

# PALISADE RED HILL

18011 Mitchell S, Irvine, CA 92614



35,500 SF FLEX BUILDING AVAILABLE FOR LEASE



NORTH PALISADE  
PARTNERS

Topside  
REAL ESTATE

# EXECUTIVE SUMMARY

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**18011 MITCHELL S, IRVINE, CA 92614**

## PROPERTY HIGHLIGHTS

- Available For Lease
- +/- 35,500 SF Freestanding Building
- Single-Story Flex Building
- +/- 2.44 AC of Land
- Built in 1976
- 1 GL Loading Door (Expandable)
- 142 Parking Stalls
- +/- 14' Building Height
- 5.1 IBC Multi-Use Zoning

## LOCATION

- Irvine Business Complex (IBC) Location
- Easy Access to 55, 405, and 5 Freeways & 73 Toll Road
- Only 2.4 Miles from John Wayne Airport (SNA)
- Proximity to Numerous Amenities
- Major Residential Developments Recently Built Nearby



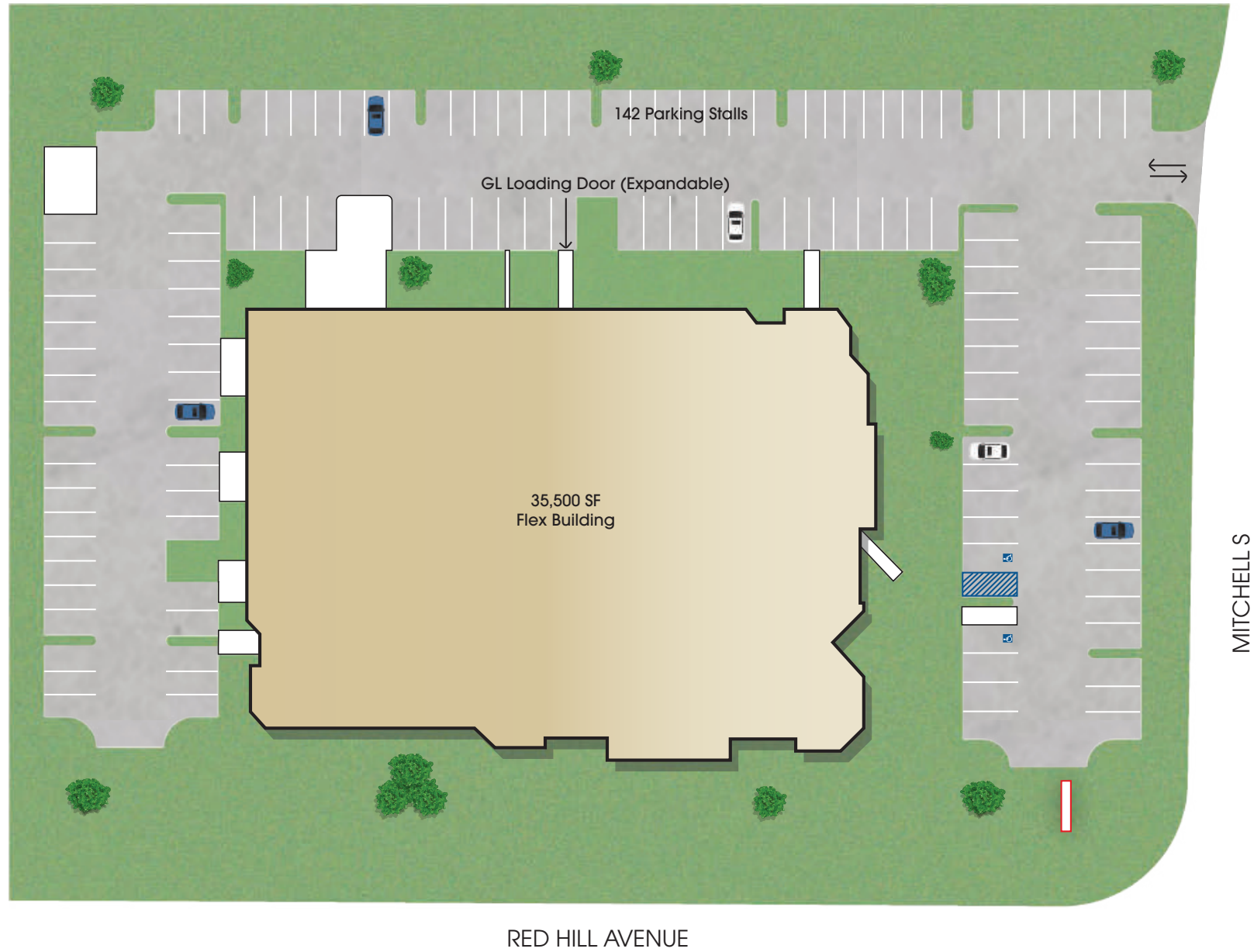


# AERIAL

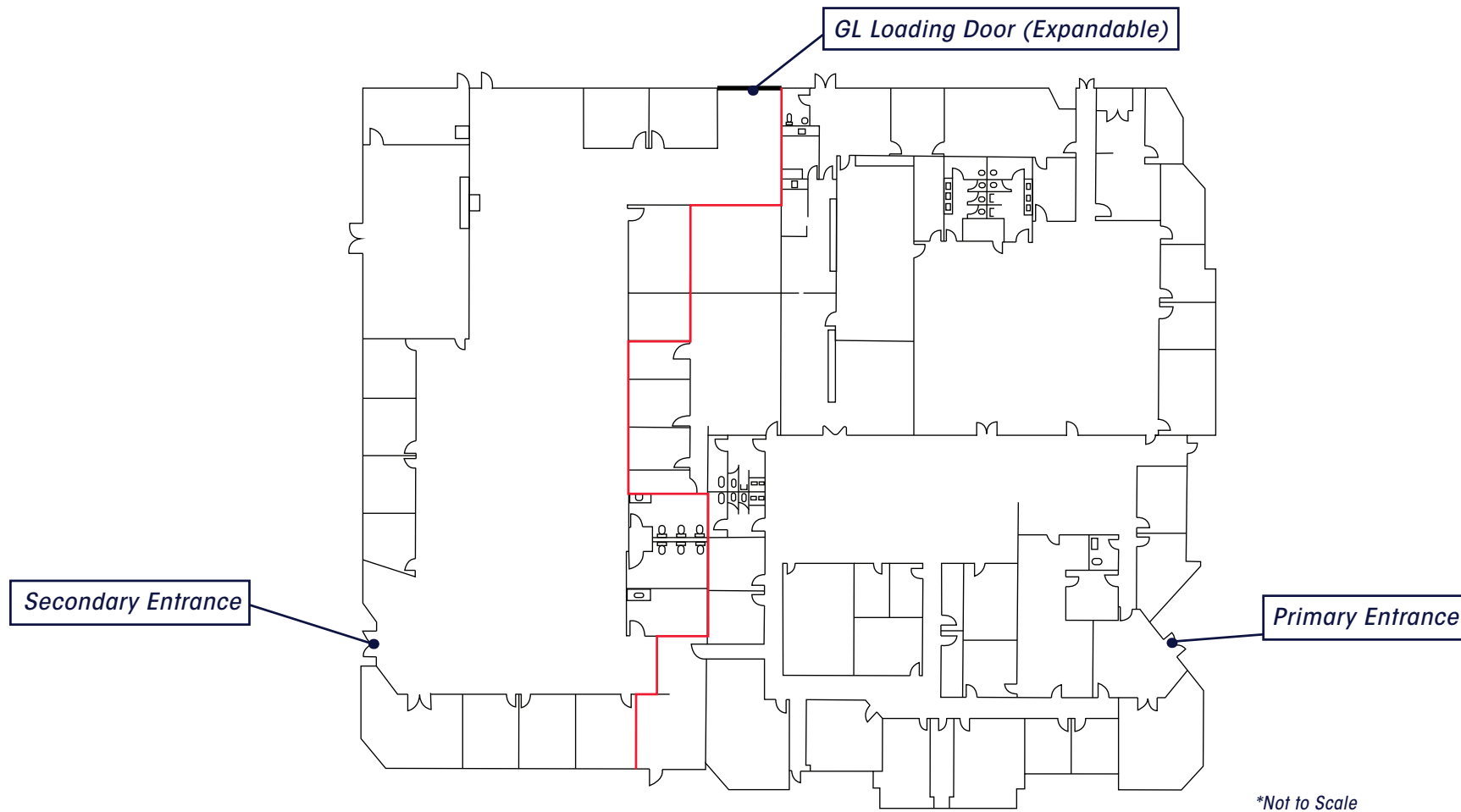
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# SITE PLAN



# FLOOR PLAN

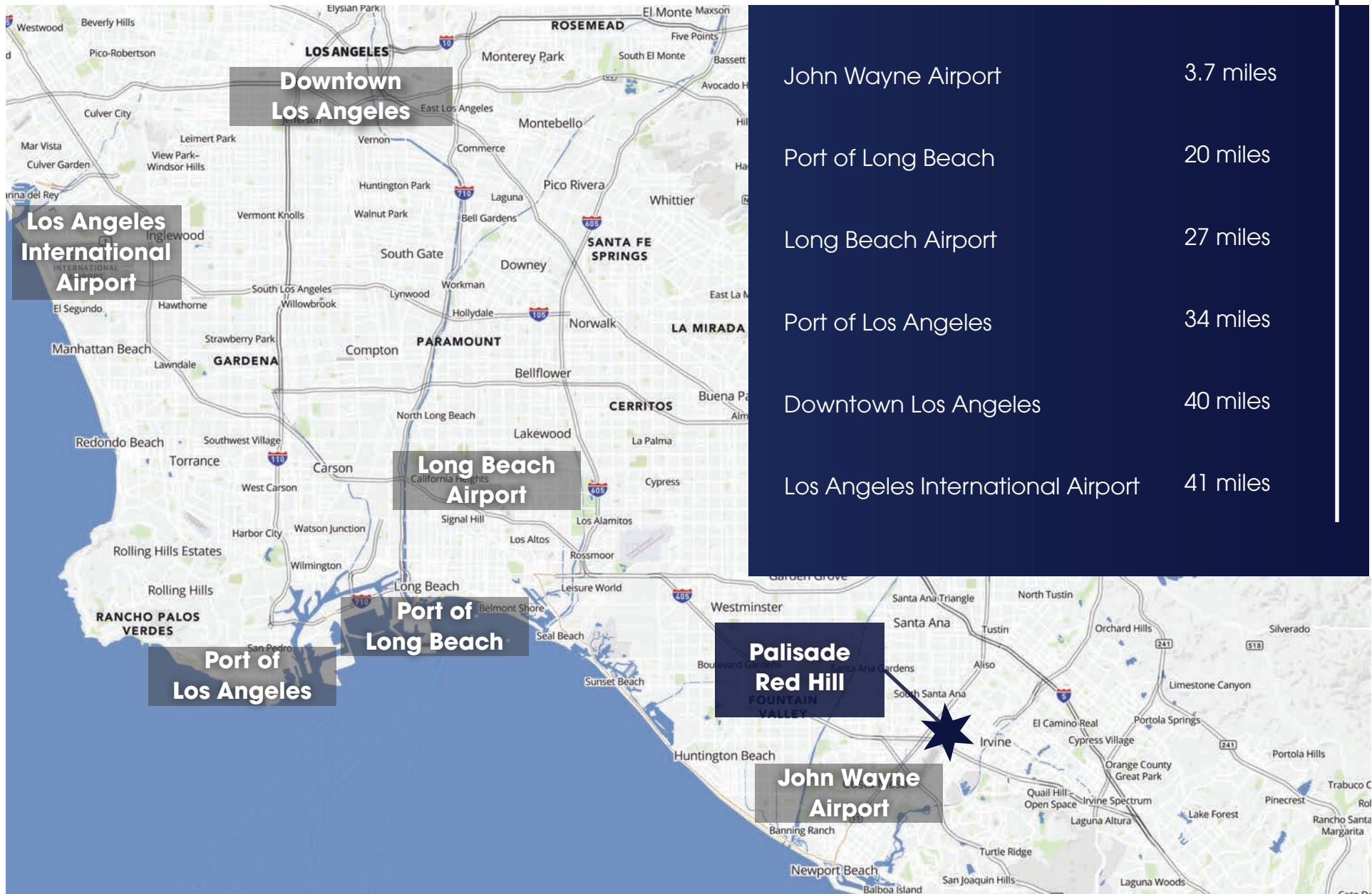


RED HILL AVENUE

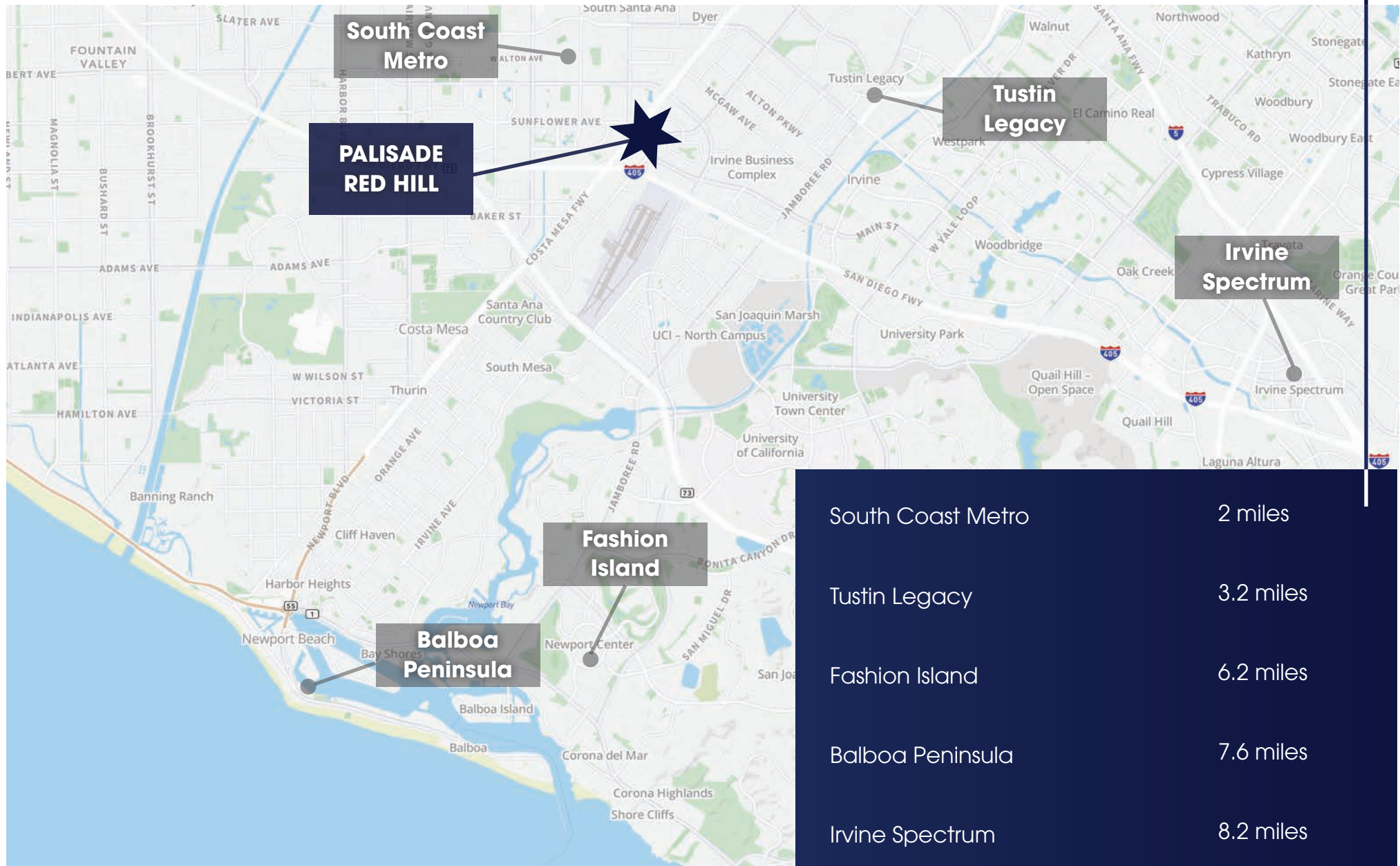
MITCHELLS



# LOCATION MAP

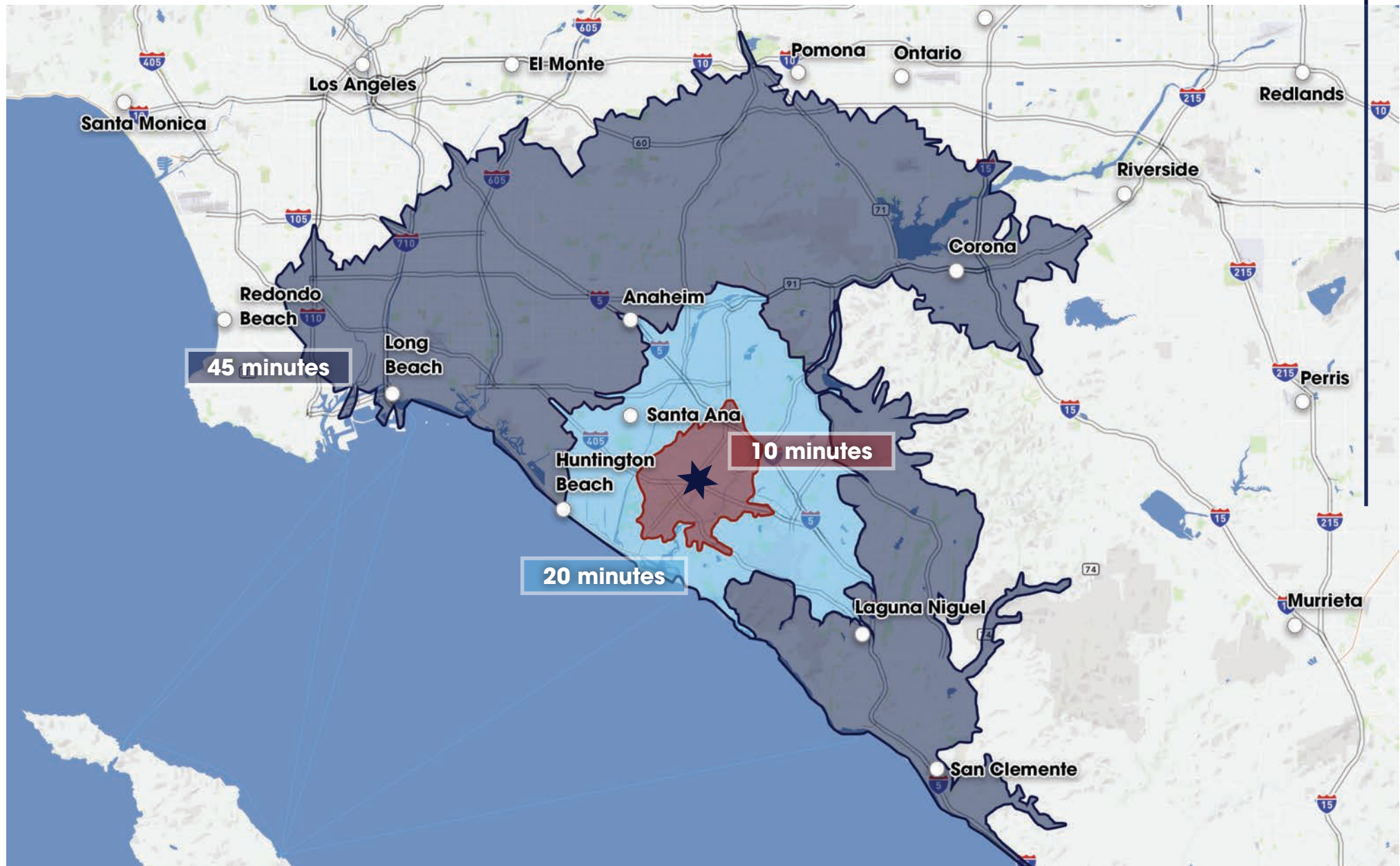


# SUBMARKET MAP





# DRIVETIME ANALYSIS





# PROPERTY PHOTOS

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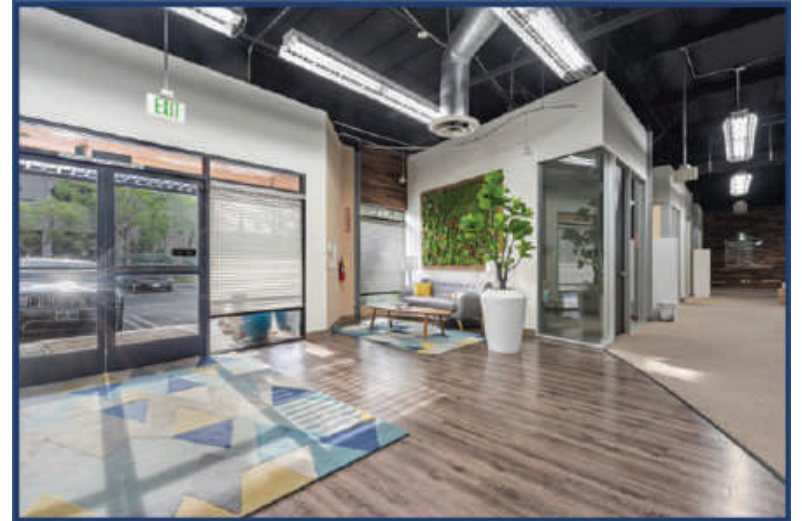


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# PROPERTY PHOTOS

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# ORANGE COUNTY MARKET OVERVIEW

- **Favorable Location and Demographics:** County is located in the Los Angeles metropolitan area in Southern California. With over 3 million residents, it is the third-most populous county in California and the sixth-most populous in the U.S. Driven by a strong job market, the median household income comes in at \$90,234. Year after year, Orange County is recognized for the safety and security it offers residents, resulting from the county's low crime rate.
- **Work-Life Balance:** The county offers residents access to numerous outdoor activities, such as hiking and surfing, as well as unique cultural and exquisite dining opportunities. As a community that focuses on health and wellness, executives and employees have the opportunity to enjoy a strong work-life balance.
- **Talented Job Market:** As the home to 28 colleges, universities, and extension campuses, employers have access to some of the top talent available. Campuses such as UCI are known for their academic achievement, premier research, and innovation.
- **Vast Job Opportunity:** The county is primarily recognized for the numerous industries within its cities. It includes established industry sectors, such as Travel & Tourism, Modeling, Simulation & Training and Optics & Photonics, and the new and emerging industry sectors such as Life Sciences, Clean Technology, and Digital Media. Orange County has a well-balanced economic base that is poised for future growth.
- **Business Hub:** As a business hub, Orange County hosts the headquarters to various Fortune 500 companies, including First American Corporation, Ingram Micro, Western Digital, and Pacific Life, and Fortune 1000 headquarters, including Allergan, Edwards Lifesciences, Epicor, and Sun Healthcare Group.



# IRVINE MARKET OVERVIEW

Irvine, the largest city in Orange County, covers 66 square miles and offers world-class education, innovating businesses, master-planned communities, creative dining establishments, and fantastic recreational opportunities. Irvine's vision of Live, Work, Play gives property owners confidence that the communities will be developed with balance for fundamental property appreciation.

The Irvine Business Complex (IBC) is a mixed-use, 2,700-acre area located on the western edge of the city near the John Wayne Airport and expands to Newport Beach. With continuous improvements to the area, the IBC is evolving into a dense urban residential community and a valued regional business hub for Orange County. Recently, numerous projects have been approved, including affordable housing, luxury hotels, new office construction, and a senior living high-rise property.





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## CONTACTS

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