

**LEE &
ASSOCIATES**
NEWPORT BEACH

PROPERTY GROUP
MAXIMIZING PROPERTY VALUES™

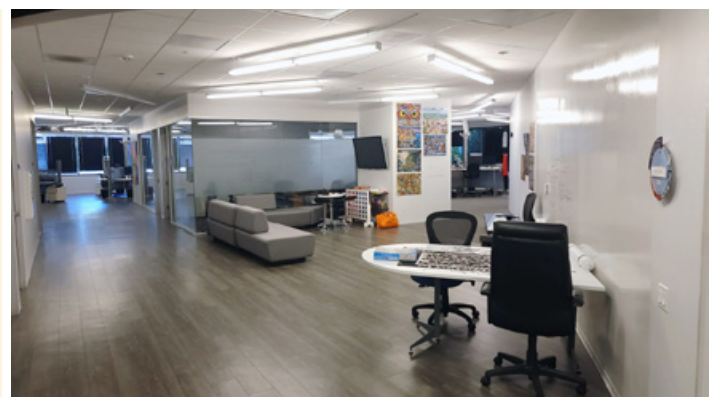
FREESTANDING CLASS A FLEX/OFFICE BUILDING FOR SALE/LEASE

16802
ASTON STREET
IRVINE, CALIFORNIA



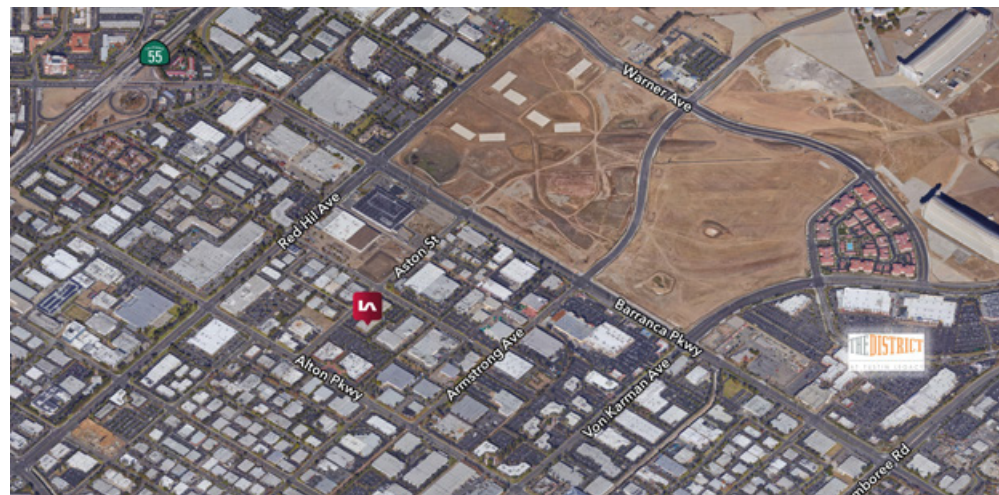
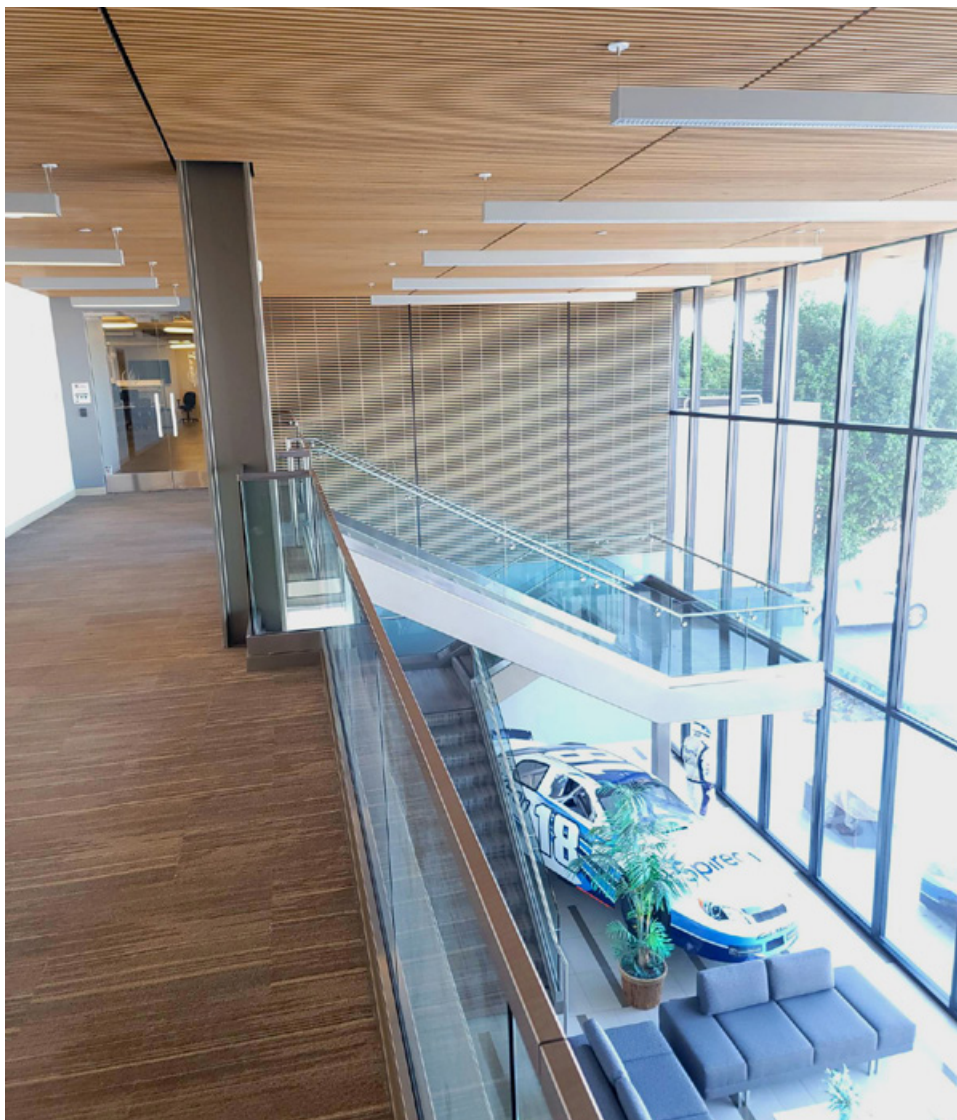
FOR SALE/LEASE

±65,108
SQUARE FEET AVAILABLE



16802 ASTON STREET

in Irvine, California

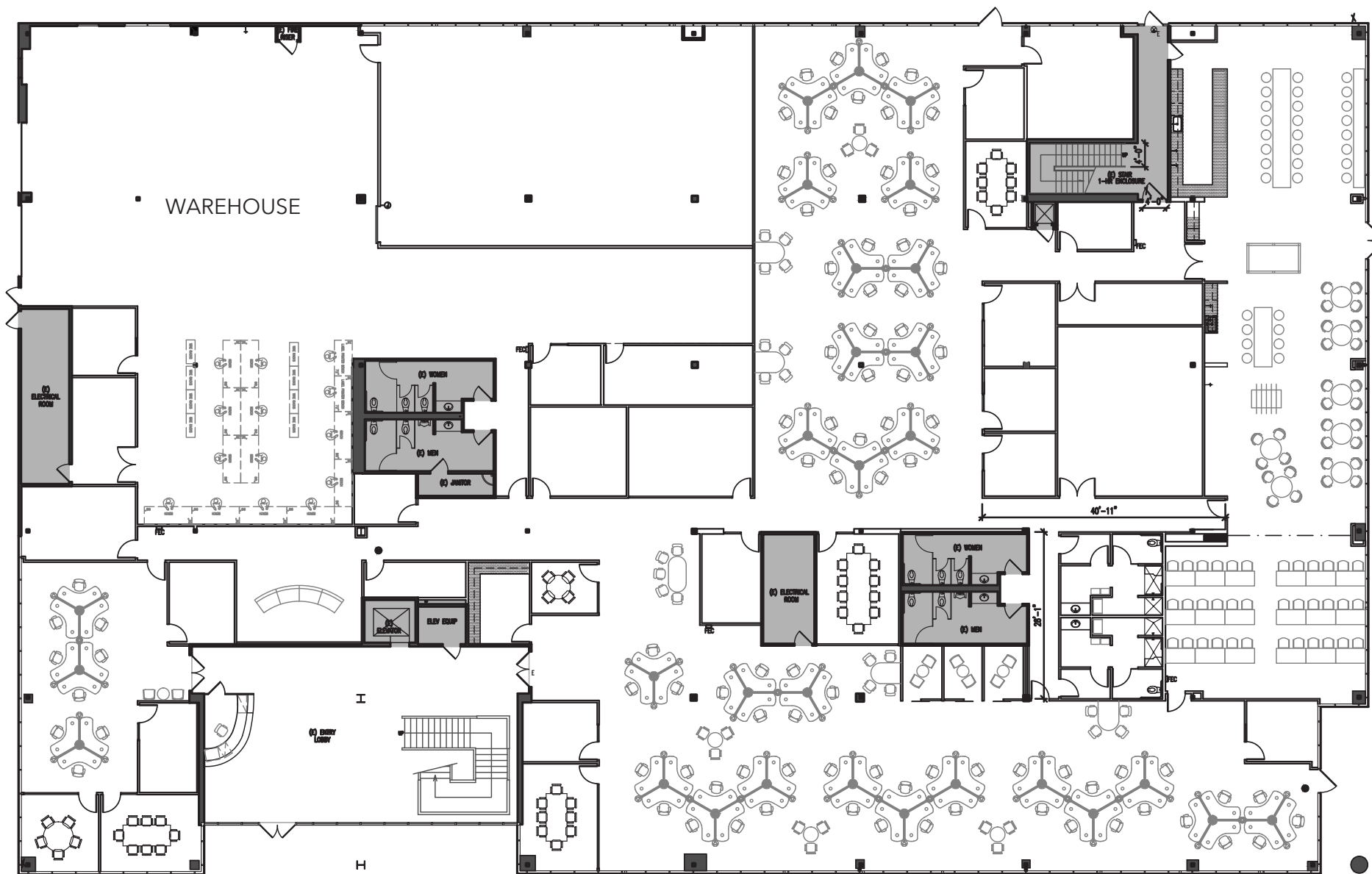


- BUILDING HIGHLIGHTS -

- Class A freestanding Creative Office/Flex Building
- Newer High-End Creative Office Build Out
- Dramatic Two-Story Lobby
- Elevator Served
- 3.6:1,000 free surface parking
- Approximate 7,800 SF Warehouse
- Two (2) Ground Level Loading Doors
- 600kw/700 KVA Back Up Generator With Above Ground 2,000 SF Above Ground Fuel Storage
- Top Building Signage
- Three (3) EV Charging Stations
- Less Than a Mile from the District and 1M SF of Retail and Restaurants

16802
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irvine, california

FIRST FLOOR



BRIAN GARBUTT

SVP/Principal

License ID# 01215482

949.724.4721

bgarbutt@lee-associates.com

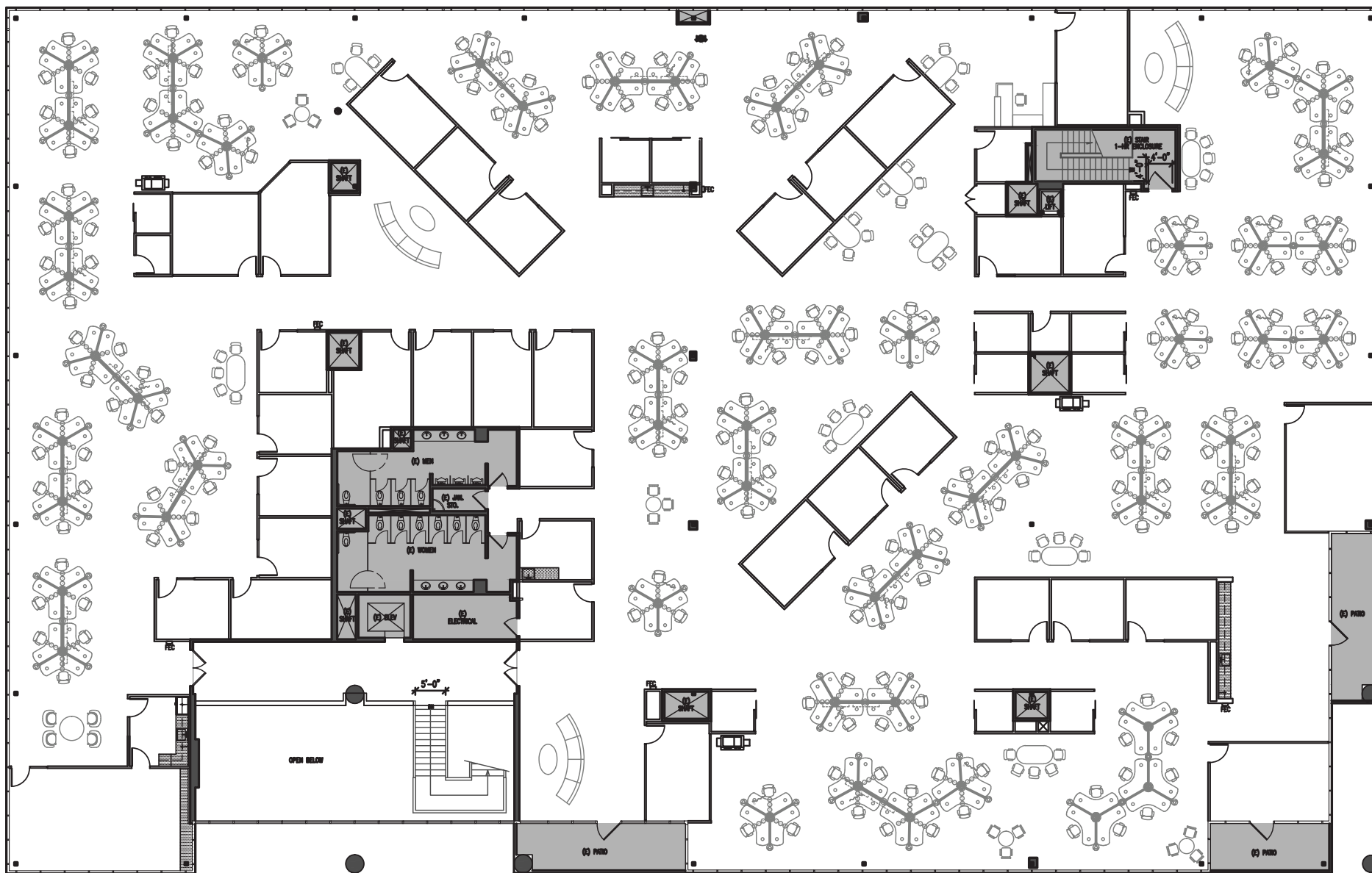
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SECOND FLOOR



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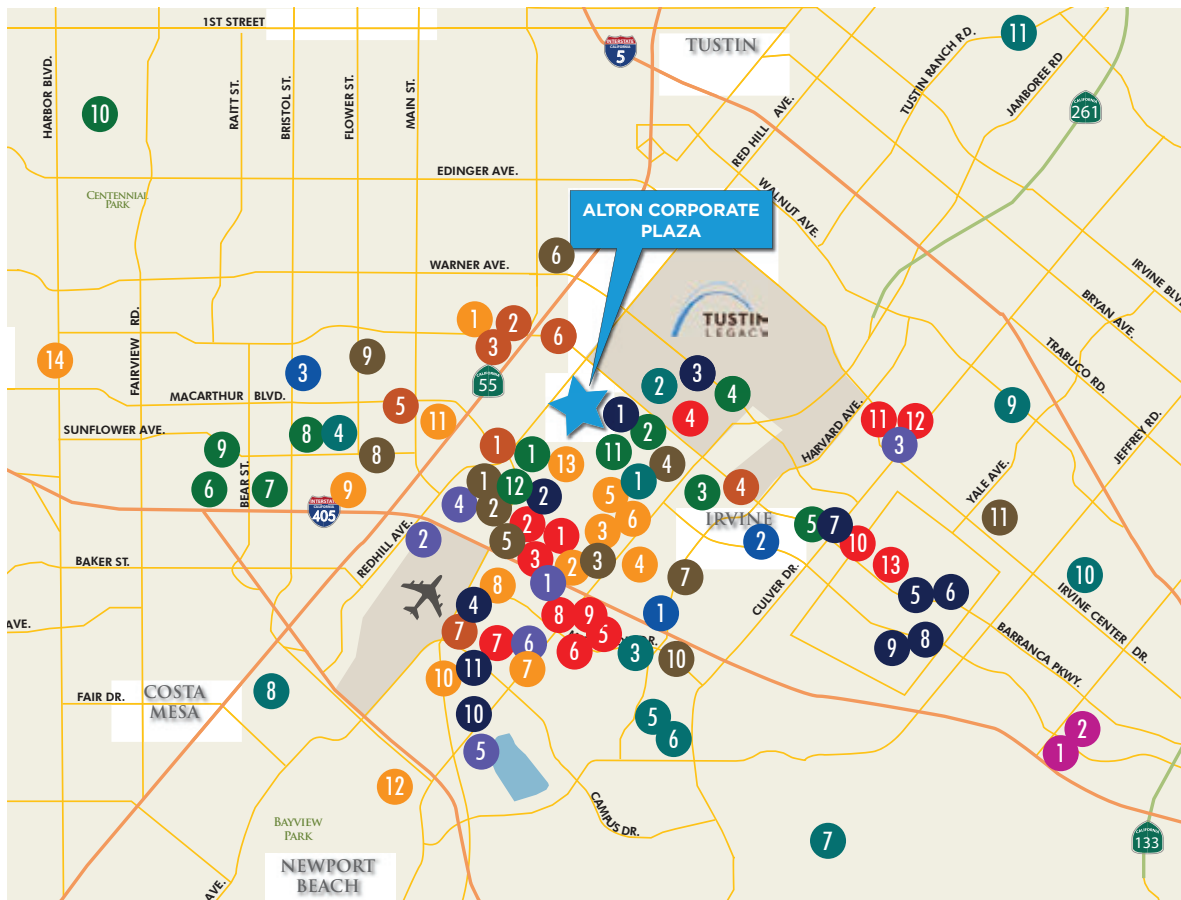
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BANKS

- 1 Chase Bank
- 2 Wells Fargo
- 3 **The District at Tustin Legacy**
Wells Fargo
Farmers & Merchants Bank
Kinecta Federal Credit Union
- 4 Bank of America

HEALTH CLUBS

- 1 24 Hour Fitness
- 2 Orange Coast Crossfit
- 3 24 Hour Fitness
- 4 Next Level Fitness
- 5 Equinox Fitness
- 6 L.A. Fitness Sports Club

GAS STATIONS

- 1 Chevron
- 2 Dyer - 55 Freeway Mobil
- 3 Shell
- 4 Chevron Food Mart
- 5 MacArthur Mobil
- 6 Arco
- 7 Chevron

RESTAURANTS

- 1 McCormick & Schmicks Seafood Restaurant
- 2 El Torito Grill
- 3 Il Fornaio Café
- The District at Tustin Legacy**
Auld Dubliner Irish Pub
Bluewater Grill
Aloha Hawaiian BBQ
Chick-fil-A
Daphne's Greek Café
Halal Guys
In-N-Out
Luna Rossa Ristorante Italiano & Pizzeria
JT Schmid's
Juice It Up
Lucille's Smokehouse Bar*B*Que
Flame Broiler
Portola Coffee Roasters
Pei Wei
Nothing Bundt Cakes
Subway
RA Sushi
Red Robin Gourmet Burgers
Sharky's Woodfired Mexican Grill
Mendocino Farms
The Winery Restaurant & Wine Bar
Whole Foods Market
- 5 Houston's Restaurant
- 6 California Pizza Kitchen
- 7 Bistango
- 8 Daily Grill
- 9 North Italia
- 4020/4724 Barranca Parkway**
Champagne's French Bakery
Island's Restaurant
Mimi's Café
Thai Kitchen
- 11 Outback Steakhouse
- 12 Sam Woo Seafood Restaurant, BBQ & Express
- 13 Pho Ba Co

GROCERY STORES

- 1 Ralph's
- 2 Albertson's
- 3 Trader Joe's

HOTELS

- 1 Embassy Suites - Airport North
- 2 Embassy Suites - Irvine
- 3 Courtyard by Marriott
- 4 Hotel Irvine
- 5 Marriott - Irvine
- 6 Hyatt House
- 7 Atrium Hotel
- 8 Hilton - Orange County Airport
- 9 Marriott - Costa Mesa
- 10 Radisson - Newport Beach
- 11 Double Tree
- 12 Marriott - Bayview
- 13 Trendwest Resort
- 14 Courtyard - Costa Mesa South Coast Metro

CHILD CARE

- 1 Child Development
- 2 Raise Foundation
- 3 Newport Montessori
- 4 Kiddie Academy of Irvine
- 5 Childrenfirst, Inc.
- 6 Children's Village - South Coast
- 7 Rainbow Rising Westpark
- 8 South Coast Kindercare
- 9 Faith Christian Preschool
- 10 Michelson Kindercare
- 11 Childtime of Irvine

HOSPITALS

- 1 Kaiser Permanente Hospital
- 2 Hoag Hospital Irvine

ENTERTAINMENT/ACTIVITIES

- 1 K-1 Speed
- 2 **The District at Tustin Legacy**
AMC Tustin 14
Bowlmor Lanes
Boomers
- 3 Segerstrom Center
- 4 Rancho San Joaquin Golf Course
- 5 Advantage Tennis Academy
- 6 Shady Canyon Golf Course
- 8 Santa Ana Country Club
- 9 Woollett Aquatics Center
- 10 Oak Creek Golf Course
- 11 Tustin Rancho Golf Club

RETAIL

- 1 FedEx / Kinko's
- 2 Staples
- 3 Mailboxes & More
- The District at Tustin Legacy**
Target
Costco
Lowe's
Michael's
PetSmart
- 5 Target
- 6 Best Buy
- 7 South Coast Plaza Shopping Mall
- 8 CVS
- 9 Metro Pointe at South Coast
- 10 Wal-Mart
- 11 Larsen's Cleaning
- 12 Art's French Laundry

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