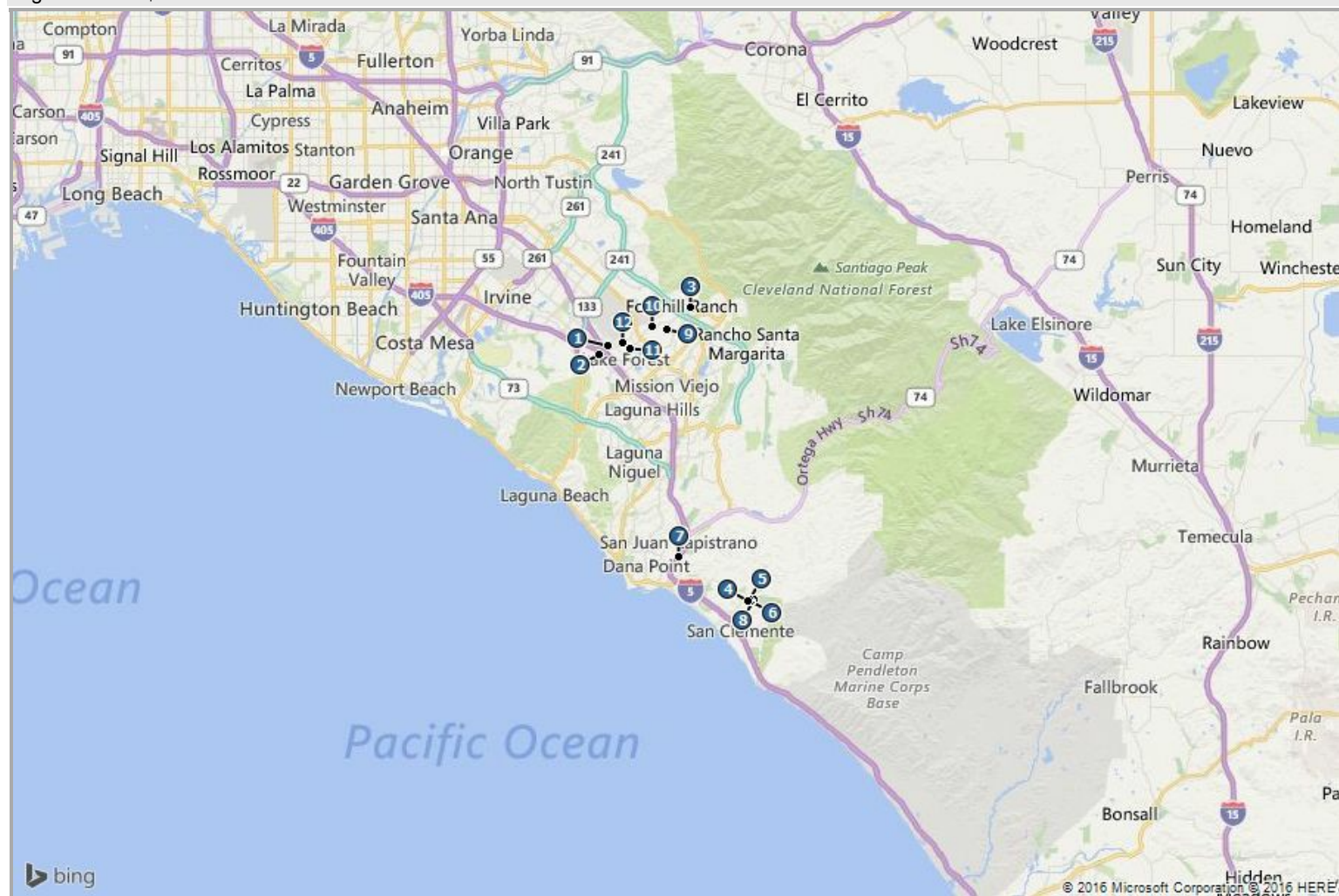


Map Report

12 Properties | 12 Listings | 28 Spaces

Avg lease rate: \$1.21



Address	City	Property	Total Avail
1 15235 Alton Pkwy	Irvine Spectrum	14,553 SF Industrial / Flex/R&D	10,273 SF; \$1.25 Net
2 10 Bunsen	Irvine Spectrum	13,149 SF Industrial / Flex/R&D	13,149 SF; Negotiable
3 27141 Burbank	Foothill Ranch	12,015 SF Industrial / Flex/R&D	12,015 SF; \$1.10 Net
4 950 Calle Amanecer	San Clemente	17,900 SF Industrial / Incubator	12,206 SF; \$1.15 Gross
5 990 Calle Amanecer	San Clemente	18,000 SF Industrial / Light Industrial	18,000 SF; \$1.10 Gross
6 1001 Calle Amanecer	San Clemente	14,479 SF Industrial / Light Industrial	14,479 SF; \$1.85 Gross
7 32773 Calle Perfecto	San Juan Capistrano	10,297 SF Industrial / Light Industrial	10,297 SF; \$1.10 NNN
8 1031 Calle Recodo	San Clemente	20,818 SF Industrial / Flex/R&D	20,818 SF; \$1.30 NNN
9 25952-25960 Commercentre Dr	Lake Forest	210,709 SF Industrial / Warehouse - Distribution	45,580 SF; \$0.79 - \$0.81 Net
10 20472 Crescent Bay Dr	Lake Forest	31,020 SF Industrial / Incubator	6,218 SF; \$1.10 NNN
11 3 Goodyear	Irvine Spectrum	30,408 SF Industrial / Flex/R&D	23,408 SF; \$1.15 NNN
12 17 Hughes	Irvine Spectrum	24,187 SF Industrial / Flex/R&D	24,187 SF; \$1.59 Net

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

AIR Key Data

Prepared By:

Brock Stryker (949) 790-3131



INDUSTRIAL		Avail SF	Rate/SF	DH/GL	Const	Min Ht	Listing Notes
#	Property Location	Vacant Office SF	Price/SF Total Bldg	Sprk Yard	Status Poss	Amps Parking	Zoning/Rail
	15235 Alton Pkwy Irvine Spectrum, CA 92618 TG: 891-D2 APN: 590-132-03 Technology Dr/Alton Pkwy	10,273 No 8,041	\$1.25Net -- 14,553	0/1 Yes No	Existing Available 04/01/17	14 400 3.5:1/36	Alton Plaza POL 14,553 SF Building Two-Story, \$0.31/SF Net Close to Retail Easy Access to 5, 405, 133 Zoning/Rail: --/No Prop/Lst/Ste#: 159914/1724913/2741064
							Mos on Mkt: 2
	10 Bunsen Irvine Spectrum, CA 92618 TG: 891-C3 APN: 588-175-03 Research Dr/Bunsen	13,149 Yes 13,149	TBD -- 13,149	0/2 Yes No	Existing Available Now	24 400 3.57:1/47	Free Standing Showroom/Creative Office Building Walking Distance to 24 Hour Fitness, Whole Foods Immediate Access to 405, 5 Fwys & Irvine Spectrum Centre High Image 2002 Construction 47 Reserved Parking Stalls + Street Parking Monthly Operating Expenses Estimated \$0.40 PSF Zoning/Rail: 5.4A/No Prop/Lst/Ste#: 121361/1630827/2606149
							Mos on Mkt: 7
	27141 Burbank Foothill Ranch, CA 92610-2501 TG: -- APN: 612-041-16 Burbank/Alter	12,015 No 3,500	\$1.10Net -- 12,015	0/3 Yes Fncd/Pvd	Existing Available Now	18 400 3:1/36	Free Standing Building +/- 10,000 SF Secured Yard Area +/- 1,800 SF of Bonus Mezzanine Sealed Concrete Floors Full Kitchen, RR With Shower Oversized Roll Up Doors 14x15 Zoning/Rail: Industrial/No Prop/Lst/Ste#: 191117/1675943/2671161
							Mos on Mkt: 4
	950 Calle Amanecer, Unit 200 San Clemente, CA 92673-6211 TG: 993-B1 APN: 688-032-04 Calle Amanecer/Avenida Pico	12,206 No 6,337	\$1.15Gross -- 17,900	0/2 -- No	Existing Available Now	27 TBD 2.23:1/26	Multi Tenant Building 2 Ground Level Loading Doors 27' Warehouse Clearance 26 Parking Stalls Zoning/Rail: Industrial/No Prop/Lst/Ste#: 191216/1665771/2655319
							Mos on Mkt: 5
	990 Calle Amanecer San Clemente, CA 92673-6211 TG: 993-B1 APN: 688-143-08 Calle Amanecer/Calle Trepadora	18,000 No 5,000	\$1.10Gross -- 18,000	0/6 Yes No	Existing Available 30 Days	16 800 1.88:1/39	Free Standing Building 6 GL Doors, 16'-18' Whse Clear 39 Parking Spaces, Fully Sprinklered Second Floor Outdoor Patio Air and Gas Lines Distributed to Whse Sublease Through 12/31/2016 Zoning/Rail: Industrial/No Prop/Lst/Ste#: 191221/1743145/2765317
							Mos on Mkt: 1
	1001 Calle Amanecer San Clemente, CA 92673 TG: 993-A1 APN: 688-151-12 Calle Amanecer/Calle Cordillera	14,479 No 8,010	\$1.85Gross -- 14,479	0/2 Yes No	Existing Available 30 Days	17 400 3.38:1/49	Amanecer Industrial Complex Free Standing Building Creative Office Space w/ Small Warehouse Immediate Access to the 5 Freeway Minutes Away From the Beach Zoning/Rail: Industrial/No Prop/Lst/Ste#: 191223/1732075/2750857
							Mos on Mkt: 2

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



AIR Key Data

Prepared By:

Brock Stryker (949) 790-3131



INDUSTRIAL		Avail SF	Rate/SF	DH/GL	Const	Min Ht	Listing Notes
#	Property Location	Vacant Office SF	Price/SF Total Bldg	Sprk Yard	Status Poss	Amps Parking	Zoning/Rail
	32773 Calle Perfecto San Juan Capistrano, CA 92675 TG: 972-B3 APN: 668-501-01 Avenida Aeropuerto/Camino Capistrano	10,297 Yes 2,600	\$1.10NNN -- 10,297	0/1 Yes No	Existing Available Now	24 400 2.71:1/28	Free Standing Building Freeway Visibility Excellent Freeway Access Flexible Commercial/Manufacturing Zoning Sublease through TBD Zoning/Rail: --/No Prop/Lst/Ste#: 966831/1577124/2536192
							Mos on Mkt: 10
	1031 Calle Recodo San Clemente, CA 92673 TG: 993-B1 APN: 688-142-39 Calle Recodo/Calle Amanecer	20,818 No 10,818	\$1.30NNN -- 20,818	0/6 -- Fncd/Pvd	Existing Available 60 Days	-- -- 3.17:1/66	Drive-Around Industrial Building Zoning/Rail: Industrial/No Prop/Lst/Ste#: 130362/1707402/2718842
							Mos on Mkt: 3
	25954 Commercentre Dr Lake Forest, CA 92630 TG: 861-J7 APN: 610-331-16 Commercenter Dr/Bake Pkwy	22,486 No 4,105	\$0.81Net -- 210,709	4/2 Yes No	Existing Available 01/01/17	26 TBD 1:1/22	190' Shared Concrete Truck Court 52'x50' Typical Bay Spacing Close to Many Retail Amenities Easy Access to 5, 405, 241 Fwys Zoning/Rail: Industrial/No Prop/Lst/Ste#: 165087/1696034/2702676
							Mos on Mkt: 3
	25956 Commercentre Dr Lake Forest, CA 92630 TG: 861-J7 APN: 610-331-16 Commercenter Dr/Bake Pkwy	23,094 No 3,000	\$0.79Net -- 210,709	5/1 Yes No	Existing Available 11/01/16	26 TBD 1:1/23	+/- 1,568 SF of Refrigeration Area 190' Shared Concrete Truck Court 52'x50' Typical Bay Spacing Close to Many Retail Amenities Easy Access to The 5, 405, 241 Zoning/Rail: Industrial/No Prop/Lst/Ste#: 165087/1696034/2702677
							Mos on Mkt: 3
	25952-25960 Commercentre Dr, Unit 25954-25956 Lake Forest, CA 92630 TG: 861-J7 APN: 610-331-16 Commercenter Dr/Bake Pkwy	45,580 No 9,105	\$0.79Net -- 210,709	9/3 Yes No	Existing Available 01/01/17	26 TBD 1:1/46	+/- 1,568 SF of Refrigeration Area 190' Shared Concrete Truck Court 52'x50' Typical Bay Spacing Close to Many Retail Amenities Easy Access to The 5, 405, 241 Zoning/Rail: Industrial/No Prop/Lst/Ste#: 165087/1696034/2702678
							Mos on Mkt: 3
	20472 Crescent Bay Dr, Unit 106 Lake Forest, CA 92630 TG: 861-H7 APN: 610-382-05 Bake Pkwy/Crescent Bay Dr	6,218 Yes 3,730	\$1.10NNN -- 31,020	0/1 Yes No	Existing Available Now	18 TBD 2.15:1/13	Lake Forest Business Center Multi-Tenant Building 6 Private Offices, Open Area 2 Restrooms, Work Rooms, One Ground Level Door Zoning/Rail: --/No Prop/Lst/Ste#: 273296/1595597/2689491
							Mos on Mkt: 4

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.






AIR Key Data

Prepared By:

Brock Stryker (949) 790-3131



INDUSTRIAL		Avail SF	Rate/SF	DH/GL	Const	Min Ht	Listing Notes
#	Property Location	Vacant Office SF	Price/SF Total Bldg	Sprk Yard	Status Poss	Amps Parking	Zoning/Rail
	20472 Crescent Bay Dr, Unit 104/106 Lake Forest, CA 92630 TG: 861-H7 APN: 610-382-05 Bake Pkwy/Crescent Bay Dr	12,617 No 6,308	\$1.10NNN -- 31,020	0/2 -- No	Existing Available Now	-- TBD 2.15:1/27	Lake Forest Business Center Multi-Tenant Building 10 Private Offices, Open Area 4 Restrooms, Work Rooms, 2 Ground Level Doors Zoning/Rail: --/No Prop/Lst/Ste#: 273296/1595597/2714437 Mos on Mkt: 3
							
	3 Goodyear, Unit B Irvine Spectrum, CA 92618 TG: -- APN: 591-012-04 Jeronimo Rd/Goodyear	15,204 Yes 7,000	\$1.15NNN -- 30,408	0/1 Yes --	Existing Available Now	26 400 4.6:1/70	POL 46,934 SF Building Approx. 7,000 SF 2-Story Office Area Extensive Glass Line, Drive Around Building 400 Amps, 277/480 Volt, 3 Phase, Fully Sprinklered 26' Clearance, GL Loading, Restrooms on Both Floors Easy Access to 5, 241, & 133 Fwys Zoning/Rail: Industrial/No Prop/Lst/Ste#: 121271/1655952/2641488 Mos on Mkt: 6
							
	17 Hughes Irvine Spectrum, CA 92618 TG: -- APN: 591-042-13 Alton Pkwy/Hughes	24,187 No 12,000	\$1.59Net -- 24,187	0/2 Yes Fncl/Pvd	Existing Available Now	24 1,600 2.3:1/55	Free Standing Lab Building 12,000 SF of Lab Space Single Pass Air in All Lab Areas Lab Benches, Fume, Bio Safety Hoods Throughout Glass Wash Area Excellent Access to 5, 405, 133 Freeways Zoning/Rail: M1/No Prop/Lst/Ste#: 193501/1751953/2777714 Mos on Mkt: 1
							

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

