

FOR MORE
INFORMATION:

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CBRE

RARE DEVELOPMENT OPPORTUNITY

±1.42 ACRES (±61,572 SF) LAND FOR SALE

17931 VON KARMAN AVENUE, IRVINE, CALIFORNIA

ENTITLEMENT CONSULTANT:

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PROPERTY HIGHLIGHTS:

- » **Asking Price \$10,775,000**
- » **APN: 435-171-13, 435-171-16**
- » **Zoning: Irvine Business Complex Planning Area 36, Zone 5.1 - IBC Multi-Use**
- » **Permitted uses include office and other uses described on Attachment I from the City of Irvine Zoning Code. Additional information, see also Attachment II, the Irvine Business Complex Information Sheet from the City of Irvine**
- » **The Property has an approved allocation of ±65,000 square feet of office development**
- » **This is a rare once in lifetime opportunity to purchase one of the last remaining buildable sites in the IBC/City of Irvine in a premier location. Ideal for a new HQ**
- » **The City of Irvine Zoning Map and Zoning Ordinance can be accessed at <https://www.cityofirvine.org/community-development/zoning>**

