



TURN-KEY BAKERY & CAFE FOR SALE

DIRECTLY ACROSS FROM IRVINE SPECTRUM

Asking Price: Upon Request

Location:

Los Olivos Marketplace | 8585 Irvine Center Dr,
Irvine, CA 92618

Size:

876 SF (Highly efficient footprint with minimal
overhead)

Rent:

Approx. \$7,800/month

Current Concept:

Dots Cupcakes & Coffee

THE OPPORTUNITY

An exceptional opportunity to acquire a beautifully built-out, modern boutique retail space in Irvine's premier master-planned retail hub. Currently operating as a successful cupcake and coffee shop, this 876 SF space features a sleek, contemporary interior and a fully equipped back-of-house.

Space & Kitchen Features:

- **Kitchen Infrastructure:** Equipped with one commercial oven with a ventilation hood, mixer, refrigeration, and dedicated storage.
- **Amenities:** Includes a private, in-unit restroom.
- **Turn-Key Build-out:** Pristine, modern interior requiring zero additional renovation costs for a similar concept.





LOCATION ADVANTAGE: DIRECTLY ACROSS FROM IRVINE SPECTRUM

The greatest asset of this location is its positioning **directly across the street from the world-famous Irvine Spectrum Center** (just off the I-405/I-5 interchange).

- **Spectrum Spillover Traffic:** Benefit from the massive foot traffic of one of Southern California's busiest outdoor retail and entertainment destinations without paying premium Spectrum rent.
- **High-Traffic Anchors:** Positioned in Los Olivos Marketplace alongside high-volume anchors like Whole Foods Market, 24 Hour Fitness, and premier dining destinations.



FUTURE GROWTH: 3 MASSIVE COMMUNITY EXPANSIONS NEARBY

According to the latest master plan updates for Los Olivos Village, the immediate area is undergoing significant expansion, ensuring a massive influx of new, high-spending local customers:

- **585 New Luxury Apartments:** The adjacent Promenade Apartment Community is being completed with approximately 585 new apartment homes, specifically designed to attract young, high-earning professionals working in the nearby Irvine Spectrum District.
- **New Single-Family Housing:** A new collection of approximately 85 high-end, detached single-family homes is being built across the San Diego Creek Trail.
- **Brand New School:** The newly constructed Marco Polo Children's School is located directly across from Los Olivos Community Park, bringing daily "pick-up/drop-off" family foot traffic right to your doorstep—the perfect demographic for specialty baked goods and morning coffee.



LANDLORD & TENANT REQUIREMENTS

Landlord Note: This property is owned and managed by **The Irvine Company**, which is known for keeping extremely selective tenant standards.

- All alternative concepts or changes in use are strictly subject to landlord review and approval.
- Prospective buyers must demonstrate strong financials, solid credit, and a proven operating track record.



Contact

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