

2515

MCCABE WAY
IRVINE, CA

FOR SALE



CBRE

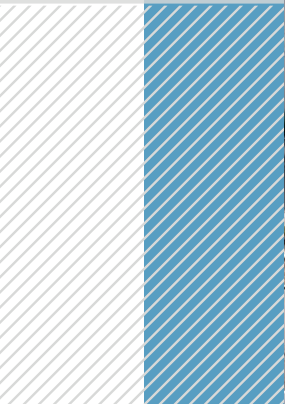


2515
McCABE WAY



Parcel Size
1.37 Acres

Lots
APN(s);
435-142-43
435-142-45



Approximately ± 27,722 SF



11,475 SF Available for Occupancy Now



**Unmatched Corporate Identity
Opportunity with I-405 Frontage**



**Prime Irvine Address in the
Heart of the Airport Area**

PROPERTY FEATURES



Beautiful High-end Lobby with Stair and Elevator Access to Upper Floors



Custom Built Office with Beautiful Natural Light Throughout



Convenient Surface Parking



Ideal Corporate Visibility with over 350,000 Cars per Day on I-405



Income In-Place via Cell Tower on the Roof



\$55,375 Monthly Income



Elevator Served



Parking Ratio: 3.61/1,000



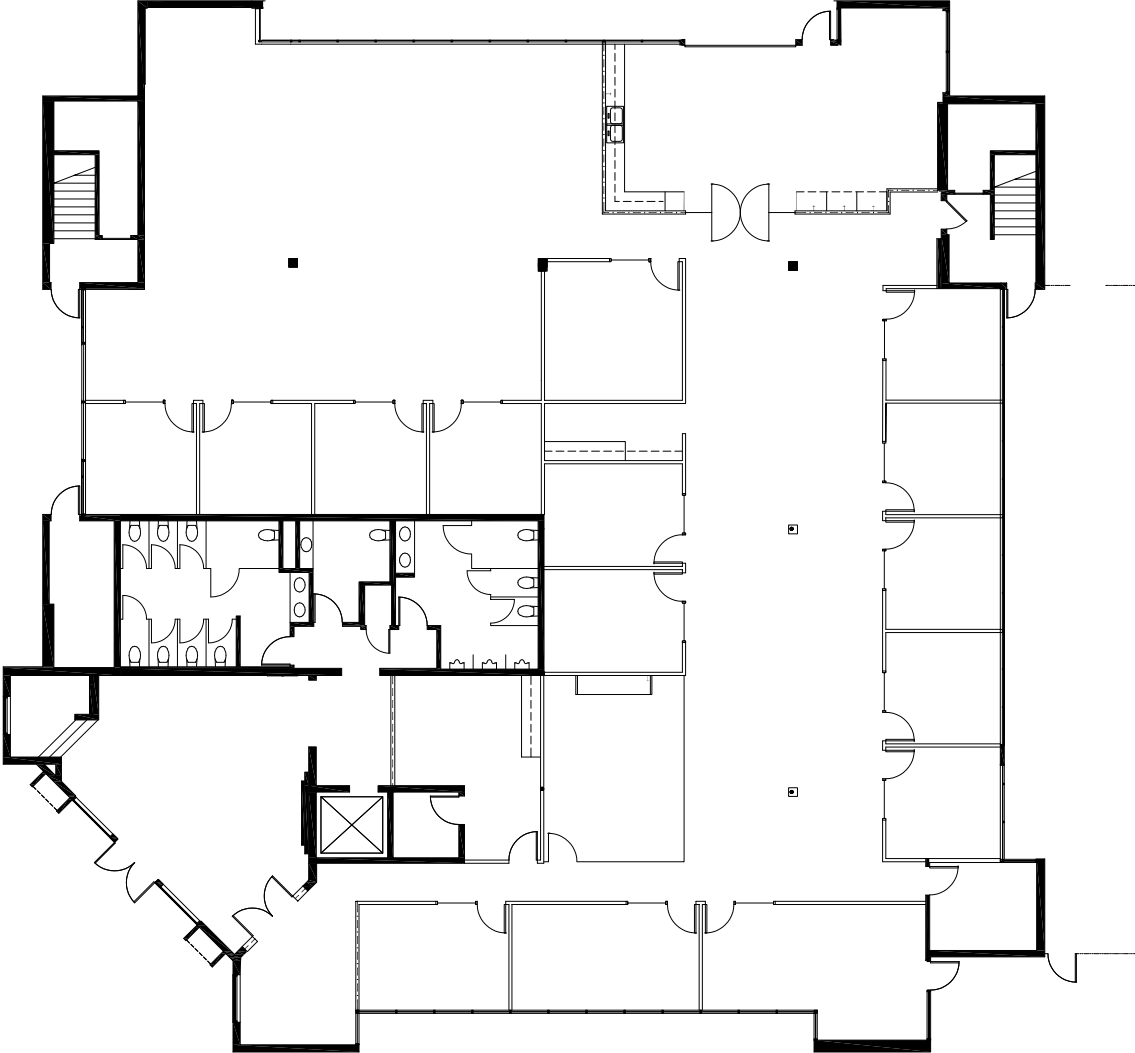
2nd Floor Window Lined Offices



Floor Plans

1ST FLOOR

Suite 100 - 9,059 SF - Available for Immediate Occupancy

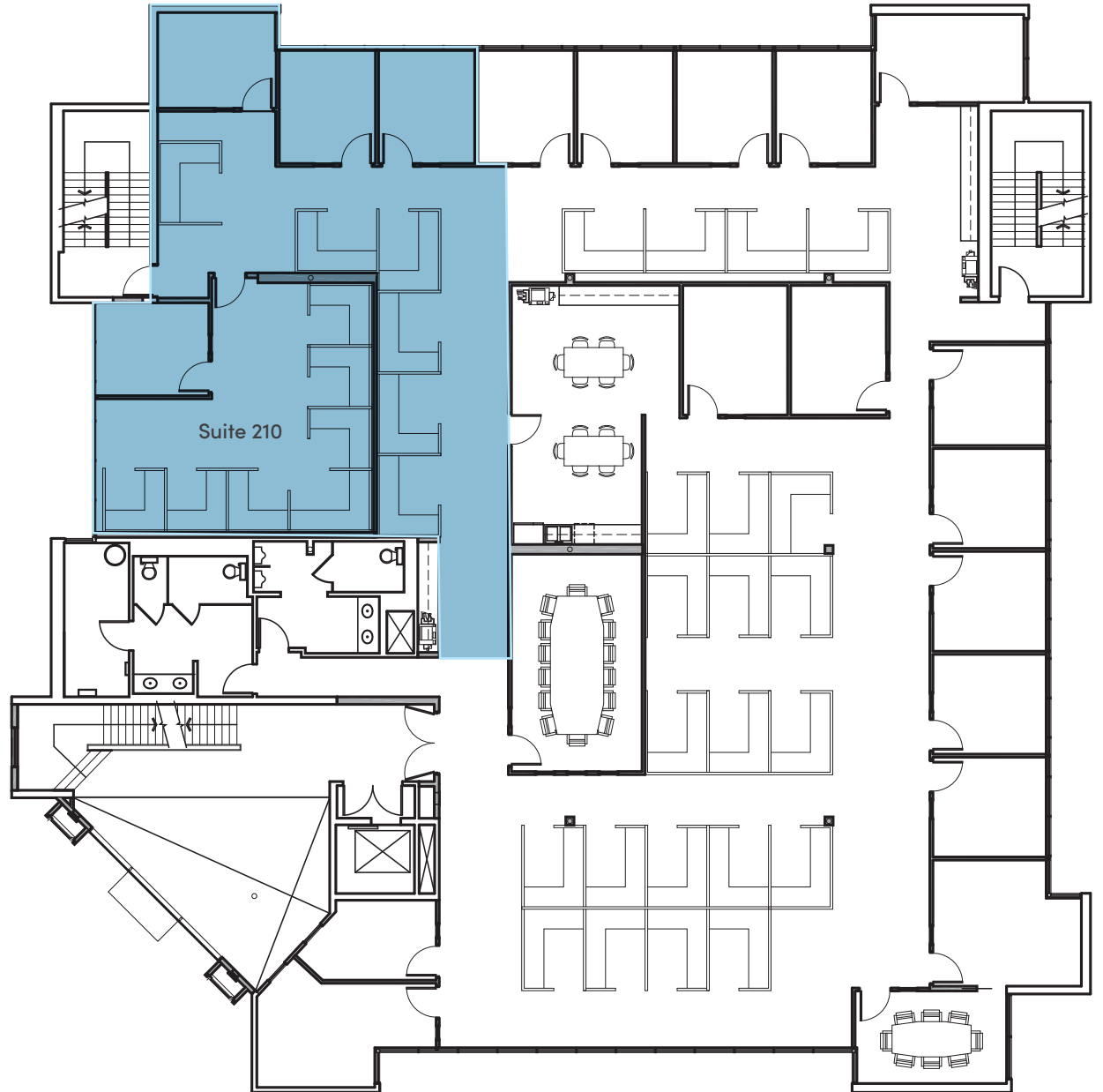


Floor Plans

2ND FLOOR

Suite 210 - 2,416 SF Available

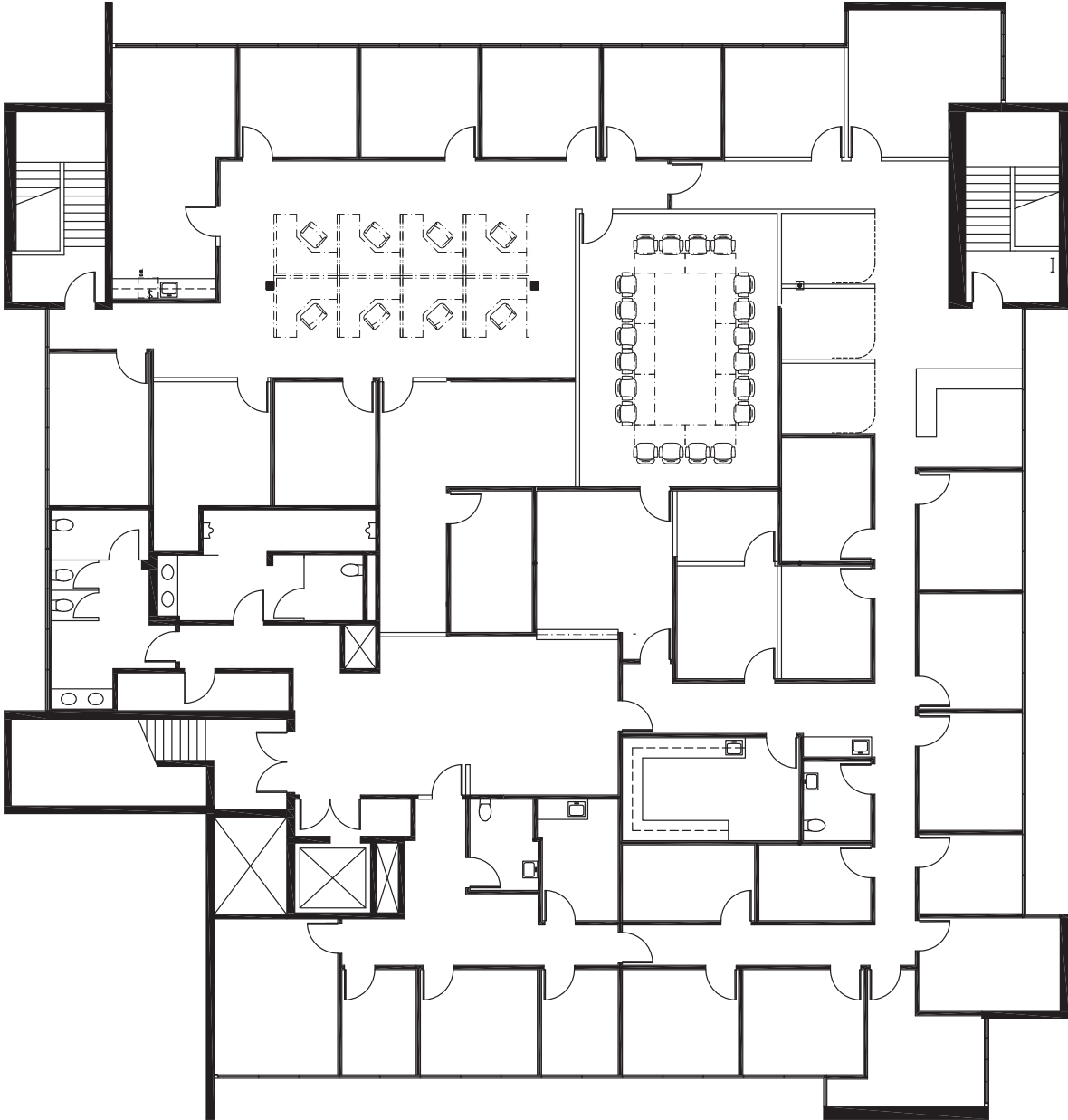
Suite 200 - 7,671 SF - 5/30/2029
Lease Expiration Date



Floor Plans

3RD FLOOR

Suite 300 - 9,207 SF -
5/31/2031 Lease Expiration
Date



AREA DEMOGRAPHICS

Population: Current Year Estimate

1 Miles	3 Miles	5 Miles
24,951	169,178	532,310

Households: Current Year Estimate

1 Miles	3 Miles	5 Miles
13,008	64,589	183,495

Household Income: Average Household Income

1 Miles	3 Miles	5 Miles
\$128,363	\$144,977	\$153,626

Projected Household Income: 2030

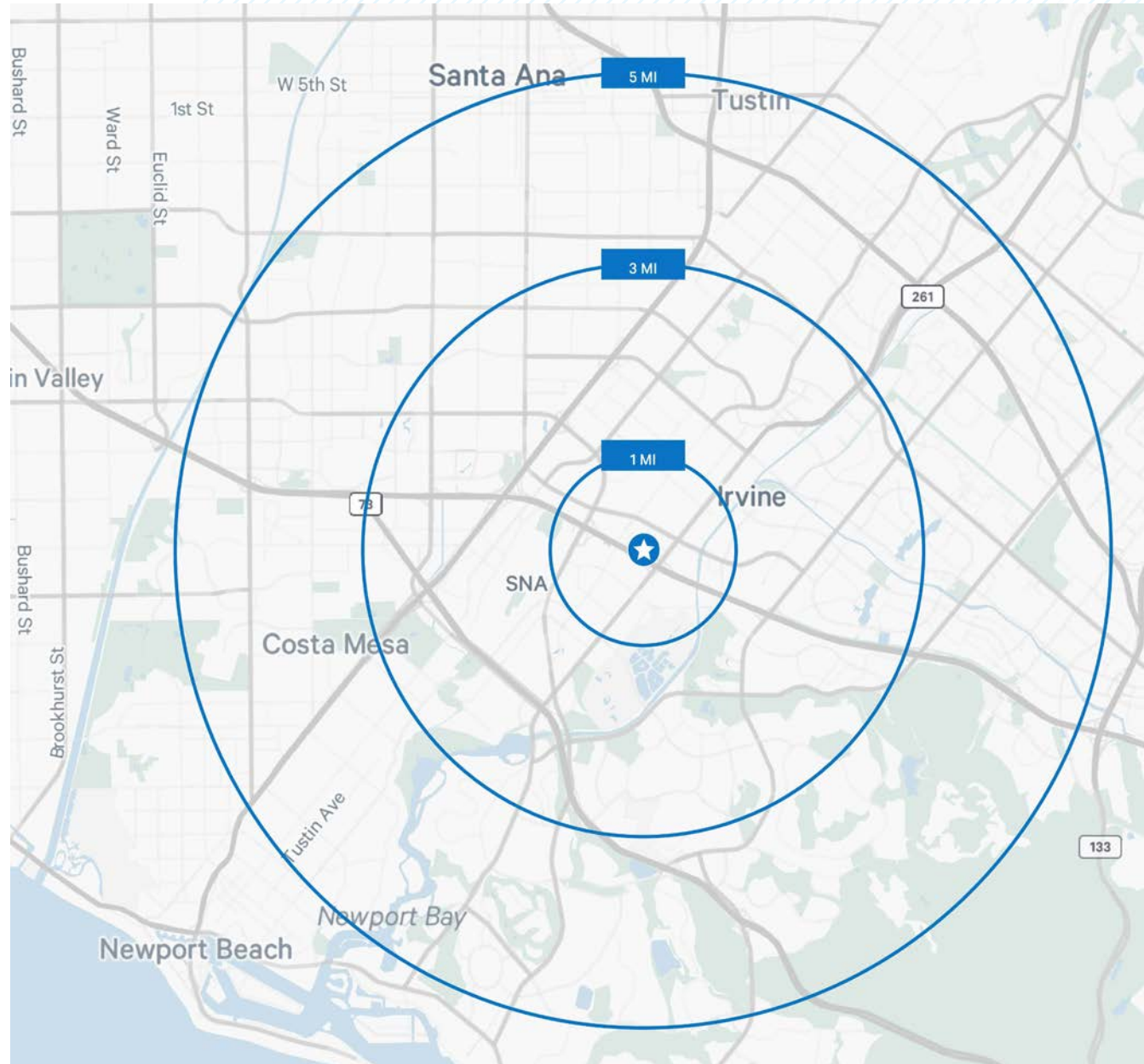
1 Miles	3 Miles	5 Miles
\$139,582	\$157,507	\$167,697

Education: Bachelor's Degree or Higher

1 Miles	3 Miles	5 Miles
12,840	70,476	177,981

Labor: Employees

1 Miles	3 Miles	5 Miles
15,386	87,042	277,944



WHAT'S AROUND?

TRADE MARKETPLACE

Otoro Sushi
Bao Chick
Hironori Craft Ramen
Dominoz
Krisp Fresh Living Cafe
Duck Doughnuts
Subway

Bosscat Kitchen
Lifetime Fitness
II Fornaio
Pandora Artisan Bakery and Cafe
Ten Sushi

SOLSTICE SEASONAL KITCHEN AND BAR

BENIHANA RESTAURANT

HILTON IRVINE/
ORANGE COUNTY AIRPORT

IRVINE MARRIOTT

HILTON INN

JOHN WAYNE AIRPORT

NEWPORT BEACH

CHARGEPOINT CHARGING STATION

SUNWEST BANK

2515
McCabe Way



MCCABE WAY

VON KARMEN AVE

WHITE RD



2515

McCABE WAY



contact us

Allison Kelly

Senior Vice President

Lic. 01417664

+1 949 725 8474

allison.kelly@cbre.com

Carol Trapani

Senior Vice President

Lic. 01099644

+1 949 725 8545

carol.trapani@cbre.com

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