



16530

Bake Parkway, Irvine Spectrum

ORANGE COUNTY, CA

Voit

REAL ESTATE SERVICES



DISCLAIMER

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Bake Parkway

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SUMMARY

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PROPERTY

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TENANT
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16530

Bake Parkway

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EXECUTIVE
SUMMARY



THE OFFERING

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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Bake Parkway

two

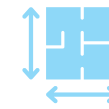
ABOUT THE
PROPERTY



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



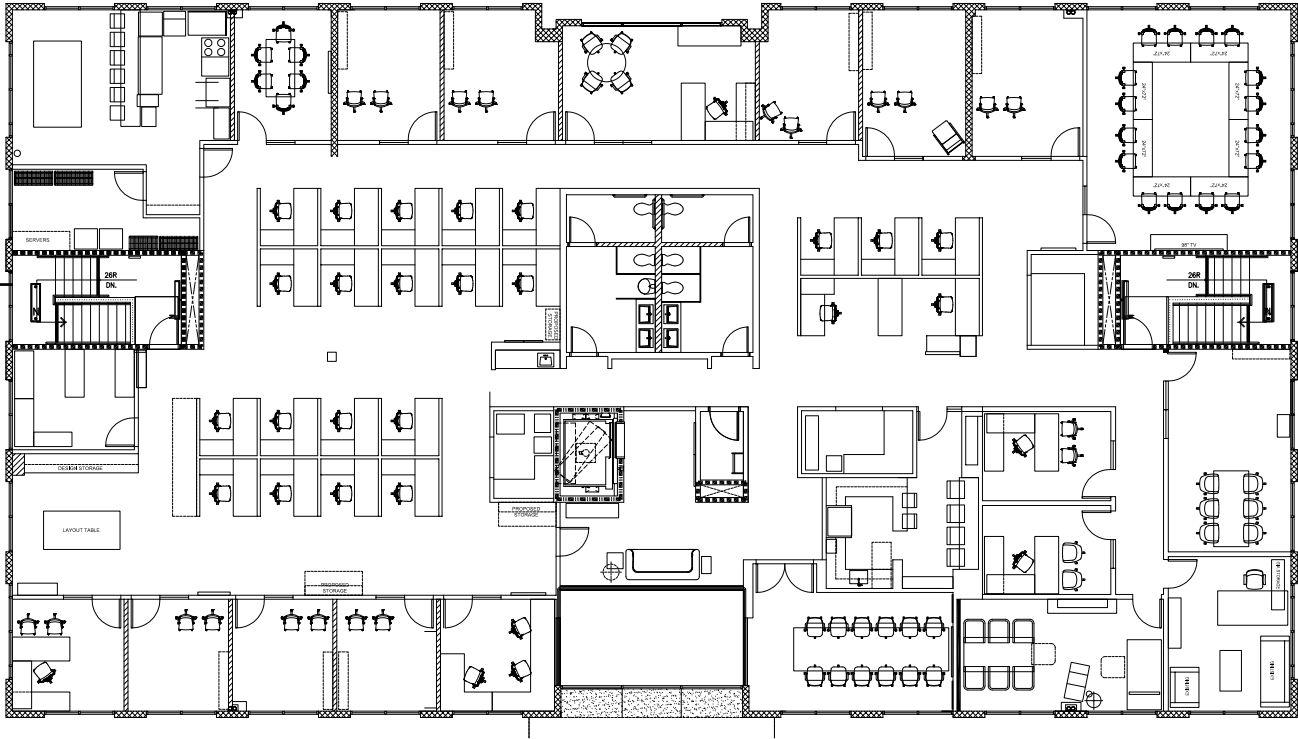
FLOOR PLAN 2

FLOOR 2 - 11,400 SF

200

Vacant - 12.31.26

11,400 SF



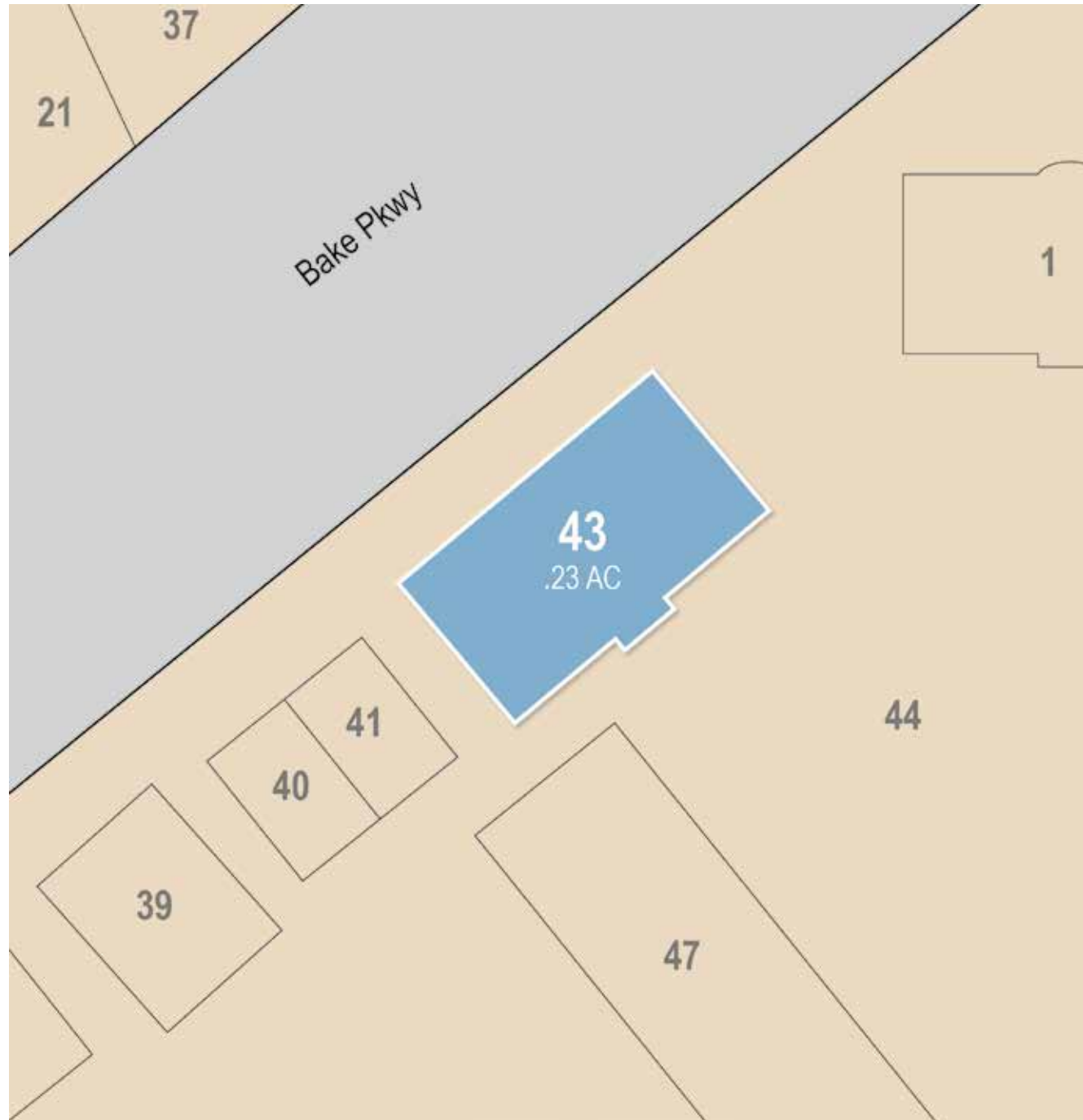
ZONING & PARCEL MAP

588-212-43

16530

Bake Parkway

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





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Bake Parkway

three

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





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Bake Parkway

four

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

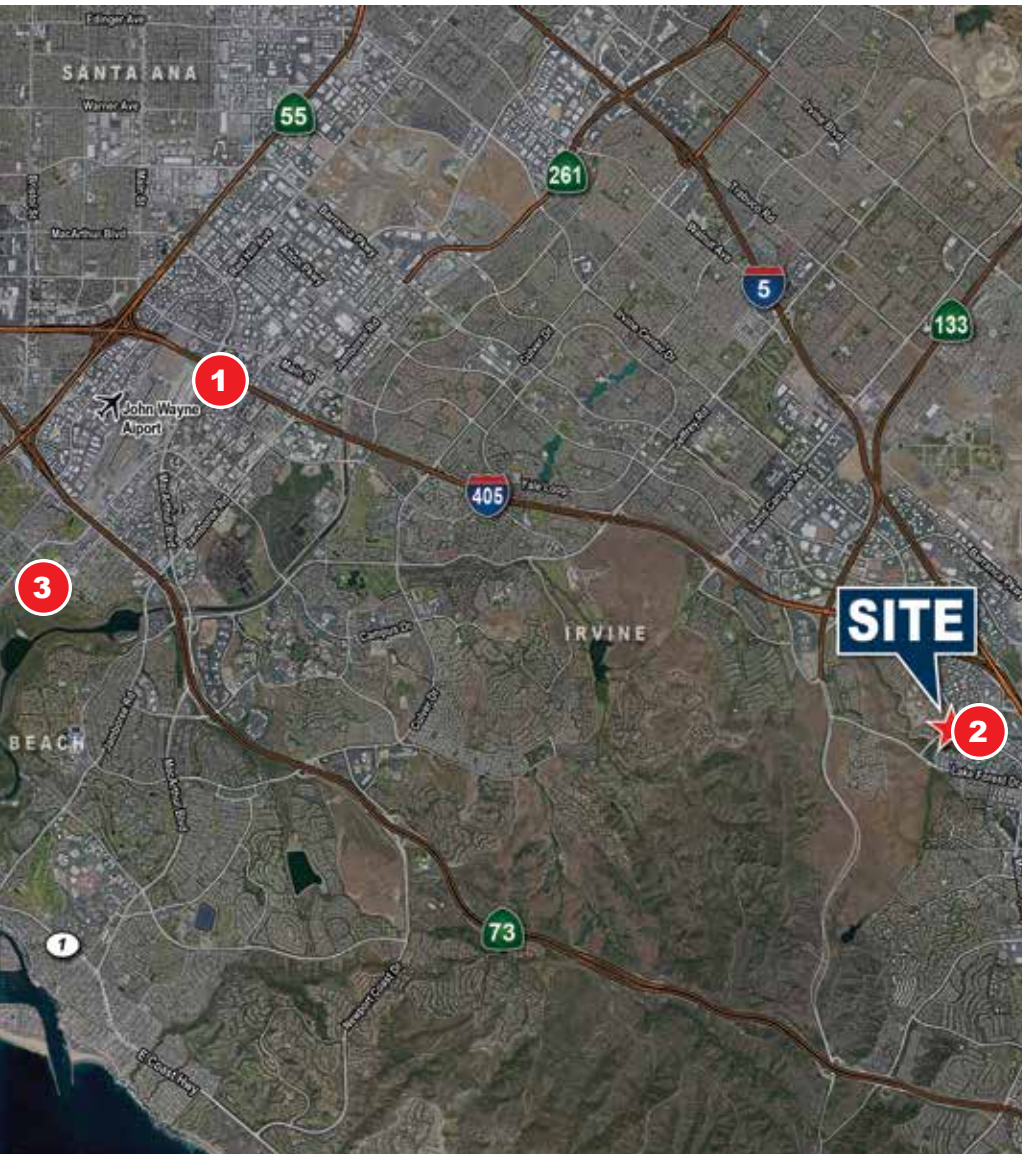


ROKA®

SUTIE: 103

- ▶ 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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