ratio of daytime to total population:

5.52

Values > 1.0 mean that more people come to the area during the day than live there.

0 - 5 minutes

Urban Vicinity

Dominant Urbanicity Type

Avg Number of Employees	7.5	Total Businesses Per Square Mile	1,255
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Largest Businesses in Area

25*	25*
100 or More Employees	\$10M+ Annual Sales Vol
Most Employees	
University of California-Irvine	Headquarters
12.2K	
Highest sales volume	
University of California Irvine Anteater Stadium	Branch
\$1.06B	

17550 Gillette Ave, Irvine, California, 92614 | Drive time bands: 0-5, 5-10, 10-15 min radii:

Map labels: Long Beach, Huntington Beach, Cerritos, Fullerton, Anaheim, Garden Grove, Fountain Valley, Santa Ana, Orange, Irvine, Costa Mesa, Newport Beach, Lake Forest, Mission Viejo, Rancho Santa Margarita, Laguna Beach, Corona.

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

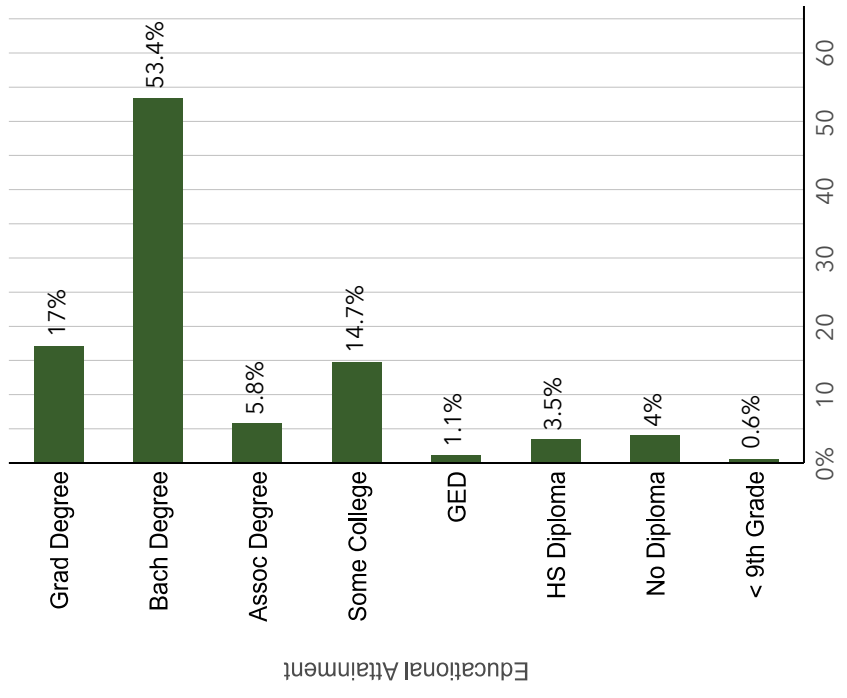
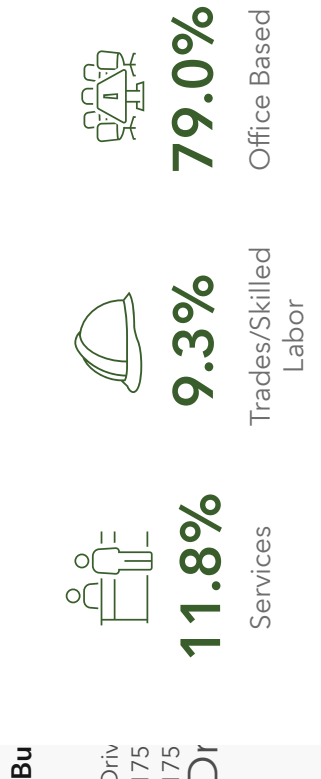
DRIVE TIME / KEY BUSINESS FACTS

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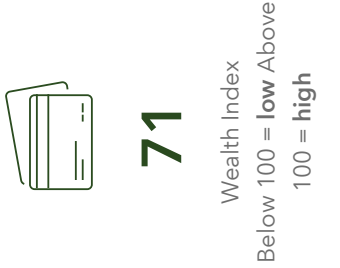
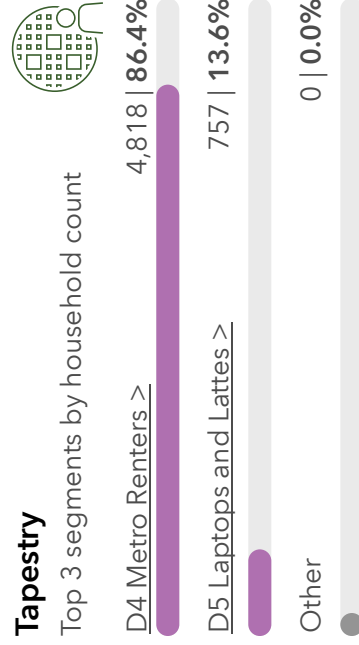
0 - 5 minutes

About the Workforce



0 - 5 minutes

About the Community



[View comparison table](#)

Businesses Per 1,000 Population

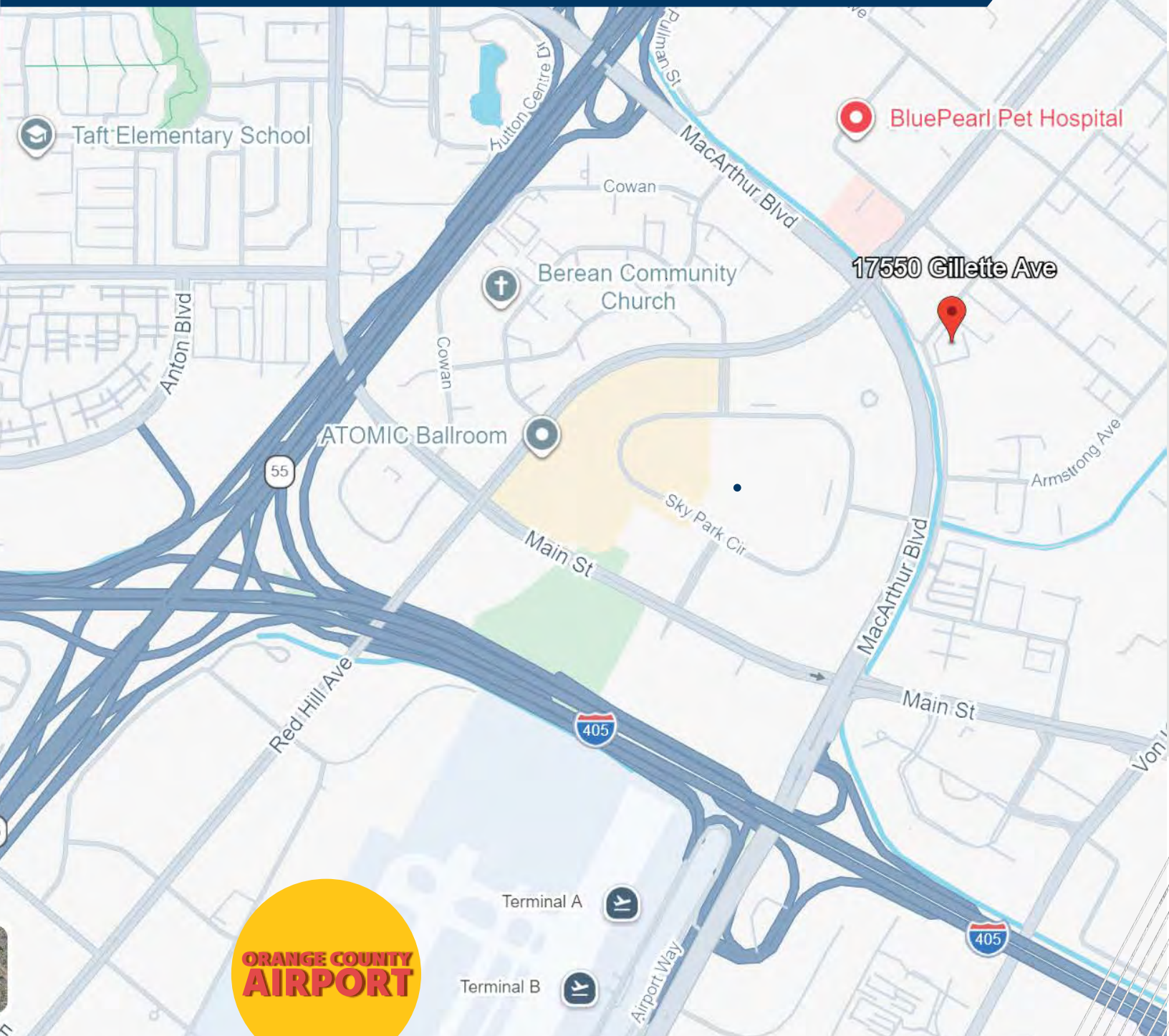
Business Categories	0 - 5 minutes	5 - 10 minutes	10 - 15 minutes	ZIP Codes	States	United States of America
Restaurants	11.72	5.33	3.31	92614 (Irvine)	California	United States
Health Care & Social Assistance	22.17	9.53	6.54	4.47	2.76	2.45
Retail	31.26	10.15	5.99	8.30	3.63	3.76
Manufacturing	27.44	5.41	2.30	10.49	4.75	4.60
Finance & Insurance	38.25	8.97	3.65	8.81	1.60	1.32
Professional & Tech Services	90.77	21.17	8.13	12.03	1.83	1.80
				32.07	4.42	3.60

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LOCATION MAP



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PERMITTED USES



Category	Permitted Uses
35	Accessory use
36	Agriculture (interim use)
29	Cannabis testing laboratory (not allowed in the coastal zone or within the IBC Residential Overlay area)
35	Domestic animal care facility ¹³
35	Emergency shelter
31	Equipment rental
30	Greenhouse
36	Home occupation permit
29	Industry, service
29	Information center
35	Manufactured structure permit (up to two years)
30	Manufacturing, light
31	Market
29	Office, administrative, business, professional ²²
29	Office, design professional
31	Outdoor vendor
36	Park
36	Public park facility
36	Pushcart
30	Recreational vehicle storage, private
29	Research and development
31	Retail and/or service business, general (except drive-thru)
35	Retail business, home improvement related
36	Reverse vending machine
35	School, public
31	Supermarket
33	Transitional housing - small
29	Veterinary services, domestic
30	Warehouse ^{17, 18, 21}
35	Warehouse and sales outlet



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