FOR SALE

8 VANDERBILT

IRVINE • CALIFORNIA

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NEWPORT BEACH

McARDELL
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THE OFFERING - 8 VANDERBILT, IRVINE CA

Position your business for success with 8 Vanderbilt—an exceptional opportunity to own a high-image flex/lab/office/industrial building in the heart of the Irvine Spectrum, one of Orange County's most dynamic and sought-after business hubs.

This ±20,100-square-foot, two-story property features a versatile layout, including ±14,300 square feet of high-image office space with an expansive window line and a functional warehouse component with 22' clear height. The 52 surface parking spaces further enhance accessibility for employees and clients. Its unique mix of office and industrial capabilities makes it ideal for a variety of industries, including life sciences, technology, advanced manufacturing, logistics, and creative office users.

Life sciences & med tech firms will benefit from 8 Vanderbilt's professional environment and accessibility. The layout accommodates biotech startups, medical device manufacturers, and lab testing facilities, particularly those needing a balance of office, research, and controlled storage.

Technology and R&D companies needing office, engineering, and light assembly space will find this property especially well-suited. The functional office design, paired with smart warehouse layout, supports businesses engaged in electronics manufacturing, aerospace engineering, and software development, offering both collaborative workspace and secure production or storage areas.

Additionally, e-commerce fulfillment and logistics companies can leverage the property's proximity to the 5, 405, 133, and 241 freeways. Businesses specializing in last-mile distribution, specialty packaging, and product assembly will appreciate the two ground-level doors, 22' clear warehouse height, and 800-1200 Amps of power (buyer to verify), which support scalable operations.

Located in the Irvine Spectrum, OC's most dynamic business hub, there is a wealth of dining, retail, and service options within a 5 minute drive. Its prime location, adaptable layout, and modern infrastructure make it a rare and valuable asset in Irvine's competitive market. Whether for immediate occupancy or as an investment with a potential sale-leaseback structure, 8 Vanderbilt is an outstanding choice for forward-thinking companies seeking an innovative and functional workspace.

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OFFERING SUMMARY

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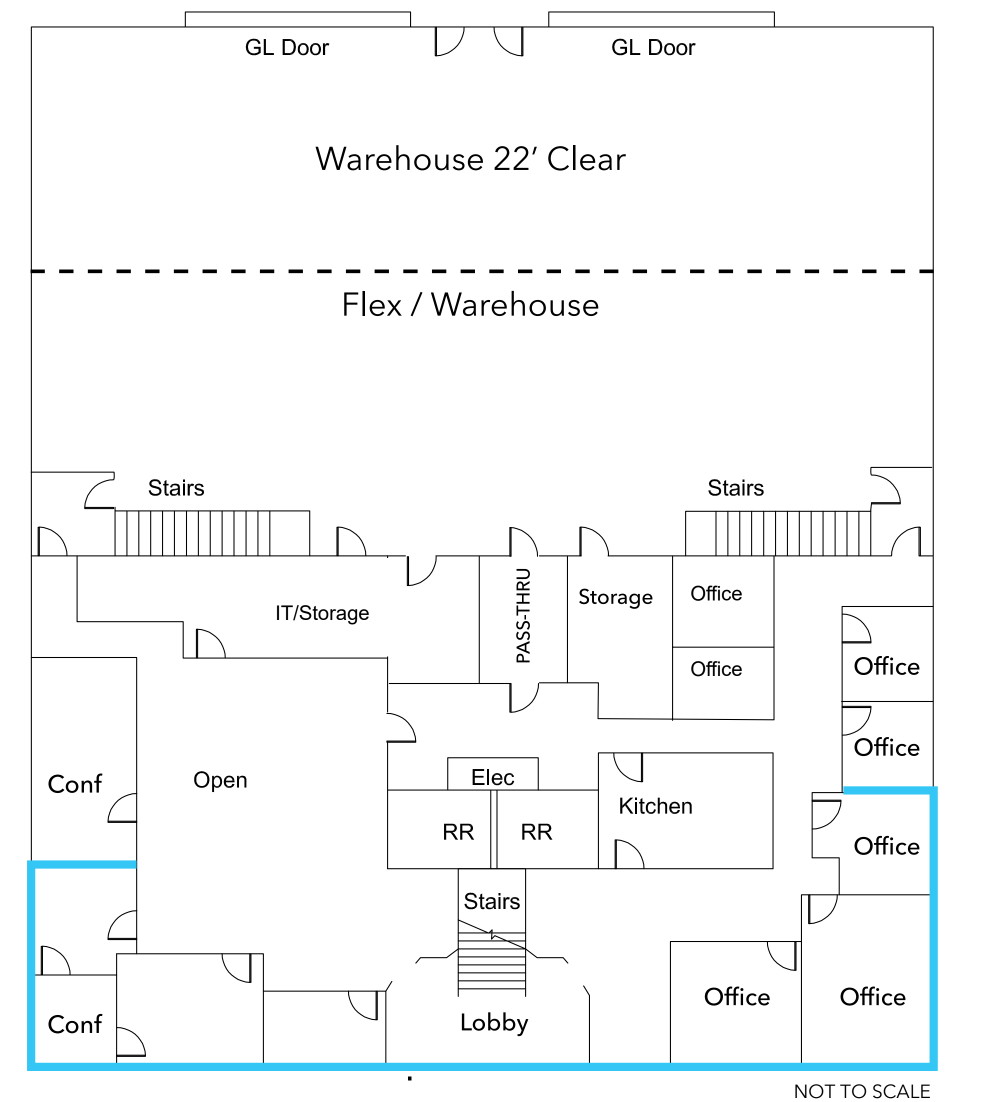
THE OFFERING - 8 VANDERBILT, IRVINE CA

Price	$7,336,500.00 - $365 PSF
Building Size	±20,100 SF
Office / Whse SF	±14,000 / ±6,100 SF
Lot Size	±37,637 SF (0.86 AC)
Parcel # (APN)	591-023-11
Power	1200 AMPS
Parking	52 surface spots
Year Built	1986
Building Occupancy	Owner occupied / Sale-leaseback
Type of Ownership	Fee Simple
Cross Streets	Vanderbilt / Morgan / Bendix
Construction Type	Reinforced Concrete
Number of Floors	Two
Roof Type	BUR
Loading	2 Ground Level Doors

**Broker makes no statement as to the accuracy of above. All information to be independently verified.*

FLOOR PLAN - 8 VANDERBILT, IRVINE CA

FIRST FLOOR



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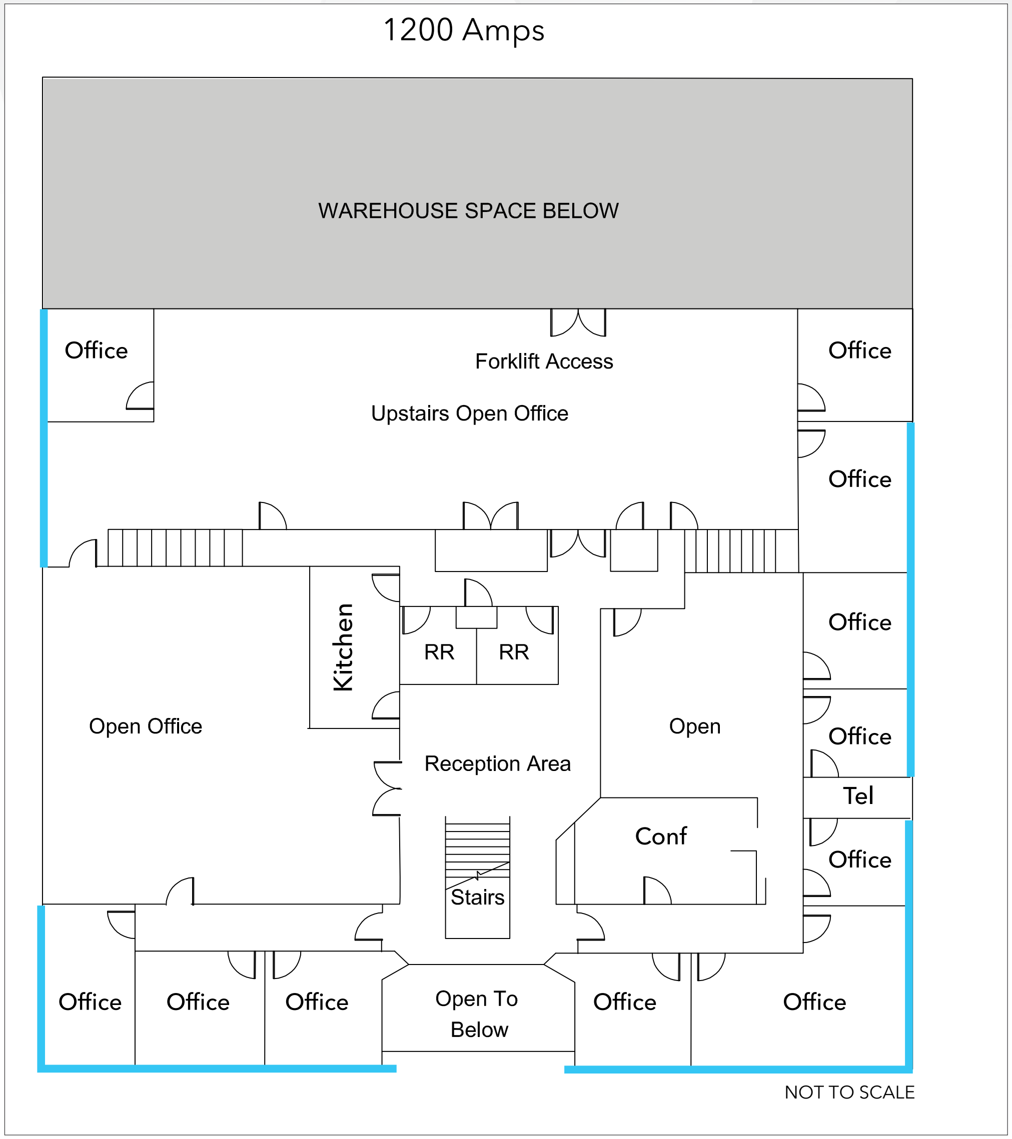
SECOND FLOOR



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LOAN COMPARISON - 8 VANDERBILT, IRVINE CA

CONVENTIONAL VS SBA LOAN

SBA 504

Purchase Price		$7,939,500
Improvements		$0
Other		$0
Total Project Costs		**$7,939,500**

504 Loan

Bank Loan	50%	$3,969,750
SBA 504 Loan *	40%	$3,246,780
Cash Injection	10%	$793,950
Total Financing		**$7,216,530**

**Includes financed SBA fee of $68,280 and $2,700 legal fee.*

Monthly Costs 504

	Amort.	Rate	Payment
1st Mortgage	25 yrs.	5.99%	$25,553
2nd Mortgage (SBA)	25 yrs.	6.25%	$21,418
Rental Income			
Property Tax & Insurance		1.25%	$8,270
Total Monthly Payment		**6.12%**	$55,241

Collateral Requirements 504

- 1st Mortgage on subject property
- 2nd Mortgage on subject property

Fees & Out of Pocket Expenses 504*

SBA Guaranteed Loan Amount	100.00%	$3,175,800
SBA Fee 504 Loan (Financed)	2.15%	$70,980
Bank Fee 1st Loan (Out of Pocket)	0.50%	$19,849
		$0
Cash Down Payment	10.00%	$793,950
Total Out of Pocket Expenses		$813,799

Principal & Interest 504**

Principal Payments	$7,216,530
Interest Payments	$0
Total Out of Pocket Expenses	$7,216,530

**All fees are estimated and will vary by lender/vendor. SBA 504 fees are financed into the loan, est. at 2.15% plus a $2,000 to $2,500 legal fee. Appraisal and Environmental reports may be financed, but if shown here are assumed as out of pocket expenses.*
***Assumes fully amortized loans paid at full term.*

CONVENTIONAL LOAN

Purchase Price		$7,939,500
Improvements		$0
Other		$0
Total Project Costs		**$7,939,500**

Conventional

Bank Loan	75%	$5,954,625
Cash Injection	25%	$1,984,875
Total Financing		**$5,954,625**

Monthly Costs

	Amort.	Rate	Payment
Conventional Mortgage	25 yrs.	6.15%	$38,914
Rental Income			
Property Tax & Insurance		1.25%	$8,270
Total Monthly Payment		**6.15%**	$47,184

Collateral Requirements

- 1st Mortgage on subject property
- Additional Collateral may be required (varies by lender).

Fees & Out of Pocket Expenses*

Total Mortgage	75.00%	$5,954,625
Loan Fee (Out of Pocket)	1.00%	$59,546
		$0
Cash Down Payment	25.00%	$1,984,875
Total Out of Pocket Expenses		$2,044,421

Principal & Interest Conventional**

Principal Payments	$5,954,625
Interest Payments	$0
Total Out of Pocket Expenses	$5,954,625

**All fees are estimated and will vary by lender/vendor.*
***Assumes fully amortized loan paid at full term.*

$1,230,622.50 Total Cash Savings with SBA 504

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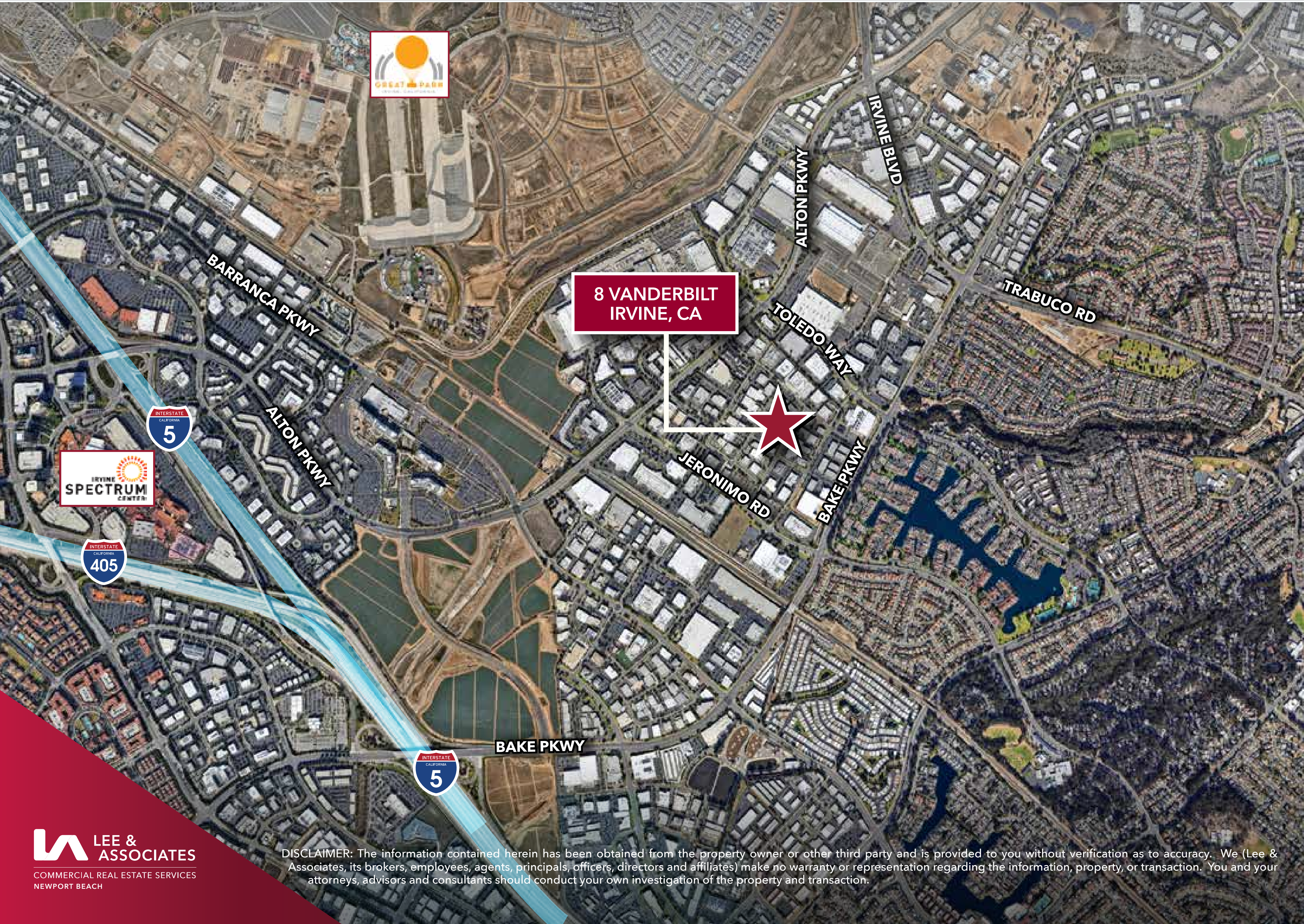
PROPERTY AERIAL - 8 VANDERBILT, IRVINE CA



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GARY MCARDELL, CCIM, SIOR
949.724.4745
gmcardell@lee-associates.com
DRE #: 01343033

MATT LAWER
949.724.4722
mlawer@lee-associates.com
DRE #: 02100879

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