

FOR SALE

# 26000

**TOWNE CENTRE DR**

FOOTHILL RANCH

**SUITES 100 | 110 | 120**



**Newmark  
Knight Frank**

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# PROPERTY SUMMARY

## TOWNE CENTRE OFFICE PARK

26000 Towne Centre Drive, Suite 100, 110, 120  
Foothill Ranch, CA 92610

2007

Year Built

2 / elevator served

Stories / elevator

19,977 SF

Total Building Square Feet

7,611 SF

Square Feet

4.00/1,000 SF

Parking Ratio

\$2,701,905 (\$355/SF)

Sale Price

±\$0.42/SF Monthly

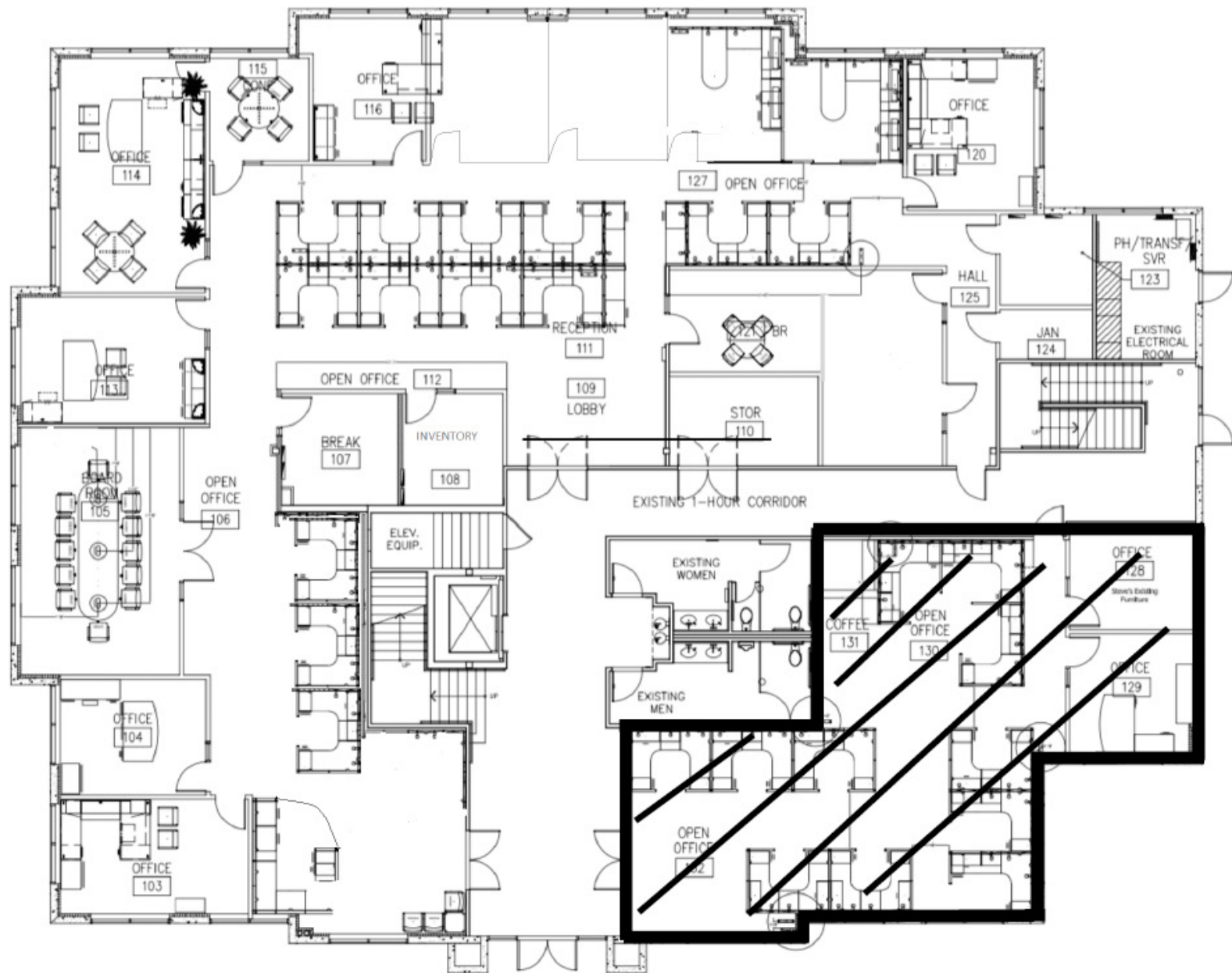
Association

### NOTES:

- Potential for building top signage.
- Convenient 241 Toll Road access.
- Home to internationally known companies such as Oakley, Del Taco, Apria, Black & Decker, etc.
- Adjacent to Baker Ranch, 2,400 high end homes will provide future solid demand for nearby space.
- 2,500 acres of woodland canyons and 23 hiking / mountain biking trails.



# PROPERTY FLOORPLAN





# PROPERTY **PHOTOS**





# PROPERTY AERIAL





# PROPERTY LOCAL AMENITIES



- |   |  |  |   |   |
|---|--|--|---|---|
| <b>1</b> FOOTHILL RANCH TOWNE CENTER<br><ul style="list-style-type: none"> <li>• JUICE IT UP</li> <li>• NATRAJ'S TANDOORI</li> <li>• NEW YORK'S UPPER CRUST PIZZA</li> <li>• BANGKOK THAI FOOD</li> <li>• DAPHNE'S CALIFORNIA GREEK</li> <li>• MAISON DE PHO</li> <li>• OZEN SUSHI</li> <li>• NESTLE TOLL HOUSE</li> <li>• RUBIO'S COASTAL GRILL</li> <li>• WAFFLETTE CAFÉ</li> <li>• TOGO'S SANDWICHES</li> <li>• PEPPINO'S ITALIAN FAMILY RESTAURANT</li> </ul> | <b>2</b> WALMART<br><b>3</b> AT HOME<br><b>4</b> PETSMART<br><b>5</b> REGAL CINEMAS<br><b>6</b> WELLS FARGO BANK<br><b>7</b> MIGUEL'S CALIFORNIA MEXICAN COCINA<br><b>8</b> ISLANDS RESTAURANT<br><b>9</b> SOUPLANTATION | <b>10</b> CHUCK E. CHEESE<br><b>11</b> 99 CENTS ONLY STORE<br><b>12</b> RED ROBIN GOURMET BURGERS<br><b>13</b> CHIPOTLE MEXICAN GRILL<br><b>14</b> UNION BANK<br><b>15</b> IN-N-OUT BURGER<br><b>16</b> TACO BELL<br><b>17</b> BANK OF AMERICA | <b>18</b> HOME CONSIGNMENT CENTER<br><b>19</b> CVS<br><b>20</b> HOBBY LOBBY<br><b>21</b> FAMOUS FOOTWEAR<br><b>22</b> JOANN FABRICS AND CRAFTS<br><b>23</b> GNC<br><b>24</b> MICHAELS<br><b>25</b> AT&T STORE | <b>26</b> TARGET<br><b>27</b> CHICK-FIL-A<br><b>28</b> DEL TACO<br><b>29</b> DENNY'S<br><b>30</b> MCDONALD'S<br><b>31</b> OUTBACK STEAKHOUSE<br><b>32</b> CHEVRON<br><b>33</b> RALPHS |
|---|--|--|---|---|



# SALE COMPS



ADDRESS:	<b>FOOTHILL BUSINESS PARK</b> 26501 Rancho Parkway S., Unit 102 Lake Forest	<b>6 HUGHES</b> 6 Hughes, Unit 120A/B Irvine	<b>BARRANCA BUSINESS CENTER</b> 94 Discovery Irvine	<b>LAKE FOREST CORPORATE PARK</b> 23042 Mill Creek Drive Laguna Hills
SALE DATE:	1/11/2019	6/14/2018	1/25/2019	10/12/2018
SIZE:	2,399 SF	3,729 SF	4,074 SF	6,488 SF
PRICE:	\$829,926	\$1,650,000	\$1,850,000	\$2,530,000
PRICE/SF:	\$345.95	\$442.48	\$454.10	\$389.95
YEAR BUILT:	2005	1987	2004	1981



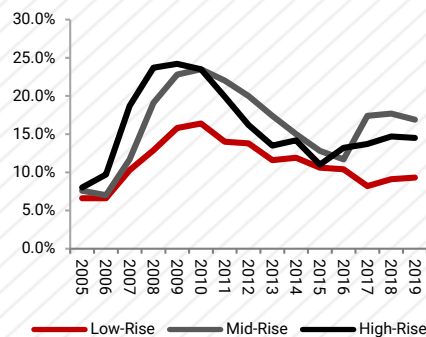
# MARKET INFORMATION

## ORANGE COUNTY STATISTICS

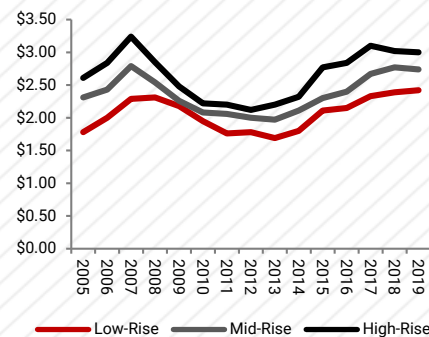
- Office rents in Orange County have increased by 13.7% over the last 3 years.
- There has been 2.7 million square feet of new office product delivered since the first quarter of 2016.
- Vacancy is down 130 basis points over the last 5 years.
- Tenants who signed the largest leases over the last 2 quarters include JW Marriott, Skyworks Solutions, Glaukos Corp., Anduril Technologies, WeWork and Advantage Sales & Marketing.

KEY INDICATORS	LOW-RISE (1-3 STORIES)	MID-RISE (4-9 STORIES)	HIGH RISE (10+ STORIES)	TOTAL MARKET
Total Inventory (SF)	48,773,902	22,805,364	22,728,642	94,662,131
Vacancy Rate (%)	9.30%	16.90%	14.50%	12.40%
YTD Net Absorption (SF)	-68,728	189,041	63,311	183,624
Direct Avg. Asking Rent (\$/SF)	\$2.42	\$2.74	\$3.00	\$2.68
Under Construction (SF)	304,168	977,267	0	1,662,291
YTD Construction Completions (SF)	0	0	0	0

TOTAL VACANCY



DIRECT AVERAGE ASKING RENT



## SOUTH ORANGE COUNTY STATISTICS

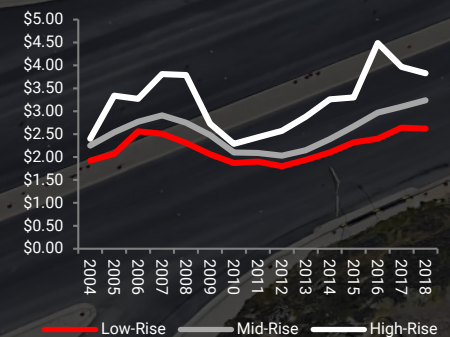
- Office rents in the South County submarket have increased by 16.7% over the last 3 years.
- Inventory has increased by over 2 million square feet over the last 5 years.
- Vacancy is down 100 basis points over the last 5 years.
- Tenants who signed the largest leases over the last 2 quarters of 2018 include Glaukos Corporation, WeWork, Womble Bond Dickinson LLP, Sourceability and Keller Williams Spectrum Properties.

KEY INDICATORS	LOW-RISE (1-3 STORIES)	MID-RISE (4-9 STORIES)	HIGH RISE (10+ STORIES)	TOTAL MARKET
Total Inventory (SF)	14,930,067	4,797,783	2,247,337	21,975,187
Vacancy Rate (%)	8.50%	22.00%	10.40%	11.80%
YTD Net Absorption (SF)	41,896	578,396	161,782	782,074
Direct Avg. Asking Rent (\$/SF)	\$2.62	\$3.21	\$3.81	\$2.88
Under Construction (SF)	79,200	559,983	0	639,183
YTD Construction Completions (SF)	158,486	211,286	0	369,772

TOTAL VACANCY



DIRECT AVERAGE ASKING RENT





# CONTACT INFORMATION

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