

RARE, FULLY ENTITLED APARTMENT / CONDO PROJECT IN THE  
**IRVINE BUSINESS COMPLEX**

FOR SALE



LISTED EXCLUSIVELY BY:

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**STARPOINTE  
VENTURES**

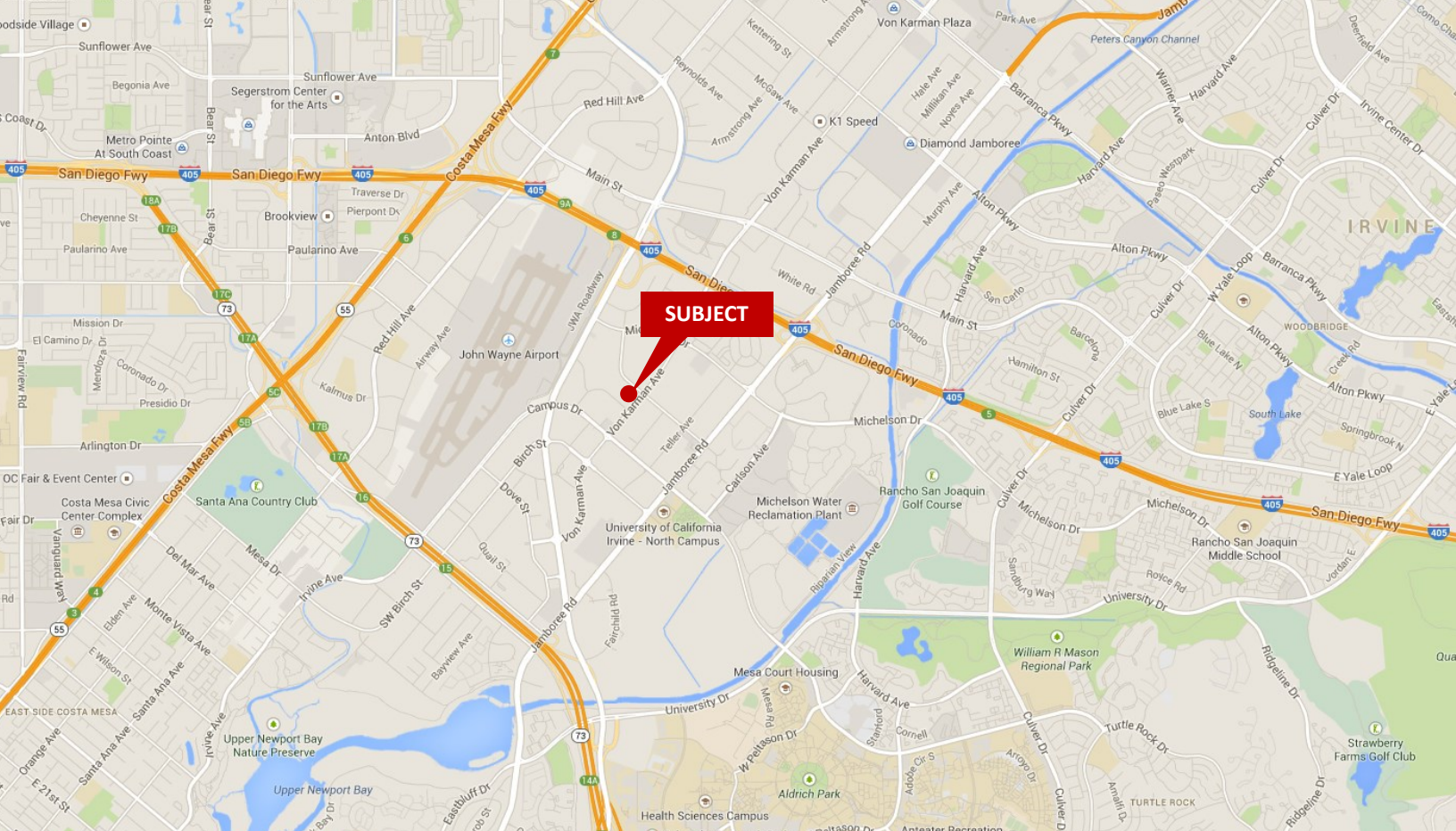
19700 Fairchild Road, Suite 240

Irvine, CA 92612

[www.starpointeventures.com](http://www.starpointeventures.com)

CA DRE #01211855





#### Property Location:

18831 Von Karman Avenue, Irvine, California.

#### Existing Conditions:

The approximate 3.65 acre site currently contains a 65,659 square foot, three-story office building with multiple tenants. Leases expire at various times and the property owner is working to obtain early termination agreements with the applicable tenants.

#### Assessor Parcel #:

435-013-07

#### Residential Entitlement:

The subject property is currently zoned 5.1 IBC Multi-Use and located within the Irvine Business Complex ("IBC") Urban Neighborhood Overlay Zone. On December 16, 2014, the Irvine City Council approved a Conditional Use Permit for 287 residential units which also included a Vesting Tentative Tract Map 17666, Park Plan, Affordable Housing Plan with Density Bonus,

#### Transfer of Development Rights and Addendum to the IBC Vision Plan and Mixed-Use Overlay Zoning Code EIR.

#### IBC Status:

The IBC residential cap of 15,000 base units has almost been reached so this project represents one of only a few approved and vested residential projects available to be purchased and developed under the cap.

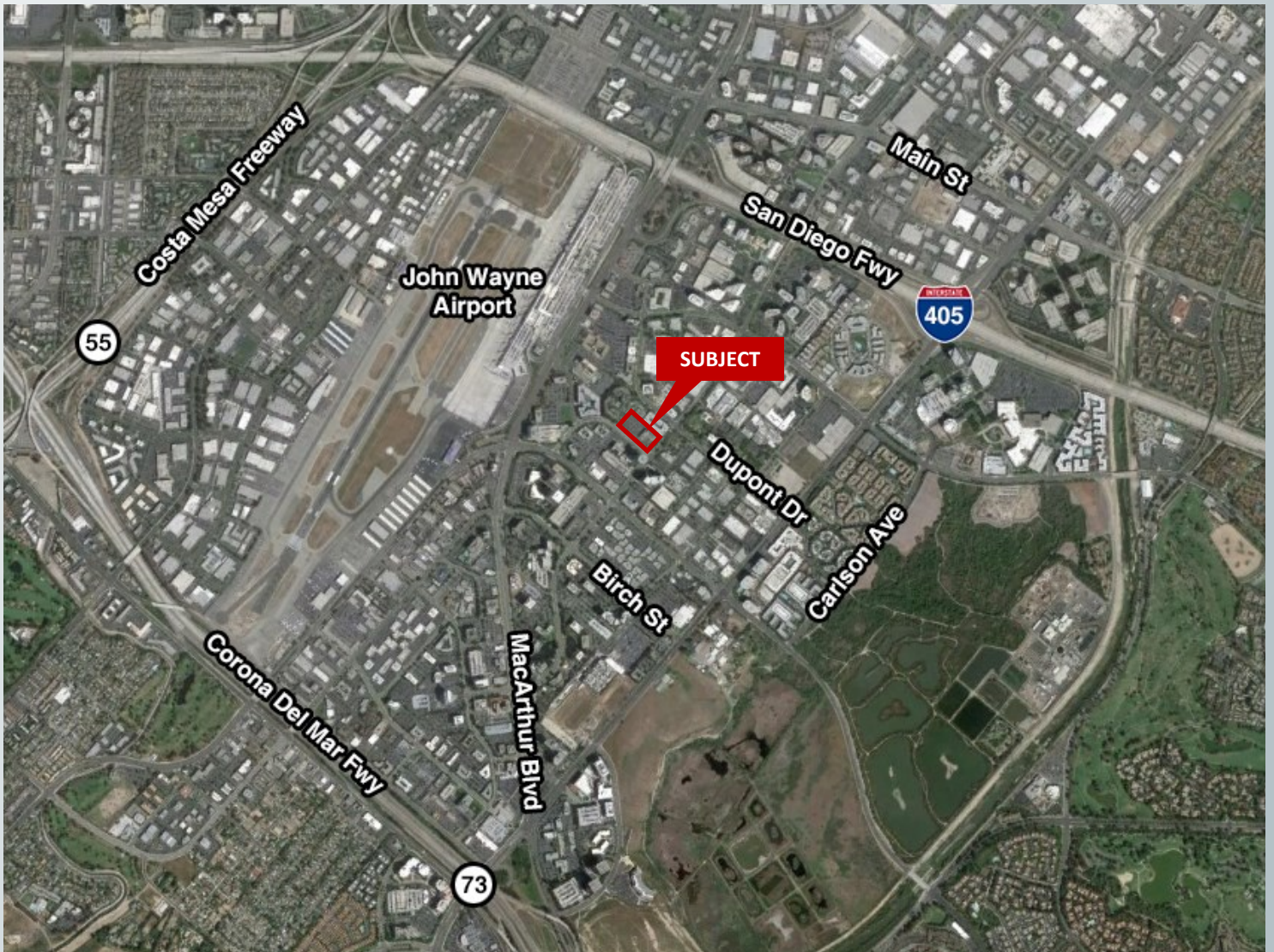
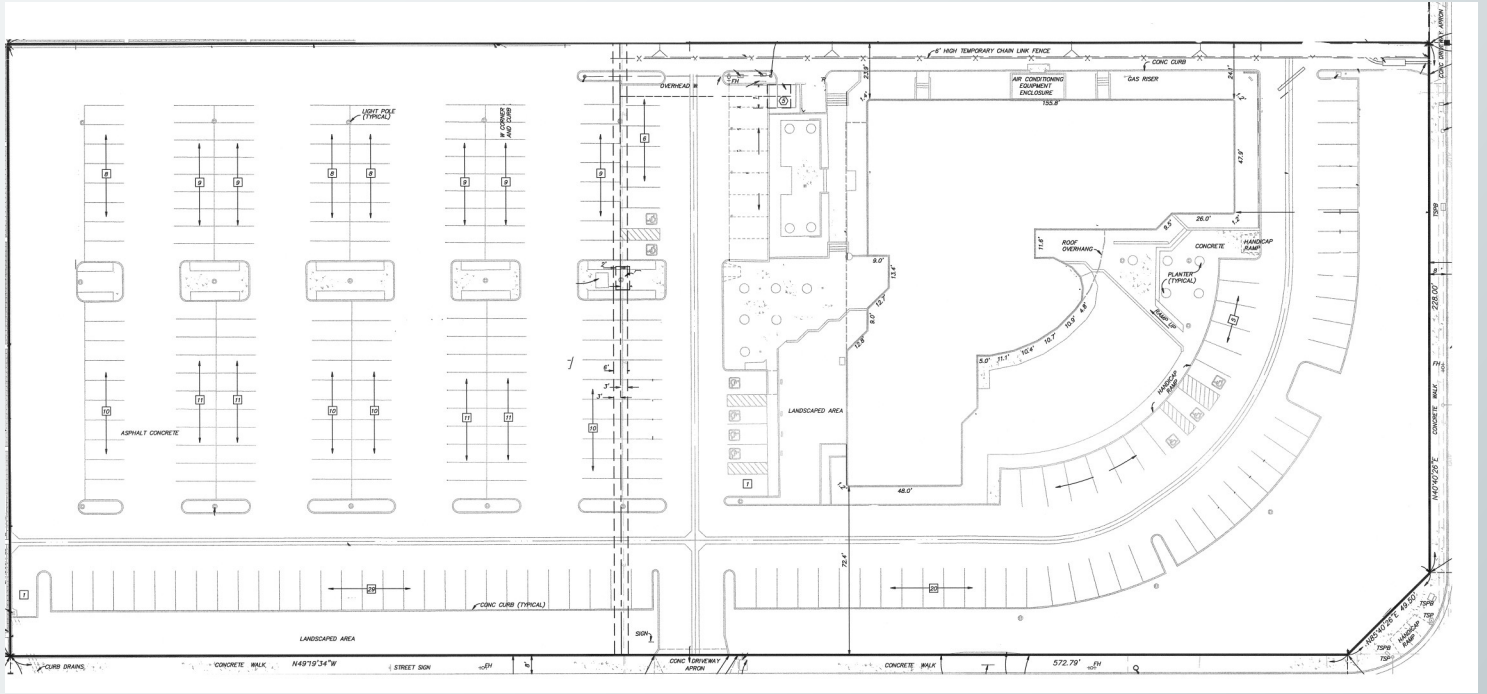
#### More Information:

Please go to <http://www.starpointeventures.com> and click on the "Brokerage" link to view or download the property information:

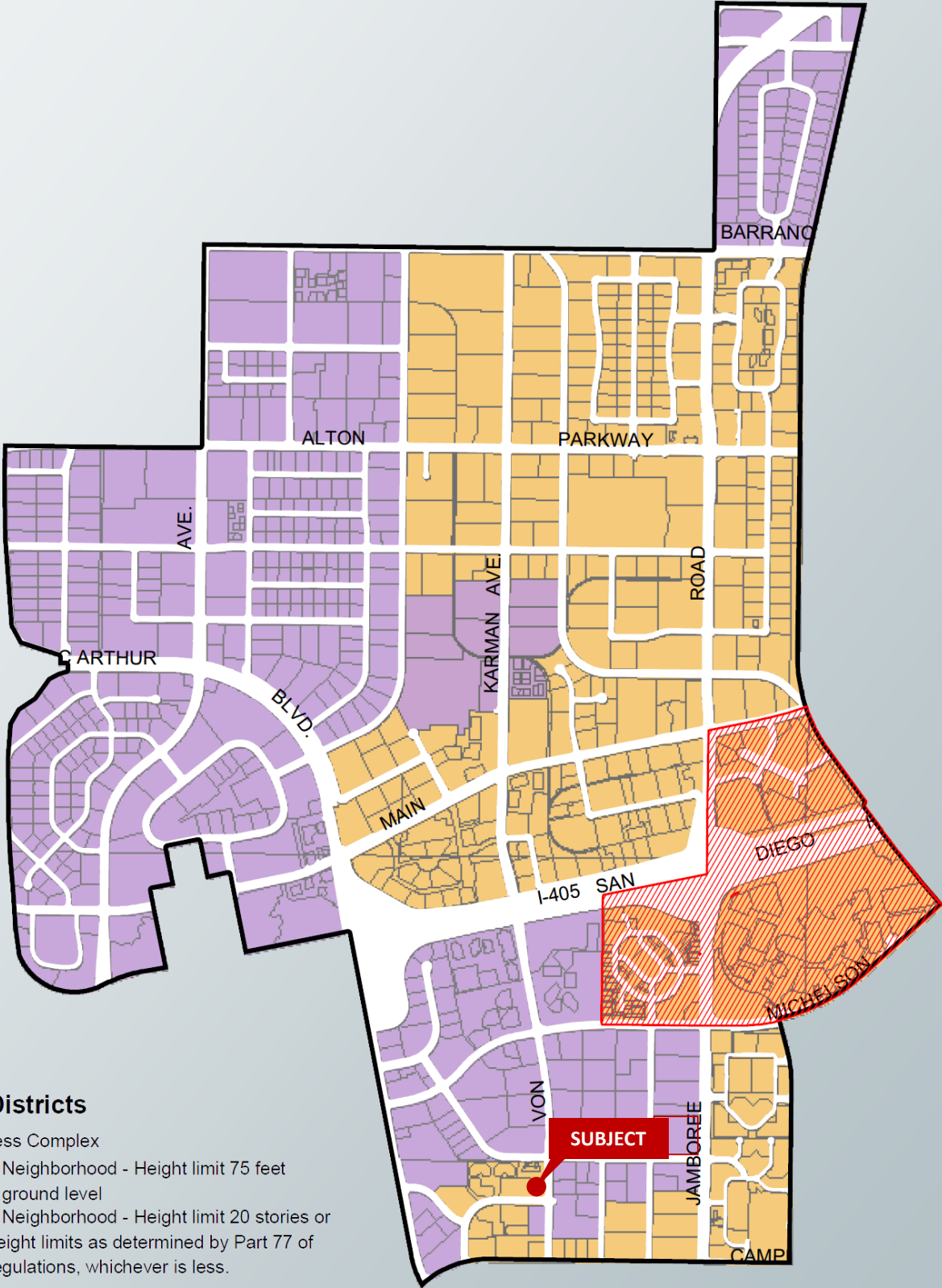
If you have any problems, you can go straight to the page at [LINK](#)

#### Offer Details:




Please submit an "all cash" offer to purchase along with a detailed description of the buyer's relevant experience and financial capability.



# IBC Residential / Mixed-Use Overlay Zoning Code Regulatory Plan



### Overlay Districts

-  Business Complex
-  Urban Neighborhood - Height limit 75 feet above ground level
-  Urban Neighborhood - Height limit 20 stories or FAA height limits as determined by Part 77 of FAA regulations, whichever is less.