



IRVINE OFFICE

16451 SCIENTIFIC WAY , IRVINE, CA 92618

McSen Realty

Mickey Cai

949-877-7777

mickey.cai@mcsenrealty.com



Executive Summary

THE OFFERING

Price **\$4,650,000**

Price Per SF **\$465**

Sale Type **Investment or
Owner User**

Property Type **Office**

Building Class **B**

Lot Size **0.32 AC**

Rentable Building Area **9,990
SF**

No.Stories **2**

Year Built **2007**

Parking Ratio **2.6/1,000 SF**

Location

Office located near Spectrum part of the Scientific Business Center

Municipality

Irvine

APN (Assessor Parcel Number)

588-206-03

Zoning

Zoning Code **5.4 Design Professional**

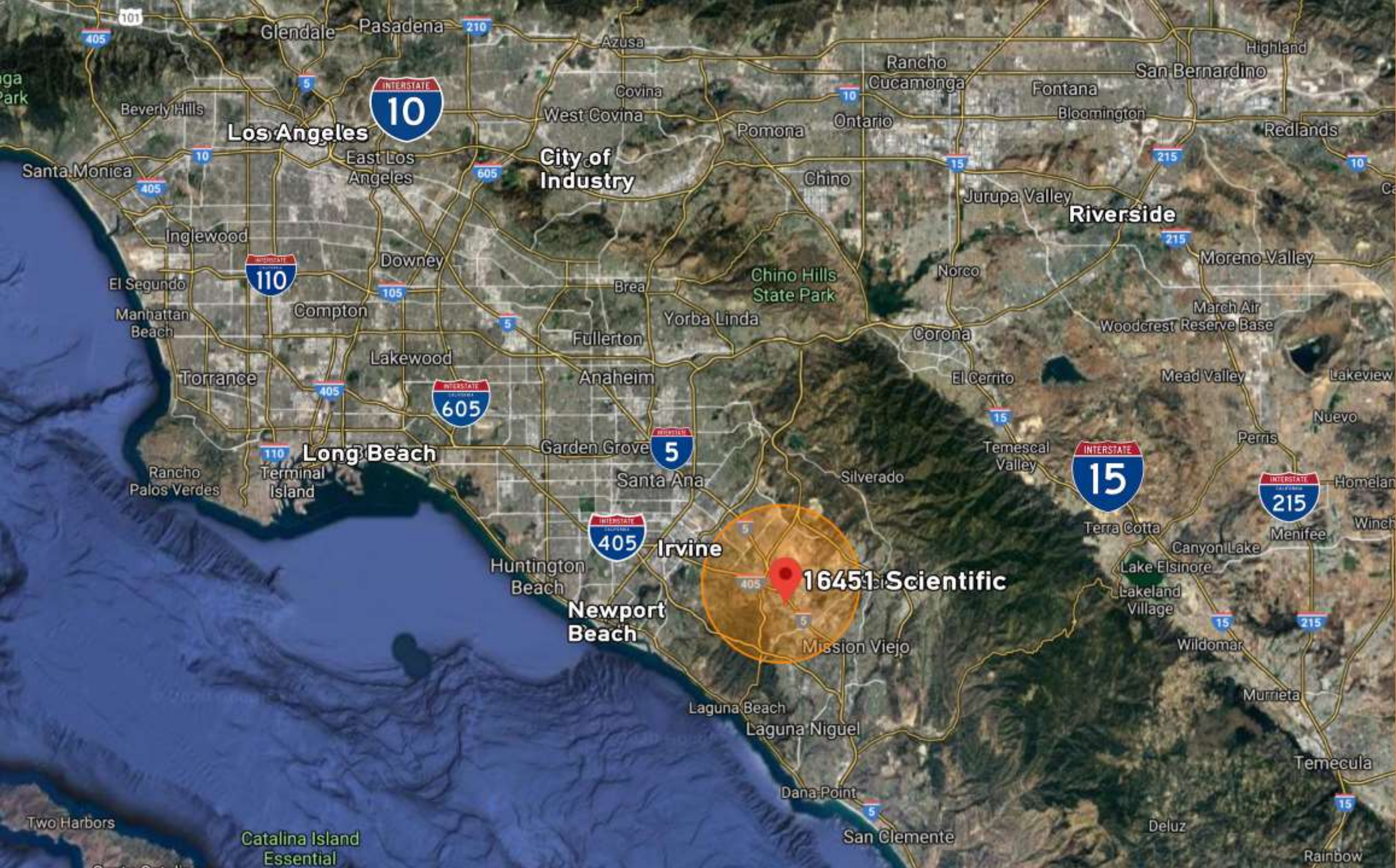
DESCRIPTION

Surface Free Parking. Highly Functional Layout

" The prestigious Bacchus Signature Series Business Park is a well maintained professional office campus with an abundance of parking, lush landscaping, water feature and views. The park is zoned Design Professional making it the ideal owner/user opportunity for a technology company, engineering firm, marketing agency, etc.

" High profile location with immediate access to Interstate 5 (I-5), San Diego (405), Laguna Canyon (133) & Foothill Transportation Corridor (241).

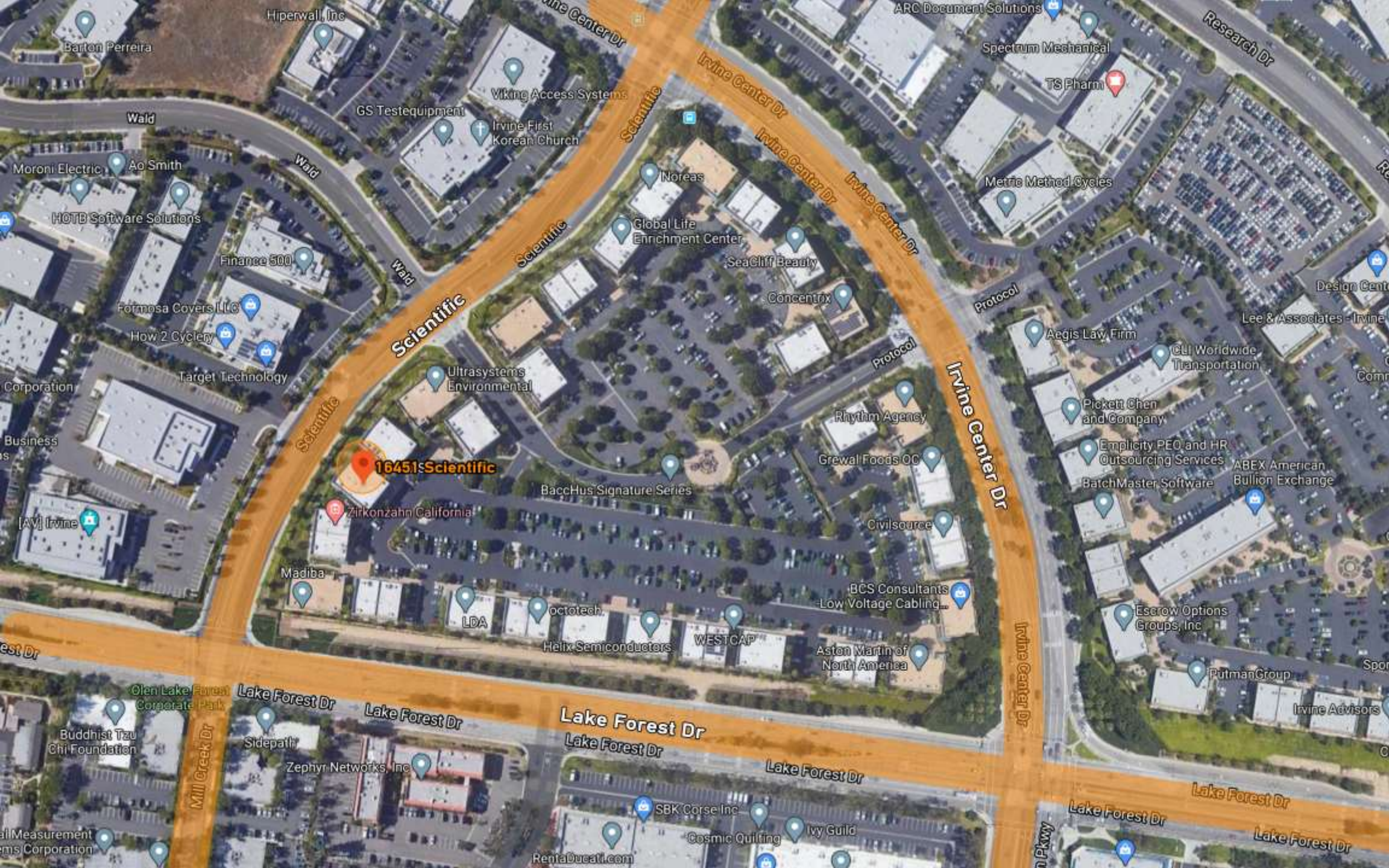
" Close proximity to Irvine Spectrum Entertainment Center, Los Olivos Marketplace, John Wayne International Airport, Irvine Metrolink Station, & numerous residential/multi-family developments and other retail amenities.



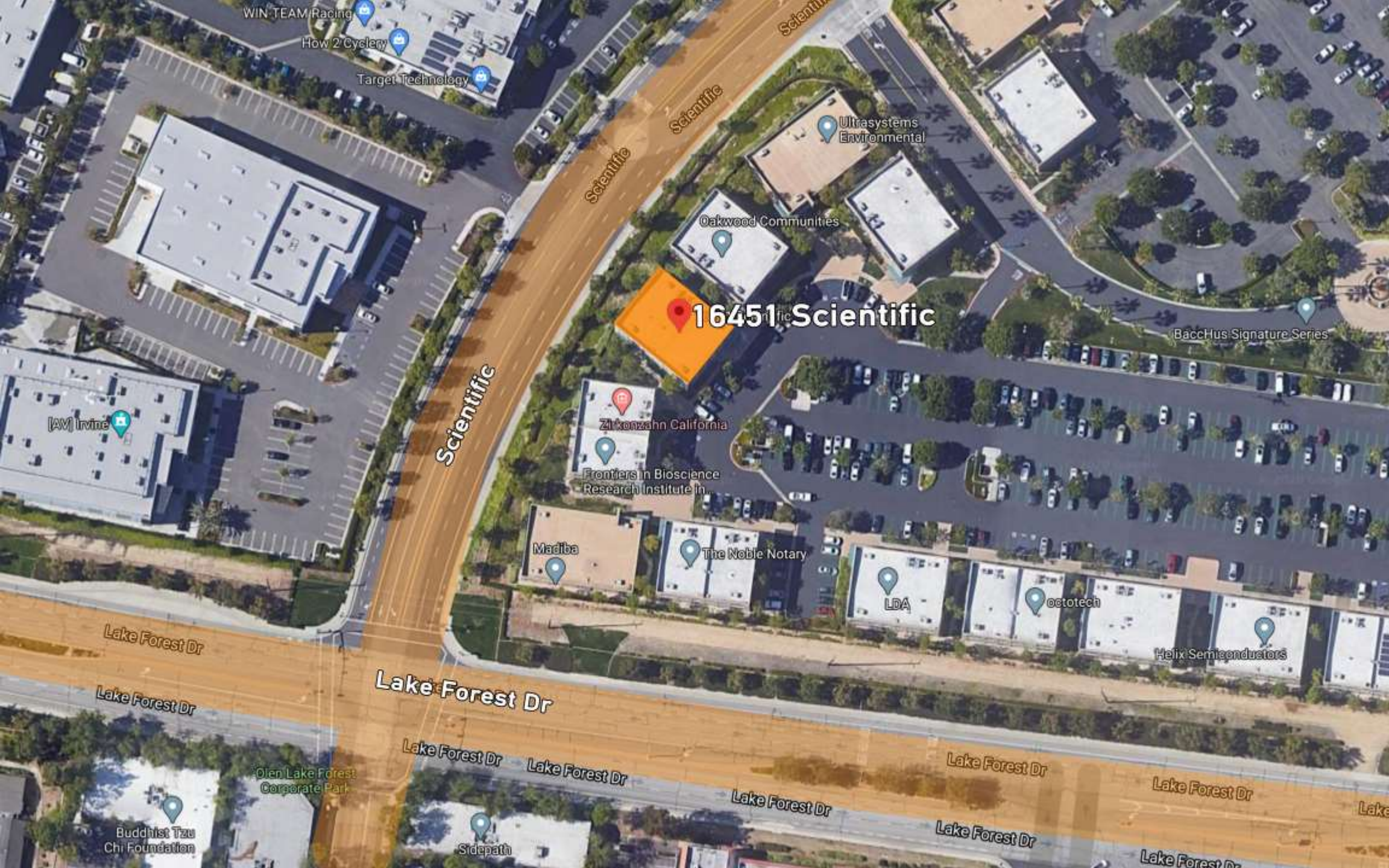
M
A
P



M
A
P



M
A
P



16451 Scientific

M
A
P



M
A
P

IRVINE, CA

POPULATION

256,877

4% GROWTH

MEDIAN AGE

34.4

MEDIAN HOUSEHOLD INCOME

\$95,573

1.87% GROWTH

POVERTY RATE

13.2%

NUMBER OF EMPLOYEES

124,407

3.58% GROWTH

MEDIAN PROPERTY VALUE

\$753,400

4.81% GROWTH

ABOUT

In 2017, Irvine, CA had a population of 257k people with a median age of 34.4 and a median household income of \$95,573. Between 2016 and 2017 the population of Irvine, CA grew from 246,992 to 256,877, a 4% increase and its median household income grew from \$93,823 to \$95,573, a 1.87% increase. The population of Irvine, CA is 41.7% White Alone, 41.6% Asian Alone, and 9.74% Hispanic or Latino. N/A% of the people in Irvine, CA speak a non-English language, and 81.7% are U.S. citizens. The largest universities in Irvine, CA are [University of California-Irvine](#) (9,604 degrees awarded in 2017), [Irvine Valley College](#) (3,066 degrees), and [Brandman University](#) (2,573 degrees). The median property value in Irvine, CA is \$753,400, and the homeownership rate is 48.2%. Most people in Irvine, CA commute by Drove Alone, and the average commute time is 23.3 minutes. The average car ownership in Irvine, CA is 2 cars per household.

City Of IRVINE 【WAGES】

Median Household Income

\$95,573

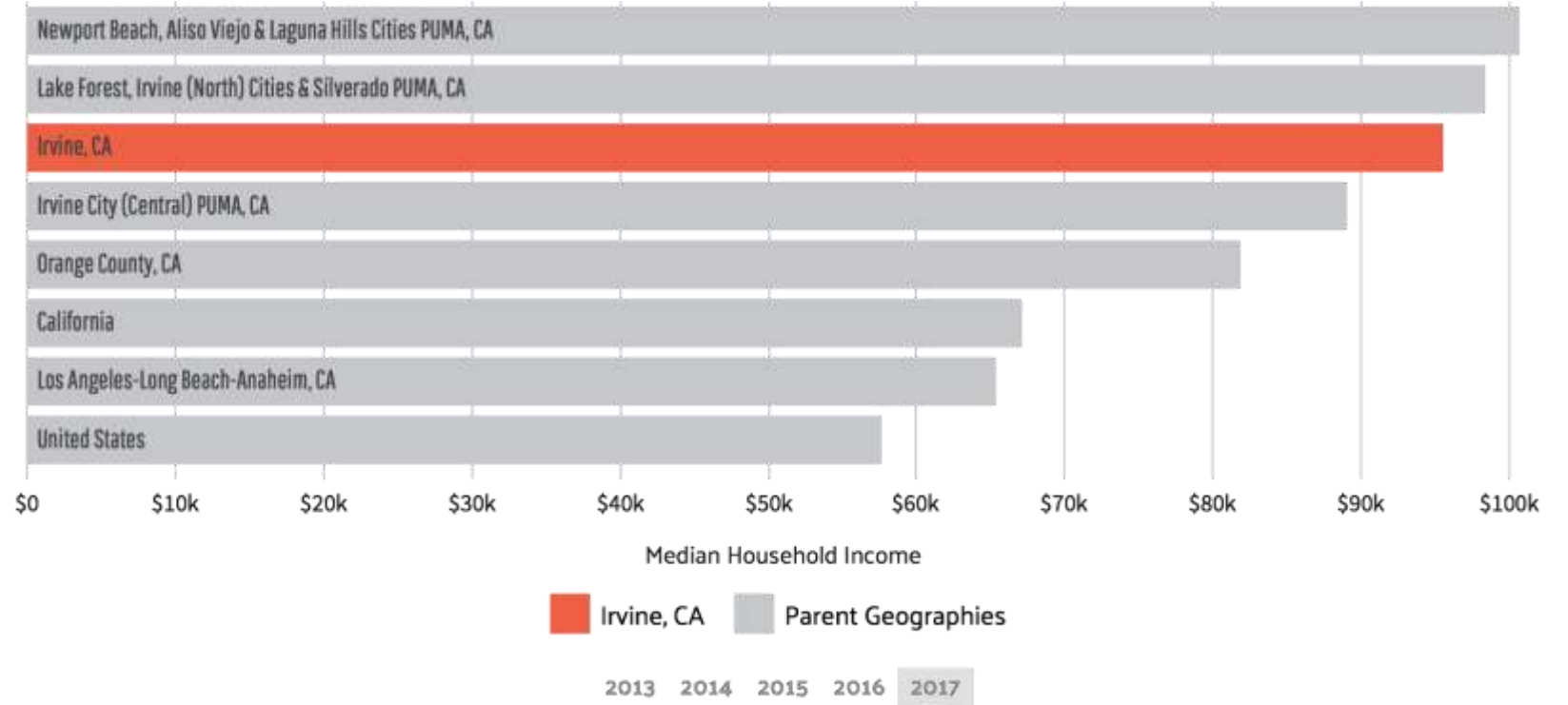
2017 VALUE
± \$3,204

1.87%

1 YEAR GROWTH
± 4.63%

Households in Irvine, CA have a median annual income of \$95,573, which is more than the median annual income of \$61,937 across the entire United States. This is in comparison to a median income of \$93,823 in 2016, which represents a 1.87% annual growth.

Look at the chart to see how the median household income in Irvine, CA compares to that of its neighboring and parent geographies.



City Of IRVINE [OCCUPATIONS]



Employment by Occupations

124k

2017 VALUE
± 3,109

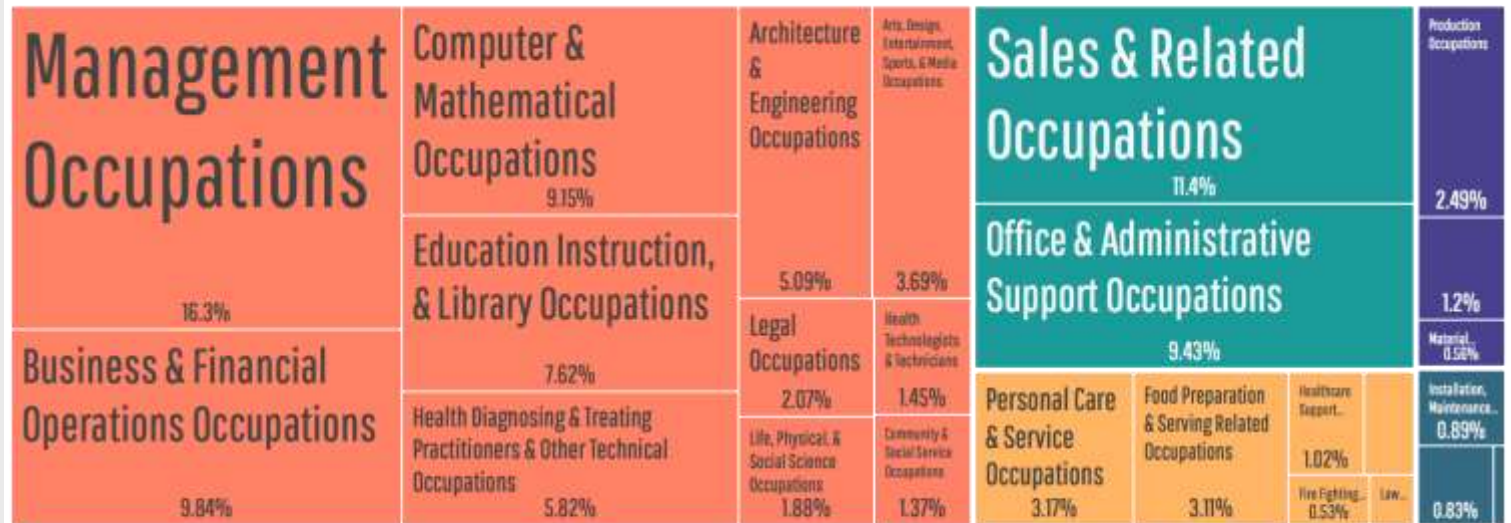
3.58%

1 YEAR GROWTH
± 3.42%

From 2016 to 2017, employment in Irvine, CA grew at a rate of 3.58%, from 120k employees to 124k employees.

The most common job groups, by number of people living in Irvine, CA, are Management Occupations (20,303 people), Sales & Related Occupations (14,137 people), and Business & Financial Operations Occupations (12,237 people). This chart illustrates the share breakdown of the primary jobs held by residents of Irvine, CA.

Total: 124k



2013 2014 2015 2016 2017

City Of IRVINE 【INDUSTRIES】



Employment by Industries

124k

2017 VALUE
± 3,109

3.58%

1 YEAR GROWTH
± 3.42%

From 2016 to 2017, employment in Irvine, CA grew at a rate of 3.58%, from 120k employees to 124k employees.

The most common employment sectors for those who live in Irvine, CA, are Professional, Scientific, & Technical Services (20,215 people), Manufacturing (16,428 people), and Educational Services (14,635 people). This chart shows the share breakdown of the primary industries for residents of Irvine, CA, though some of these residents may live in Irvine, CA and work somewhere else. Census data is tagged to a residential address, not a work address.

Total: 124k



2013 2014 2015 2016 2017



DIVERSITY

Irvine, CA is home to a population of 257k people, from which 81.7% are citizens. As of 2017, 39.6% of Irvine, CA residents were born outside of the country (102k people).

The ethnic composition of the population of Irvine,

CA is composed of 107k White Alone residents (41.7%), 107k Asian Alone residents (41.6%), 25k Hispanic or Latino residents (9.74%), 11.7k Two or More Races residents (4.57%), 4.71k Black or African American Alone residents (1.84%), 632 Some Other

Race Alone residents (0.246%), 463 Native Hawaiian & Other Pacific Islander Alone residents (0.18%), and 221 American Indian & Alaska Native Alone residents (0.086%).



City Of IRVINE 【HERITAGE】



Foreign-Born Population

39.6%

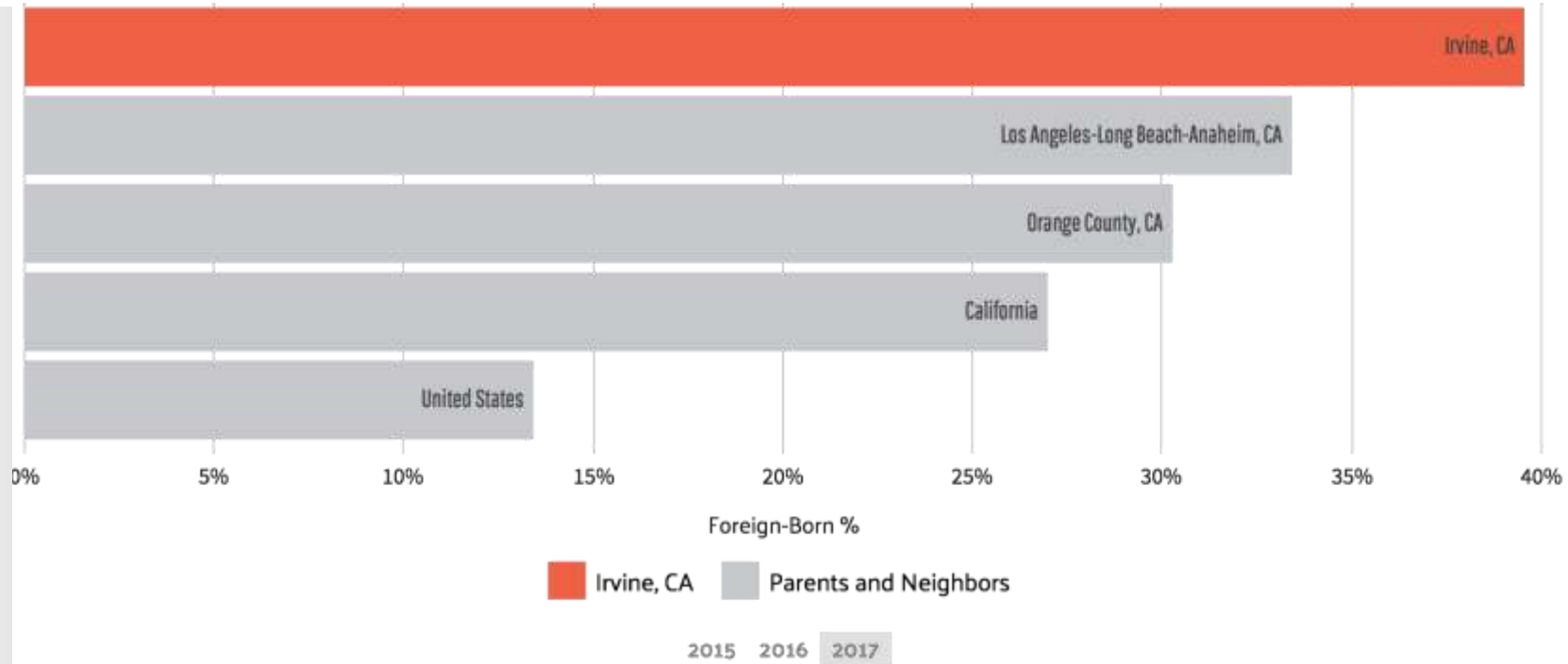
2017 FOREIGN-BORN POPULATION
102k people

39%

2016 FOREIGN-BORN POPULATION
96.3k people

As of 2017, 39.6% of Irvine, CA residents (102k people) were born outside of the United States, which is higher than the national average of 13.7%. In 2016, the percentage of foreign-born citizens in Irvine, CA was 39%, meaning that the rate has been increasing.

The following chart shows the percentage of foreign-born residents in Irvine, CA compared to that of its neighboring and parent geographies.



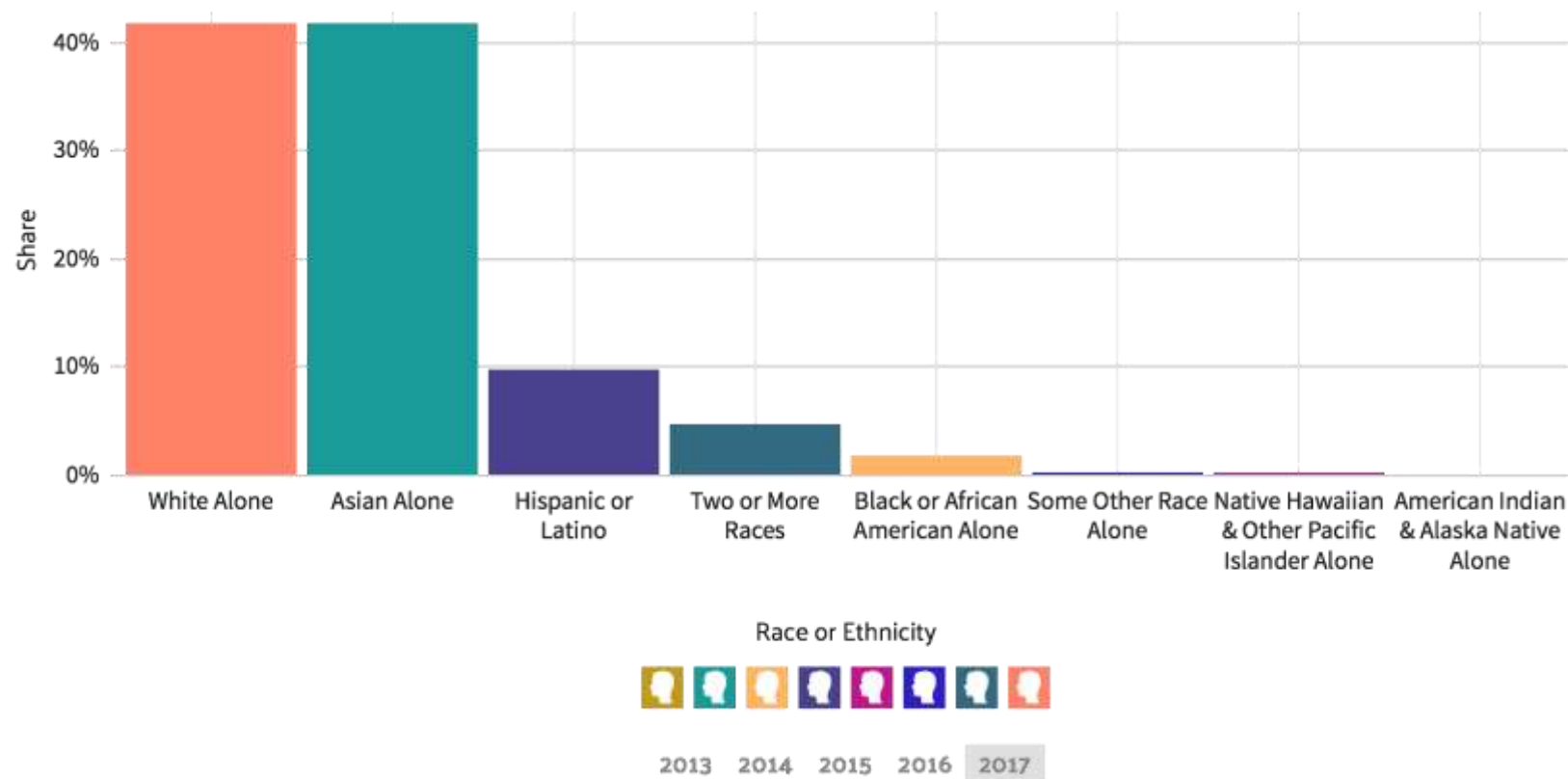
Race and Ethnicity

MOST COMMON

1. White Alone
107k ± 2.54k
2. Asian Alone
107k ± 2.74k
3. Hispanic or Latino
25k ± 1.86k

In 2017, there were 1 times more White Alone residents (107k people) in Irvine, CA than any other race or ethnicity. There were 107k Asian Alone and 25k Hispanic or Latino residents, the second and third most common racial or ethnic groups.

The following bar chart shows the 8 races and ethnicities represented in Irvine, CA as a share of the total population.



HOUSING & LIVING



The median property value in Irvine, CA was \$753,400 in 2017, which is 3.28 times larger than the national average of \$229,700. Between 2016 and 2017 the median property value increased from \$718,800 to \$753,400, a 4.81% increase. The

homeownership rate in Irvine, CA is 48.2%, which is lower than the national average of 63.9%. People in Irvine, CA have an average commute time of 23.3 minutes, and they commute by Drove Alone. Car

ownership in Irvine, CA is approximately the same as the national average, with an average of 2 cars per household.

City Of IRVINE 【HOUSING】

Property Value

\$753,400

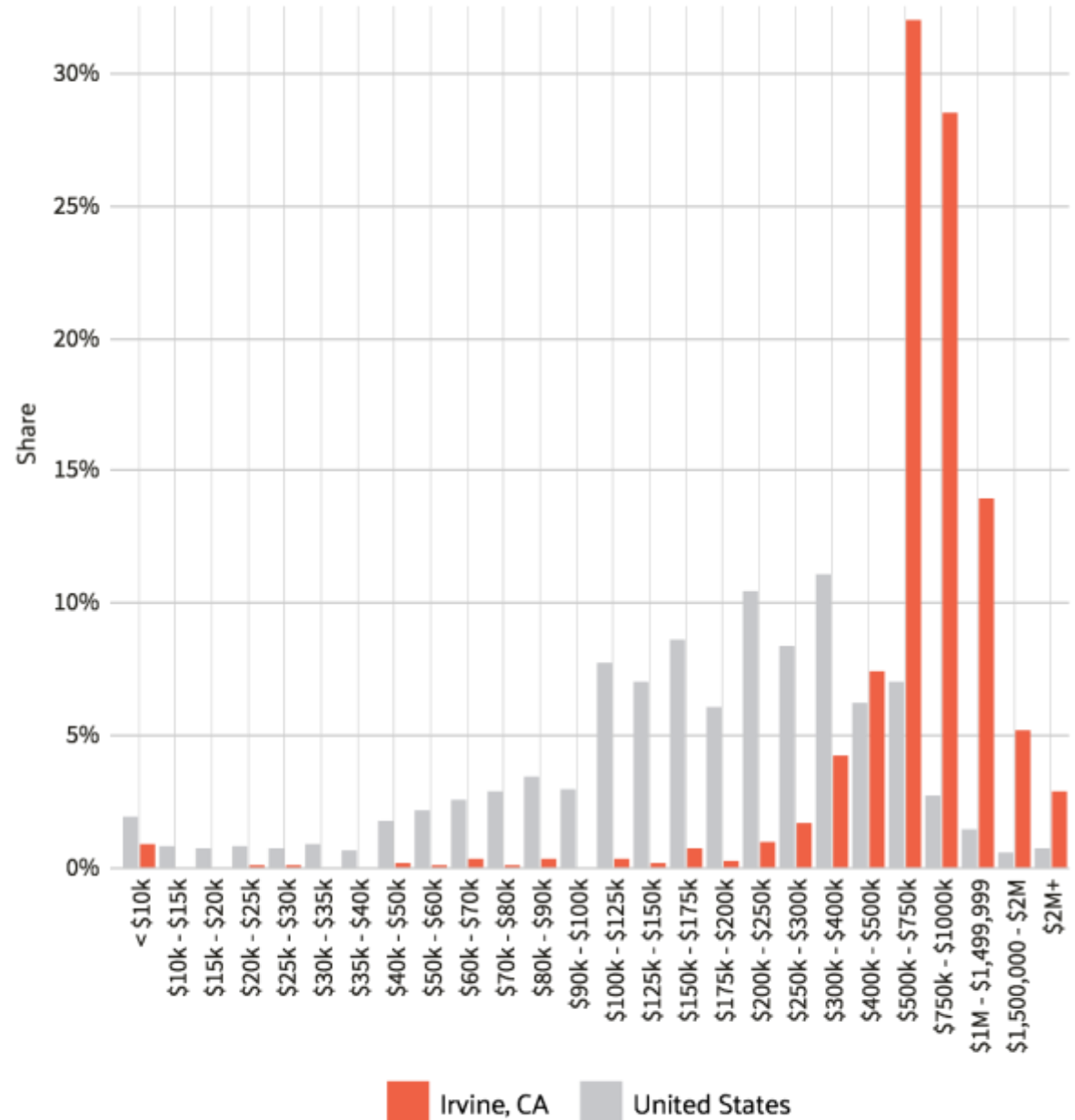
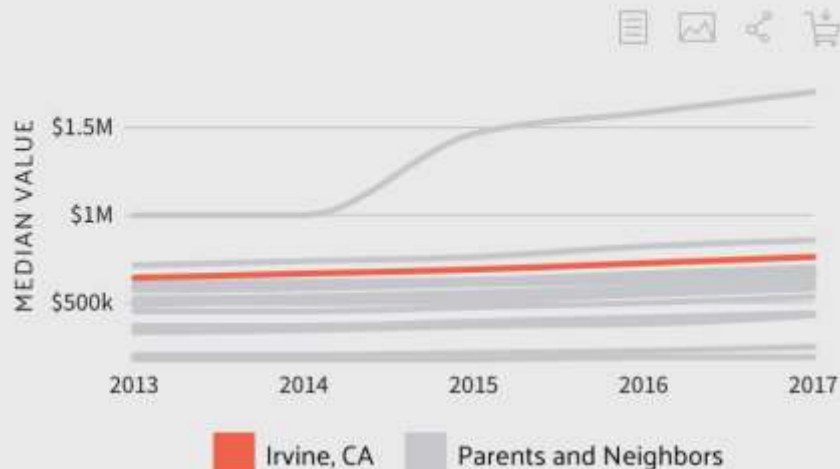
2017 MEDIAN
± \$15,758

\$718,800

2016 MEDIAN
± \$13,092

In 2017, the median property value in Irvine, CA grew to \$753,400 from the previous year's value of \$718,800.

The following charts display, first, the property values in Irvine, CA compared to its parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Irvine, CA the largest share of households have a property value in the \$500k - \$750k range.

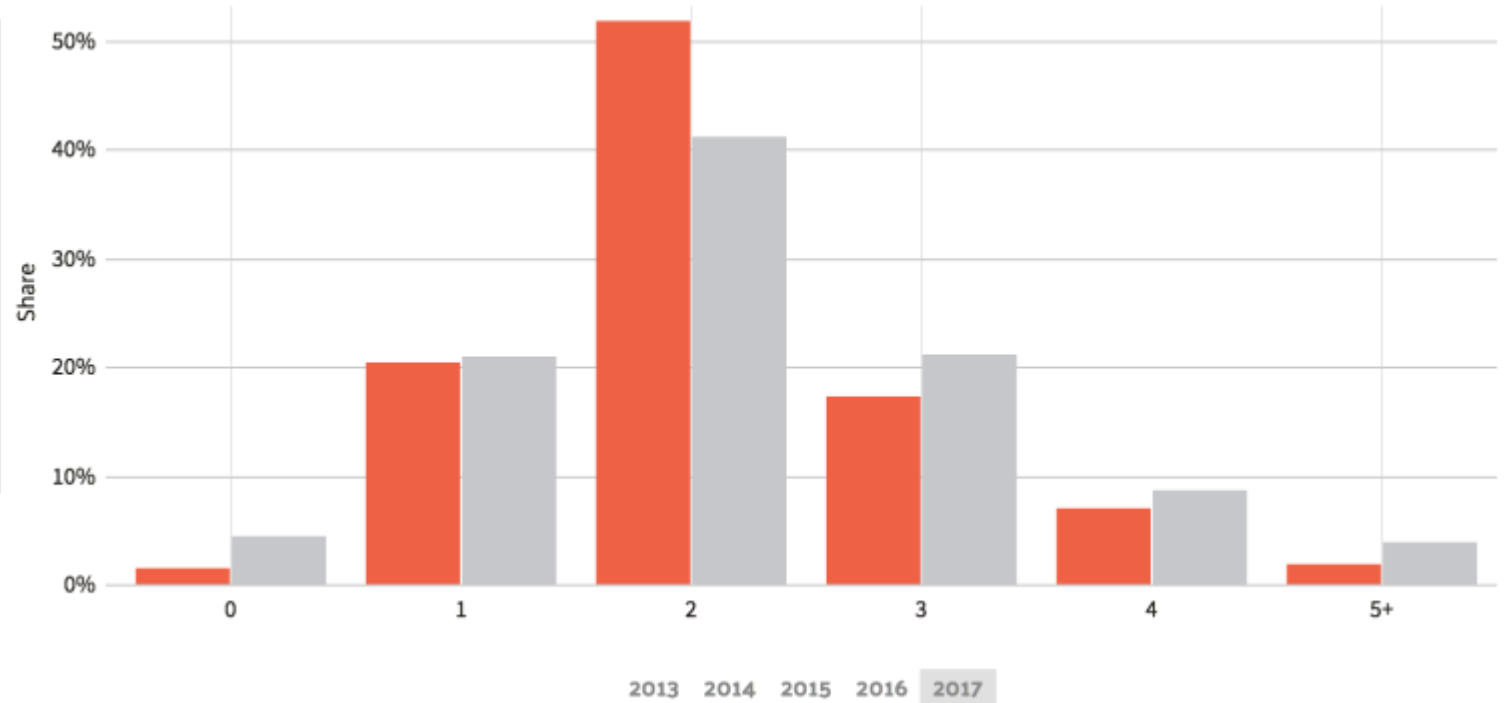


Car Ownership

2 cars

AVERAGE NUMBER

The following chart displays the households in Irvine, CA distributed between a series of car ownership buckets compared to the national averages for each bucket. The largest share of households in Irvine, CA have 2 cars, followed by 1 car.



 PHOTO





McSen

- McSen Realty Corp.
 - 949-899-9000
 - 400 Spectrum Ctr.Dr.#1550 Irvine,
CA 92618
- www.mcsenrealty.com