



16530

Bake Parkway, Irvine Spectrum

ORANGE COUNTY, CA

**Voit**

REAL ESTATE SERVICES



## DISCLAIMER

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Voit Real Estate Services ("Voit") has been retained as exclusive advisor and broker to Mistretta Family Properties LLC ("Seller") regarding the sale of 16530 Bake Parkway, Irvine, CA ("the Property"). This memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Seller or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Seller and Voit. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Seller nor Voit, nor any of their respective directors, officers, affiliates or representatives make any representation of warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Seller shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without prior written authorization of the Seller or Voit. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Seller or Voit. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.



# 16530

Bake Parkway

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EXECUTIVE  
SUMMARY

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ABOUT THE  
PROPERTY

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LOCATION  
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TENANT  
OVERVIEW



# 16530

Bake Parkway

one

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EXECUTIVE  
SUMMARY



## THE OFFERING

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We are pleased to announce a new investment opportunity to purchase a  $\pm 19,998$  square foot, 2-story, class "A" office building, corporate headquarters property in the highly desirable Bacchus Office Park. Situated near the intersection of Irvine Center Drive and Bake Parkway less than a mile from Orange County's major freeways and transportation networks, the Irvine Spectrum attracts major national and international brands capitalizing on the opportunity to locate in one of Southern California's premier headquarter locations.

- ▶ Purchase Price: \$10,498,950
- ▶ Address: 16530 Bake Parkway, Irvine CA 92618
- ▶ APN#: 588-212-43
- ▶ Building Rentable SF:  $\pm 19,998$
- ▶ Approximate Land Area:  $\pm 10,454$  SF
- ▶ Year Built & Renovated: 2006 & 2021
- ▶ Current Occupancy: 33.3% - Suite 101 & 200 totaling 13,330 available for Owner-User
- ▶ Fee Simple Ownership with No Mello Roos
- ▶ Zoning: 4.2 Community Commercial / Professional Office

**IDEAL OWNER-USER OPPORTUNITY FOR CORPORATE HEADQUARTERS**

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# 16530

Bake Parkway

two

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ABOUT THE  
PROPERTY



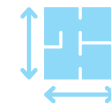
**PURCHASE PRICE**

\$10,498,950



**MARKET/SUBMARKET**

Irvine / Orange County  
Airport



**SQUARE FOOTAGE**

±19,998



**LOT SIZE**

±10,454 SF



**YEAR BUILT/YEAR  
RENOVATED**

2006/2021



**OCCUPANCY**

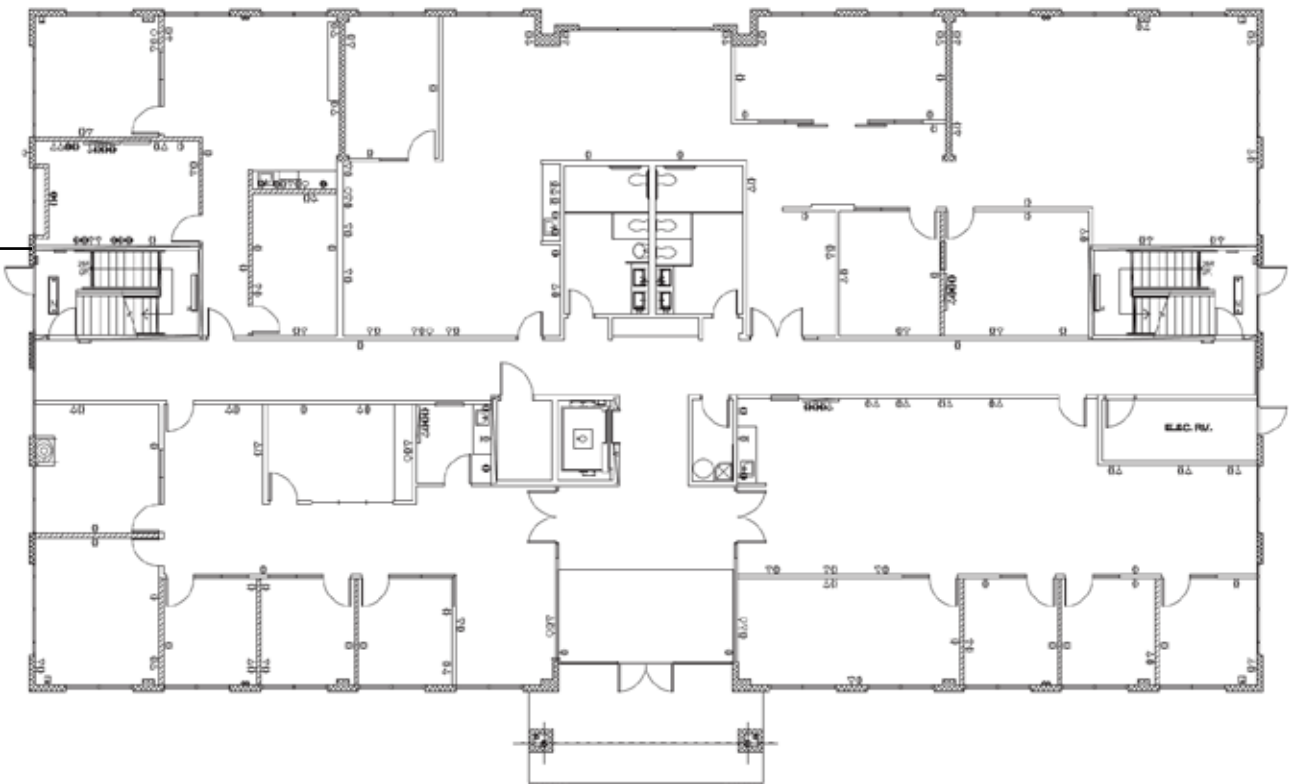
33.3%  
Suite 101 & 200 totaling  
13,330 available for  
Owner-User



# FLOOR PLAN 1

## FLOOR 1:

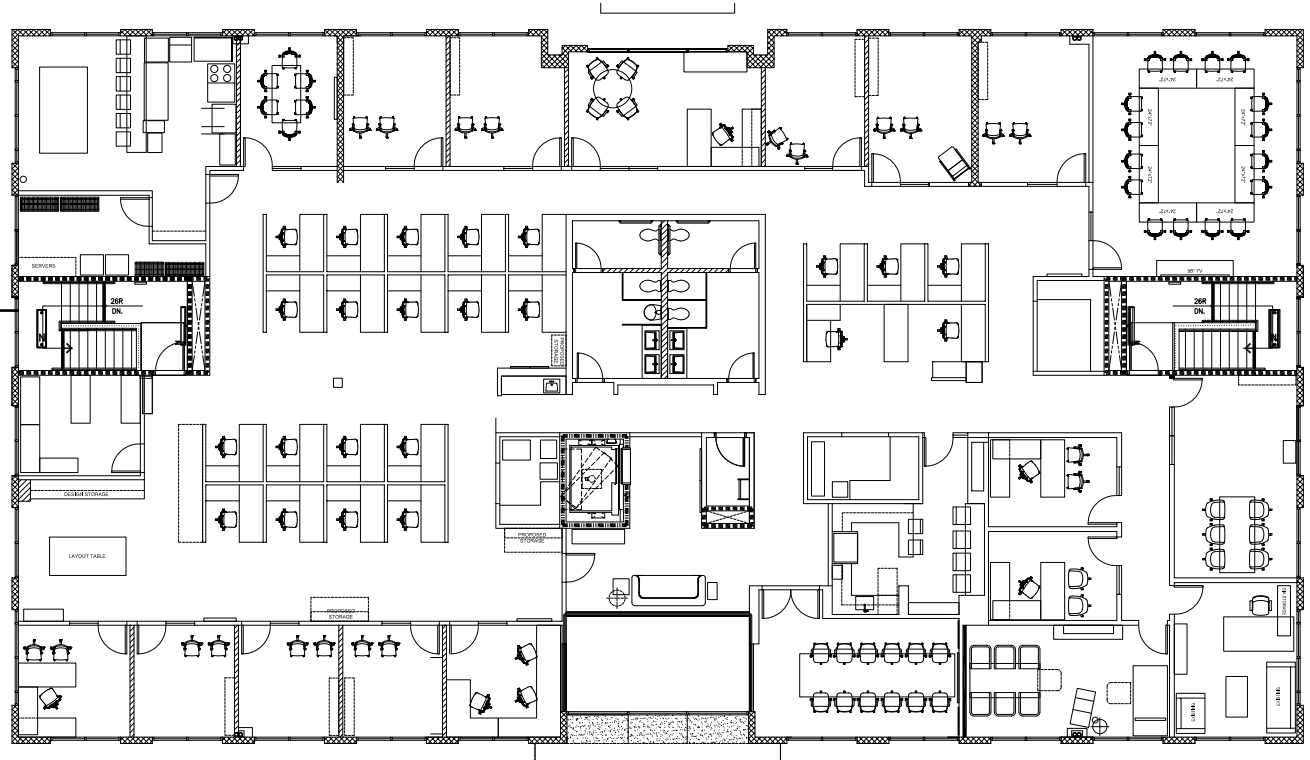
- 100 Kubota & Associates - 1.31.31 3,304 SF
- 101 Vacant - 7.31.26 1,930 SF
- 103 Roka - 4.30.27 3,363 SF



# FLOOR PLAN 2

## FLOOR 2 - 11,400 SF

200 Vacant - 12.31.26 11,400 SF



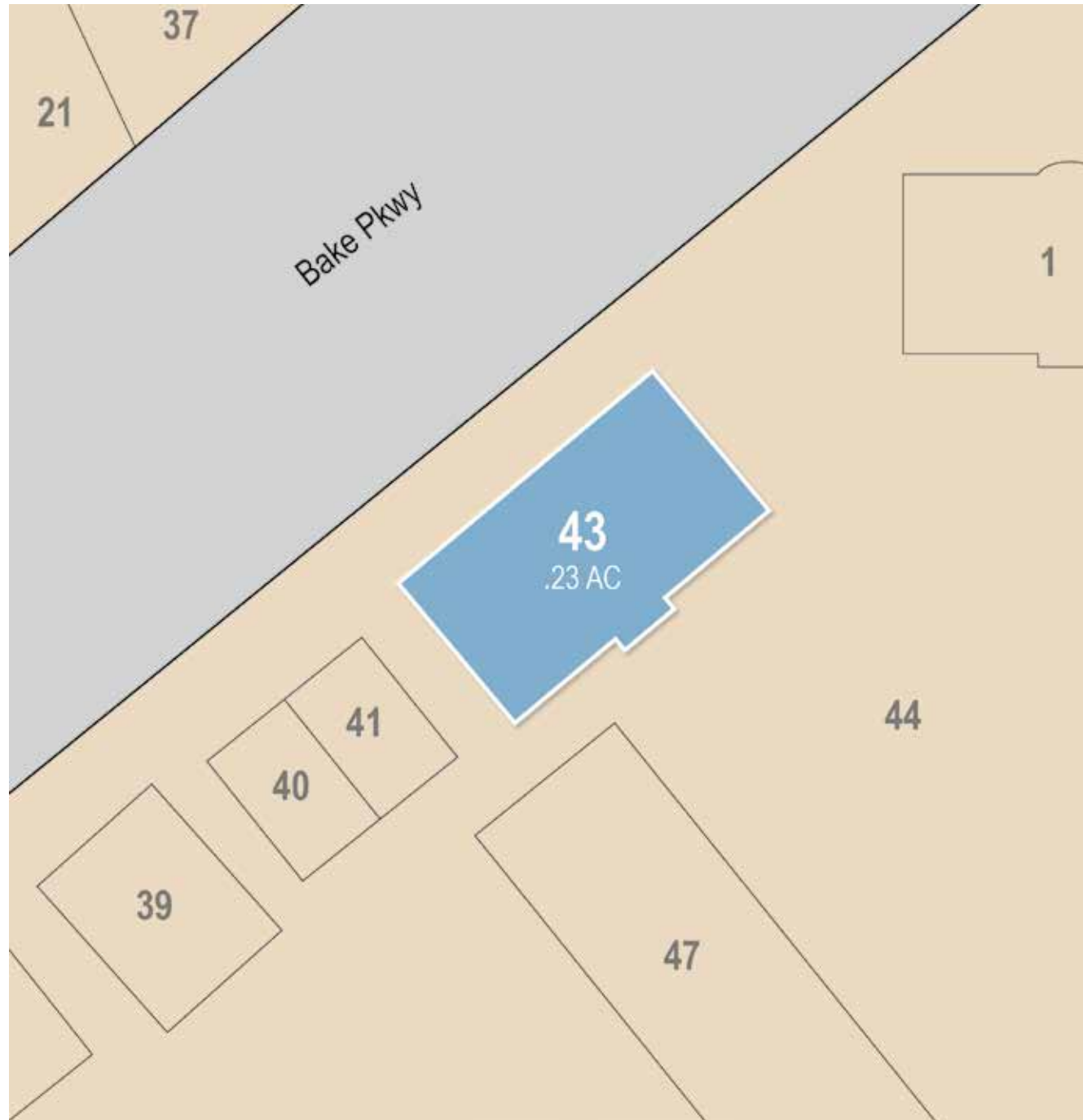
# ZONING & PARCEL MAP

588-212-43

# 16530

## Bake Parkway

- ▶ Current Zoning: 4.2 Community Commercial / Professional Office
- ▶ Plan Area: Irvine Spectrum 5





# 16530

Bake Parkway

three

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LOCATION  
OVERVIEW

# LOCAL AMENITIES

NEAR 16530 BAKE PARKWAY



# AREA DEMOGRAPHICS

5-MILE RADIUS FROM 16530 BAKE PARKWAY



**19,081**  
2025 BUSINESSES



**183,600**  
2025 EMPLOYEES



**37.7**  
2025 MEDIAN AGE



**352,262**  
2025 POPULATION



**\$166,588**  
2025 AVERAGE HOUSEHOLD  
INCOME



**22,238**  
2025 OWNER OCCUPIED  
HOUSING UNITS





# 16530

Bake Parkway

four

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TENANT  
OVERVIEW

# TENANTS



SUTIE: 100

- ▶ At Kubota & Craig, P.C., we believe that every injured individual deserves justice – regardless of background, income, or circumstance. Based in Irvine, California, our award-winning firm represents victims of negligence across Orange County and Southern California, combining strategic trial experience with an unwavering commitment to client advocacy. Founded by Yoshiaki C. Kubota and Cynthia A. Craig, two of Orange County’s top-rated personal injury attorneys, Kubota & Craig has built a reputation for relentless courtroom representation, millions in recovered settlements, and 5-star rated client service – all delivered with compassion, integrity, and results.
- ▶ A nationally recognized trial lawyer with 30+ years of experience, Mr. Kubota is known for his courtroom strength and meticulous case preparation. He has handled hundreds of jury trials, mediations and arbitrations with a commitment to delivering real outcomes for real people.
- ▶ With over 25 years of litigation success, Ms. Craig is known for her client-first approach and tenacious representation in complex injury cases. A past President of the Orange County Trial Lawyers Association, she has secured multi-million-dollar recoveries—including a \$14 million wrongful death verdict—and is highly respected in the legal community.

# TENANTS

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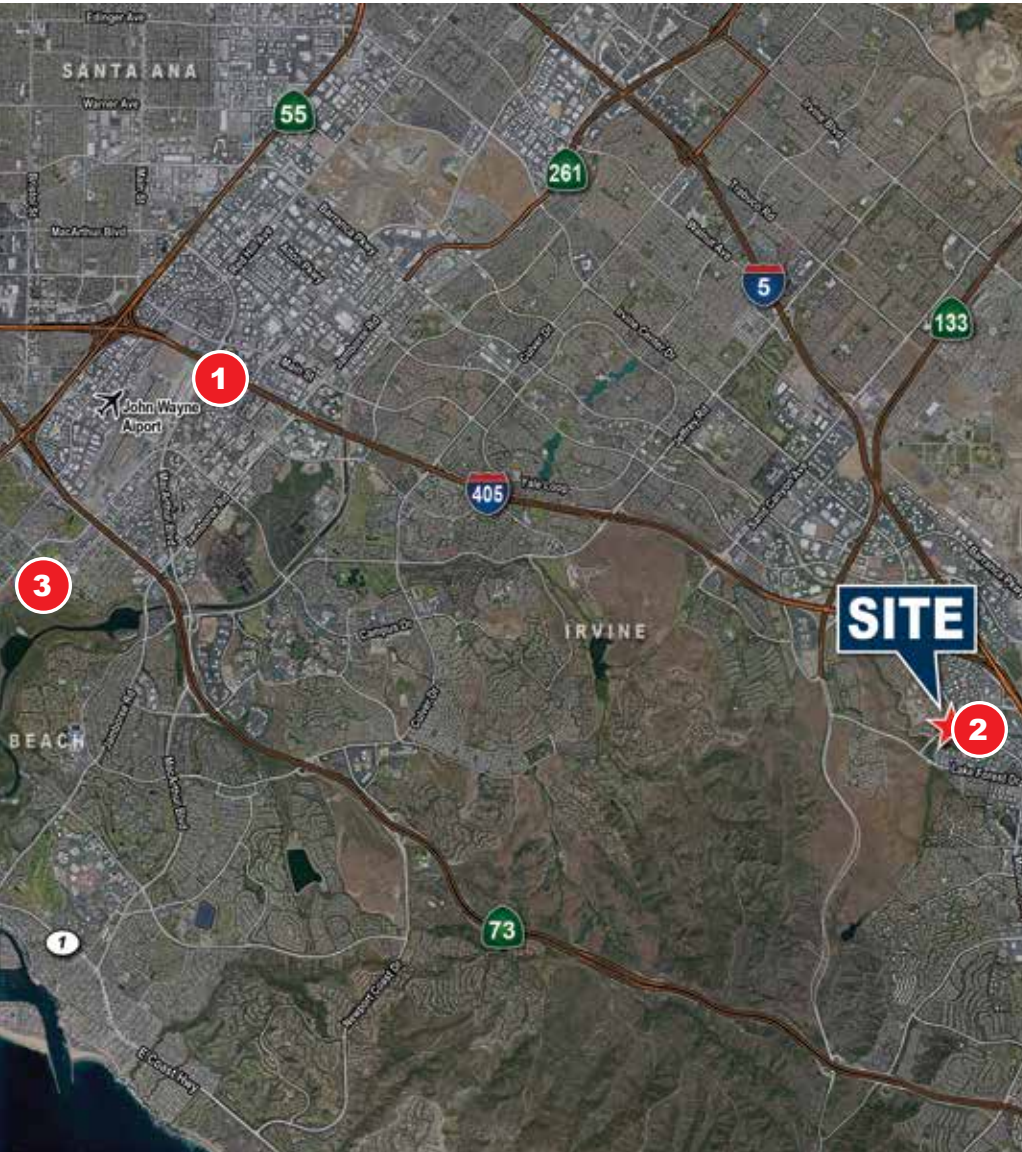
## RŌKA®

### SUTIE: 103

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- ▶ ROKA is an Austin-based performance brand founded to redefine the standard for athletic gear. Originally starting with high-performance wetsuits, the company has since revolutionized the eyewear industry by creating ultra-lightweight sunglasses and prescription glasses. Their frames are famous for the patented GEKO™ fit system, which uses a specialized elastomer that ensures the glasses won't slip off, even during intense sweating or movement. By combining advanced materials science with a stylish aesthetic, ROKA bridges the gap between technical sports equipment and everyday fashion. Today, their award-winning products are trusted by world-class athletes, from Olympic gold medalists to Tour de France stage winners.

# SALES COMPS



## 1 2112 BUSINESS CENTER DR. IRVINE, CA

Total SF: 16,044 SF  
Stories: 2  
Year Built: 1974  
**Sold Price: \$8,600,000 / \$536 SF**  
Date Sold: Dec. 2025



## 2 9160 IRVINE CENTER DRIVE, IRVINE, CA

Total SF: 4,960 SF  
Stories: 2  
Year Built: 2007  
**Sold Price: \$2,600,000 / \$525.25 PSF**  
Date Sold: Jan. 2025



## 3 2260 UNIVERSITY DRIVE, NEWPORT BEACH, CA

Total SF: 26,561 SF  
Stories: 2  
Year Built: 1983  
**Sold Price: \$22,000,000 / \$828.28 PSF**  
Date Sold: Dec. 2025





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ORANGE COUNTY, CA

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**Voit**

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