

FOR SALE

59 Peters Canyon, Irvine, CA 92626

±5,662-SF Premier Flex Building Immediately Off the 5 Freeway



TABLE OF CONTENTS

Property. This section opens with a brief property description followed by the property's compelling highlights, and an aerial showcasing its prominent location and a nearby amenities map. **Pages 3-6**

Images. Here you'll find attractive photographs of 59 Peters Canyon and a floor plan. **Pages 7-11**

Market. This section contains a loan illustration, potential depreciation scenario, and key sale comps demonstrating 59 Peters Canyon is priced attractively. **Pages 12-14**

Economos DeWolf, Inc.

4343 Von Karman Ave, Suite 100
Newport Beach, CA 92660
economosdewolf.com

Steve Economos

Founder
Direct 949-576-2750
Mobile 949-466-4882
steve@economosdewolf.com
License #01159994

Geoff DeWolf

Founder
Direct 949-576-2751
Mobile 949-500-6654
geoff@economosdewolf.com
License #01319312

Matt Economos

Associate
Direct 949-546-9550
Mobile 949-441-8618
matt@economosdewolf.com
License #02243077

David Economos

Associate
Direct 949-514-8405
Mobile 949-533-9411
david@economosdewolf.com
License #02251034

The information contained in this document is proprietary to Economos DeWolf, Inc. and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Economos DeWolf, Inc. and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

SUMMARY



Offering **59 Peters Canyon, Irvine, California 92606**

Two-story flex/office building built in 2005 with warehouse, reception area, multiple private offices with windows, conference room, open area with cubicles, restrooms, and a kitchenette/employee lounge. The structure is fully sprinklered and has a temperature-controlled warehouse.

Size **±5,662 square feet**

Sale Price **\$3,390,000 (±\$599 per square foot)**

Parking There are 15 surface stalls allocated to 59 Peters Canyon, but surface parking is free and not reserved within Peters Canyon Center.

Association Association dues are currently \$712 per month.

The association is responsible for landscaping, parking lot maintenance, and common area maintenance and insurance. The association recently replaced all the LED lights in the park.

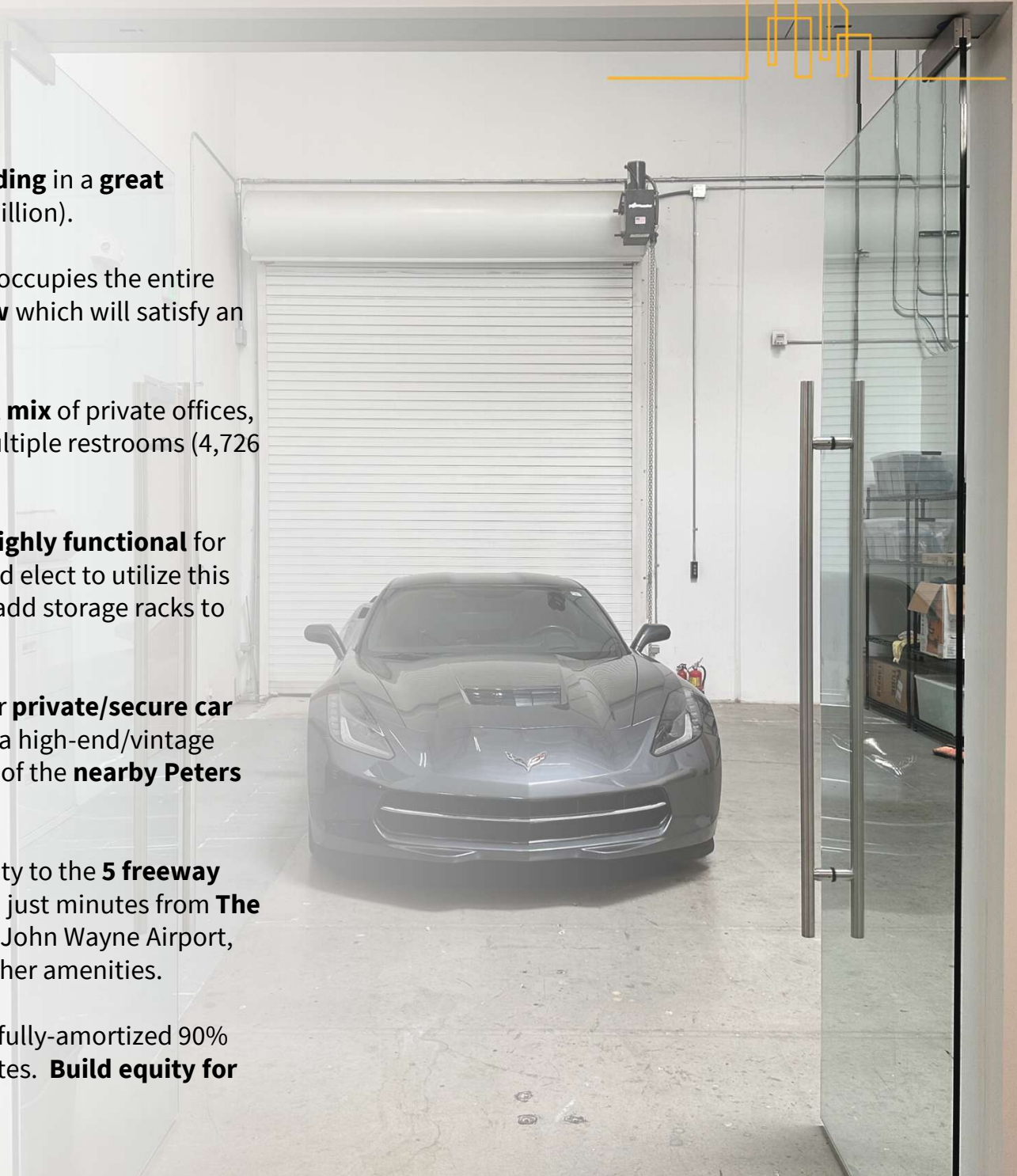
Condition Ownership recently installed a brand new TPO roof. There are three HVAC units that have been regularly maintained.



HIGHLIGHTS

What Makes 59 Peters Canyon Unique?

- A very unique opportunity: an **attractive building** in a **great location** at an **affordable price** (under \$3.4 million).
- Owner-user opportunity: the owner currently occupies the entire building and will **vacate upon close of escrow** which will satisfy an SBA loan (just 10% down).
- The layout of the building is a **very functional mix** of private offices, a conference room, a lobby, a kitchen, and multiple restrooms (4,726 SF), and a warehouse (936 SF).
- The warehouse is **fully air conditioned and highly functional** for **temperature-controlled** storage. A user could elect to utilize this area for additional cubicles, a “war room”, or add storage racks to take advantage of the **26’ clearance**.
- Alternatively, the warehouse could be used for **private/secure car storage**, wine cellar, cigar lounge, or perhaps a high-end/vintage bicycle storage/restoration to take advantage of the **nearby Peters Canyon bike trail**.
- This **dynamic location** is within close-proximity to the **5 freeway** and Jamboree Rd. The building is also located just minutes from **The Market Place Shopping Center**, The District, John Wayne Airport, and **numerous restaurants**, shopping, and other amenities.
- Lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates. **Build equity for yourself instead of a landlord.**



LOCATION

Surrounded by Major Freeways and an Abundance of Retail



AMENITIES

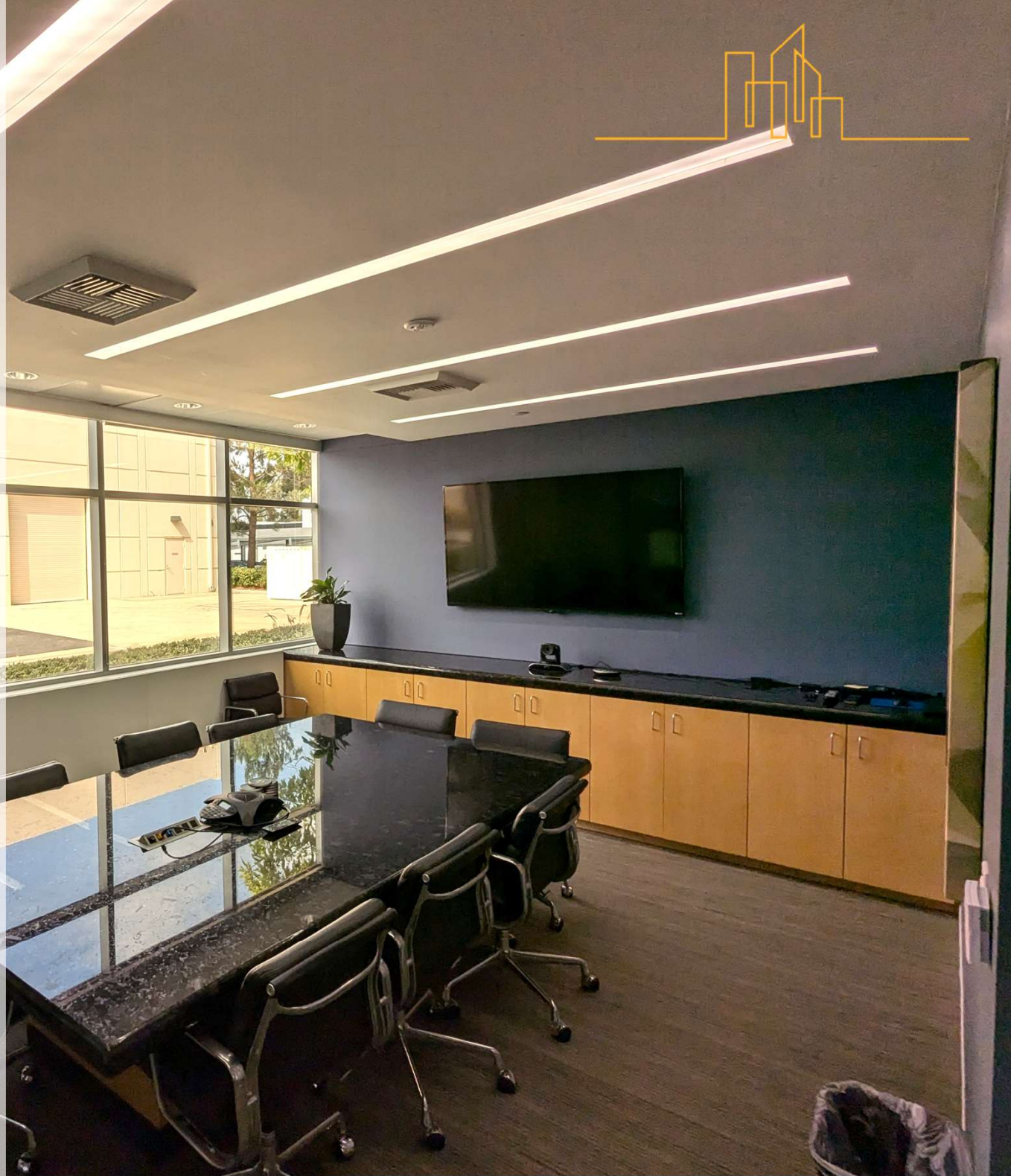
First Class Amenities in the Immediate Vicinity – Tustin Market Place



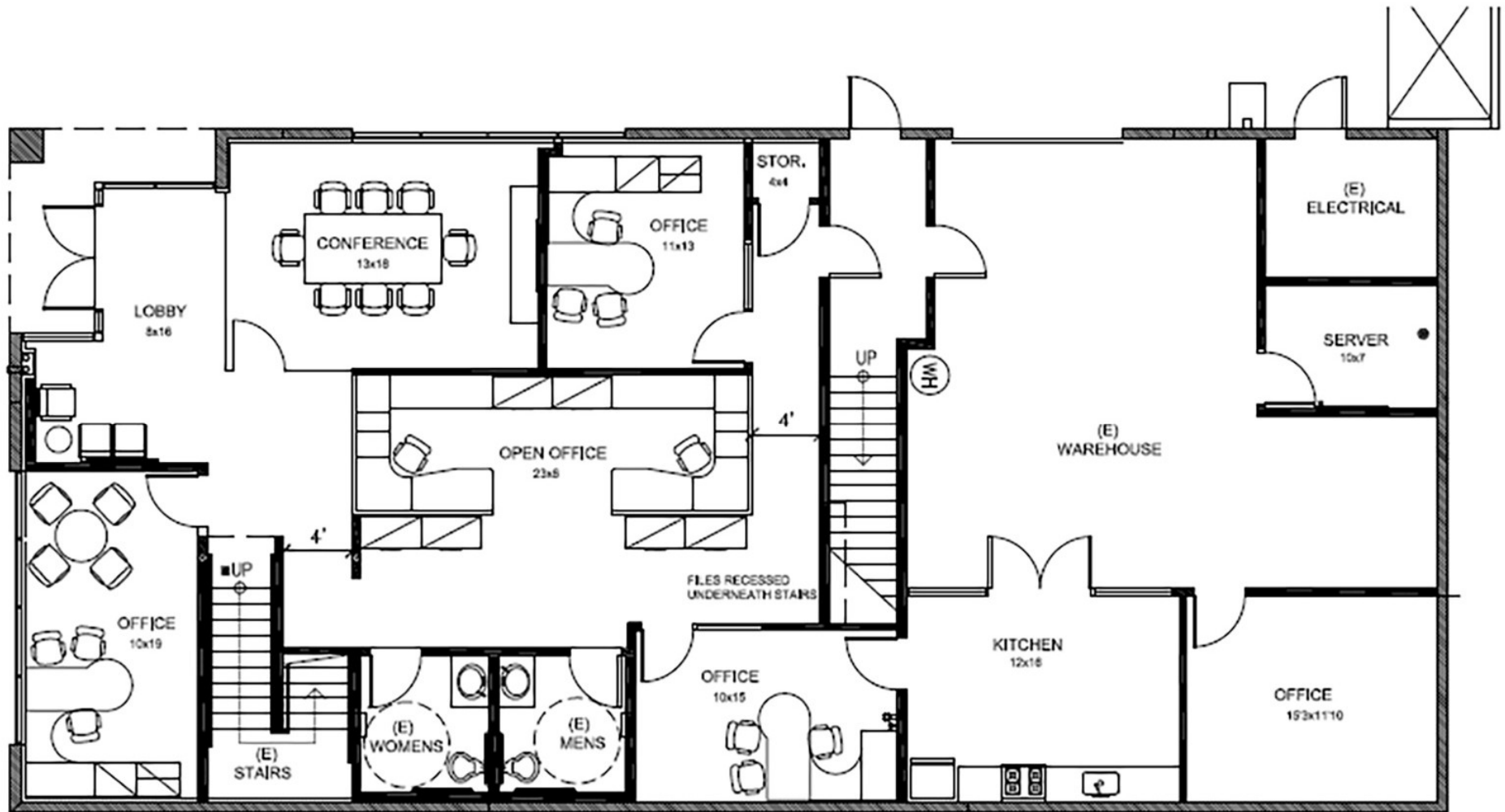
PHOTOGRAPHS





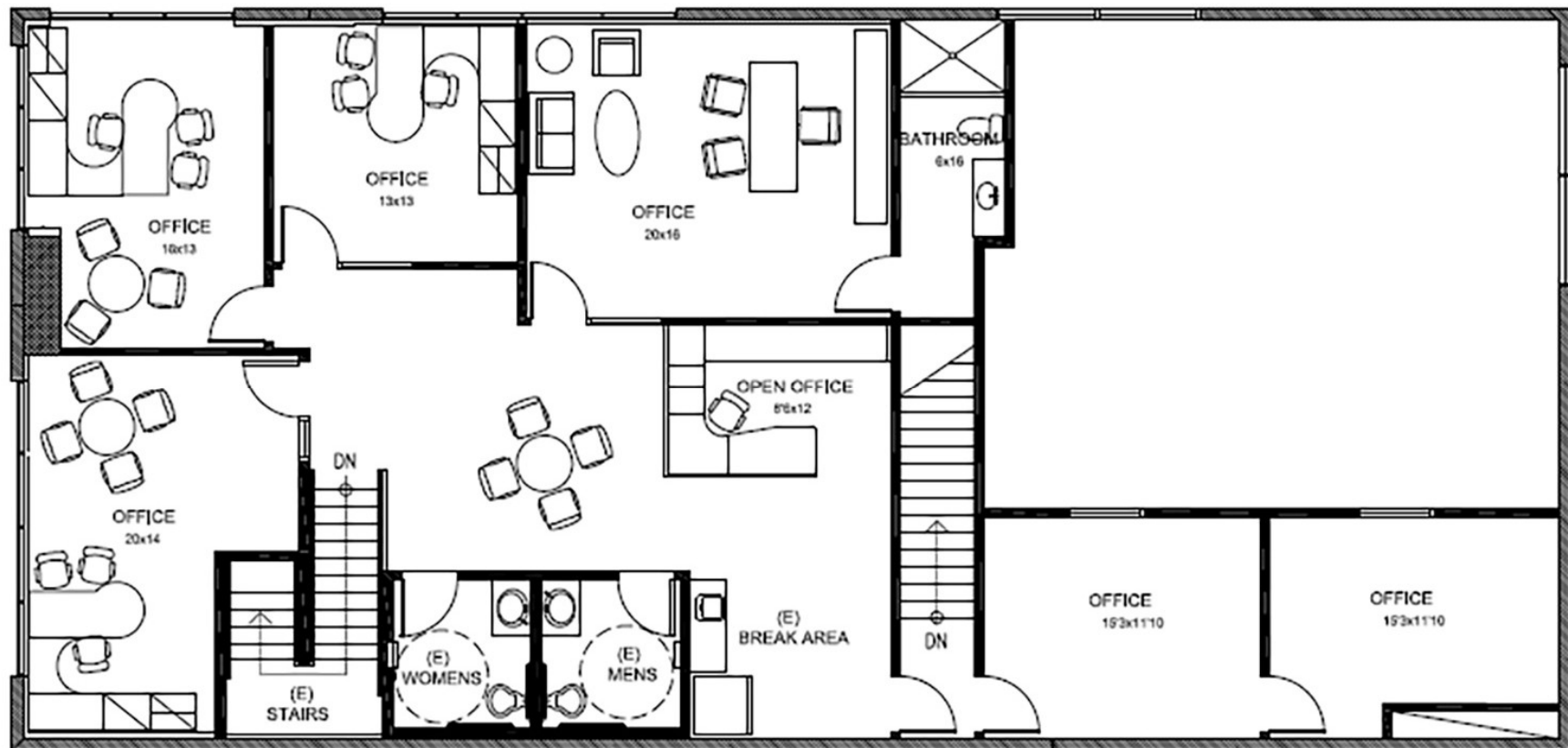


FLOOR PLAN



1ST FLOOR PLAN

FLOOR PLAN



2ND FLOOR PLAN

LOAN ILLUSTRATION



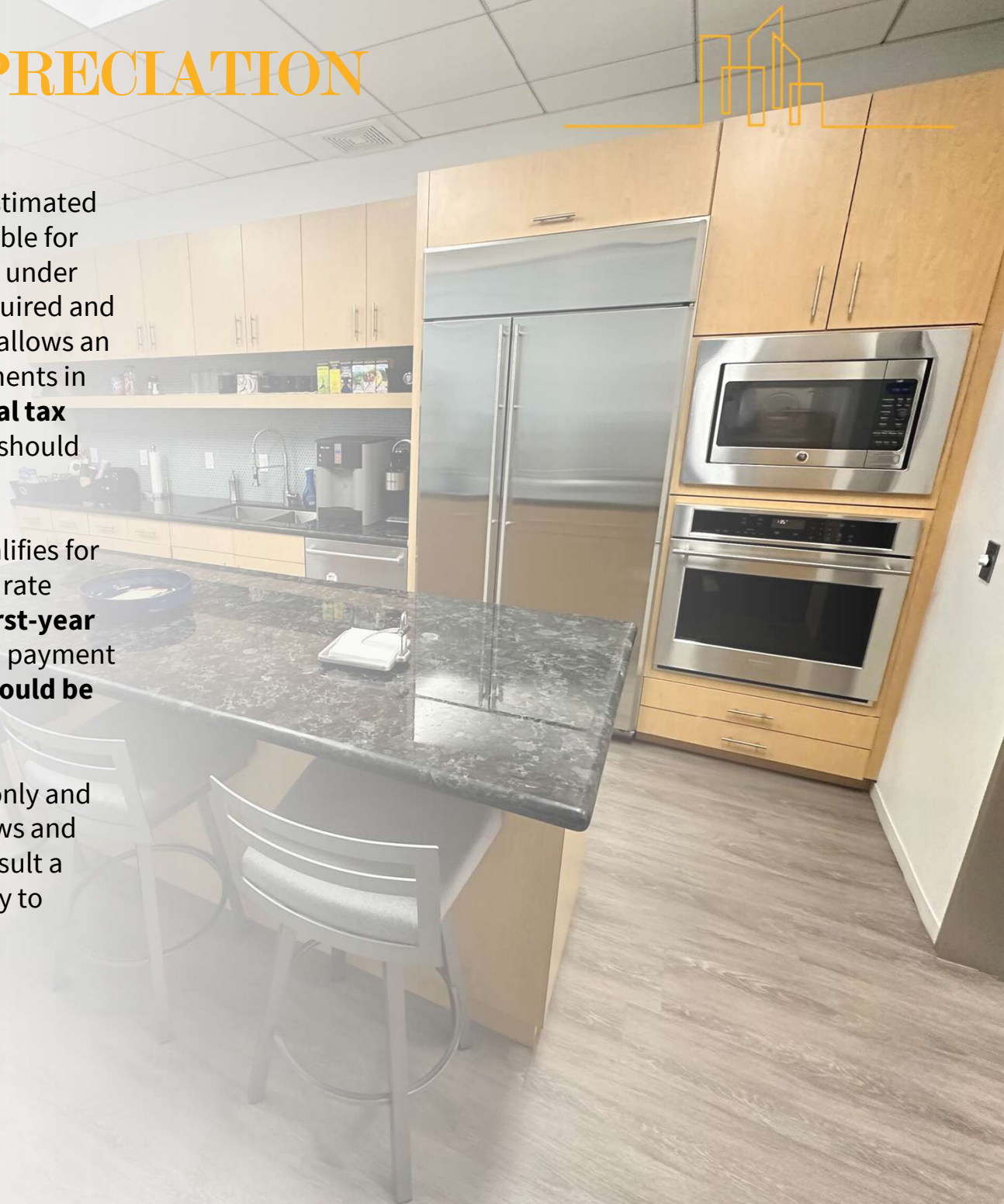
Purchase Price \$3,390,000	SBA 7(a)
Down Payment	\$339,000
Combined LTV%	90%
Loan Amount	\$3,051,000
Financed Fee	\$0
Rate (%)	5.80%
Amortization (Years)	25
Term (Years)	25
Total Monthly Loan Payments	\$19,286

Estimated Closing Costs	SBA 7(a)
SBA Guaranty Fee (Financed)	TBD
Appraisal	TBD
Environmental Report	TBD
SFR	TBD



BENEFITS OF DEPRECIATION

- **A cost segregation study** can reclassify an estimated 10–30% of the basis into short-life assets eligible for **100% bonus depreciation**, made permanent under the One Big Beautiful Bill Act for property acquired and placed in service after January 19, 2025. This allows an owner to immediately expense those components in year one, often generating **substantial federal tax savings** and stronger early cash flow. Buyers should consult their tax advisor.
- For example, if 20% of the purchase price qualifies for **100% bonus depreciation**, a 37% federal tax rate could generate approximately **\$250,000 in first-year tax savings**. Combined with a 10% SBA down payment of \$339,000, the **net first-year cash outlay would be only about \$89,000**.
- *This example is for informational purposes only and may not reflect your specific situation. Tax laws and regulations are subject to change. Please consult a qualified tax professional, CPA, or tax attorney to determine how these concepts apply to your circumstances.



SALE COMPS

59 Peters Canyon is a Clear Value



Property	Sale Date	Size	Price P.S.F.	Market Insight
 9550-9580 Research Dr Irvine	May 2026	3,763 SF	<u>\$2,820,000</u> \$748/sf	This Irvine flex condo sold to an owner-user for \$748/SF in May of 2026. 59 Peters Canyon is being offered nearly \$150 per square foot less than this Irvine flex condo, offering a clear value to a buyer.
 15131 Woodlawn Ave Tustin	Apr 2026	7,028 SF	<u>\$3,600,000</u> \$512/sf	This Tustin flex condo sold to an owner-user in April 2026 for \$512/SF. 59 Peters Canyon is a smaller condo with a prestigious Irvine address and should command a large premium per square foot.
 17200-17288 Red Hill Ave Irvine	Mar 2026	4,770 SF	<u>\$2,500,000</u> \$524/sf	This Irvine flex condo sold to an owner-user in March 2026 for \$524/SF. 59 Peters Canyon is a similar sized condo, has a nicer interior buildout, and is a much newer building and should command a large premium per square foot.



Economos DeWolf, Inc.

4343 Von Karman Ave, Suite 100
Newport Beach, CA 92660
economosdewolf.com

Steve Economos

Founder
Direct 949-576-2750
Mobile 949-466-4882
steve@economosdewolf.com
License #01159994

Geoff DeWolf

Founder
Direct 949-576-2751
Mobile 949-500-6654
geoff@economosdewolf.com
License #01319312

Matt Economos

Associate
Direct 949-546-9550
Mobile 949-441-8618
matt@economosdewolf.com
License #02243077

David Economos

Associate
Direct 949-514-8405
Mobile 949-533-9411
david@economosdewolf.com
License #02251034