



## OFFICE OPPORTUNITY **FOR SALE**

**18 MORGAN**  
IRVINE | CA, 92618

### PROPERTY FEATURES:

- Two-story, 17,626 RSF, Office Building with Small Warehouse
- Ground floor leased to division of Caterpillar, Inc through September, 2027
- 5.4 zoning for wide variety of uses (Office, Ind. & R&D)
- Building remodeled in 2007
- Existing furniture negotiable
- Parking of 4:1,000
- Power- 800 amps (verify)
- Second floor user will Vacate 51% of total space (SBA qualification)
- Corner location with Building Signage Available
- Ground Level Door

FOR MORE INFORMATION PLEASE CONTACT:

**BRIAN DONER**

EXECUTIVE VICE PRESIDENT

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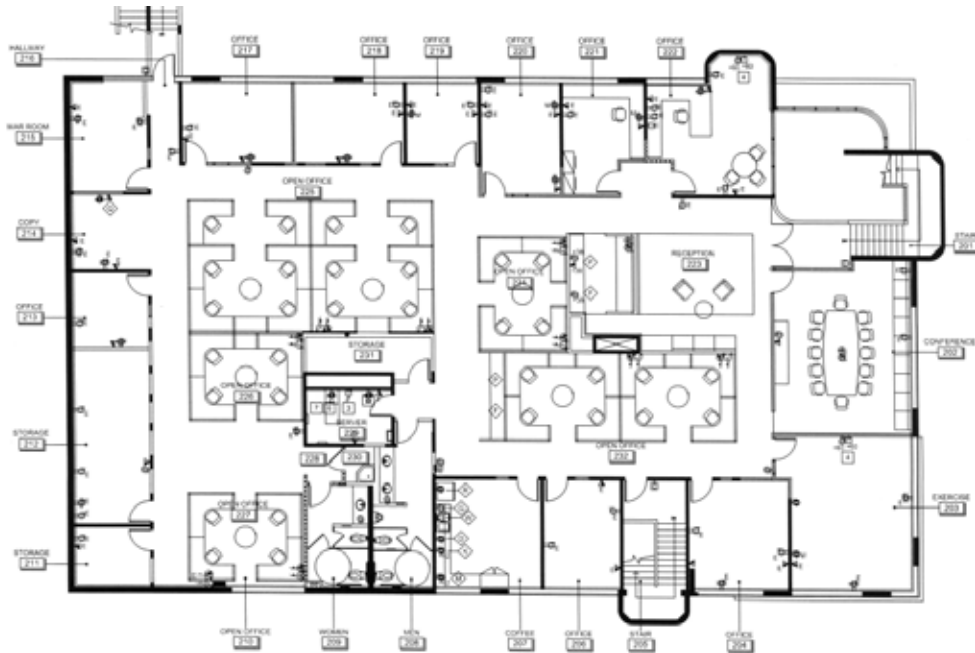
CADRE #00879662

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

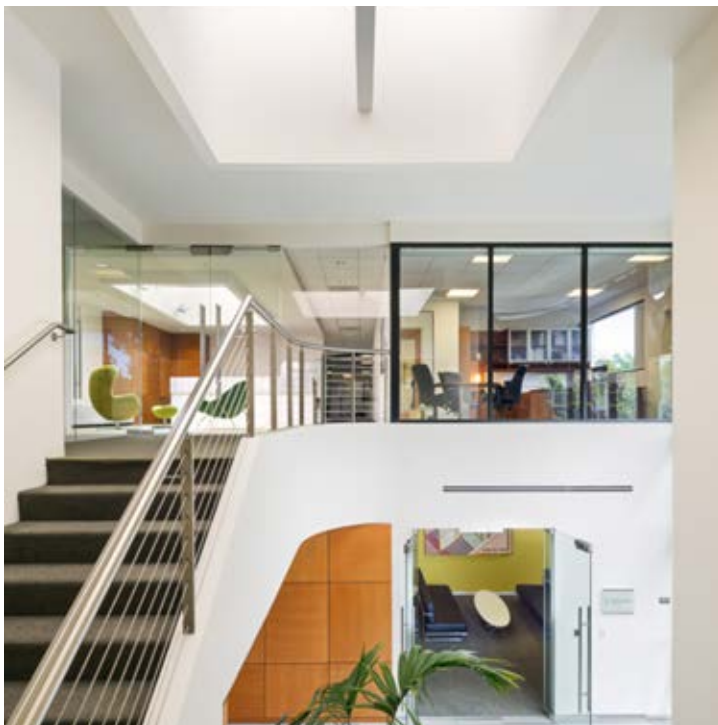
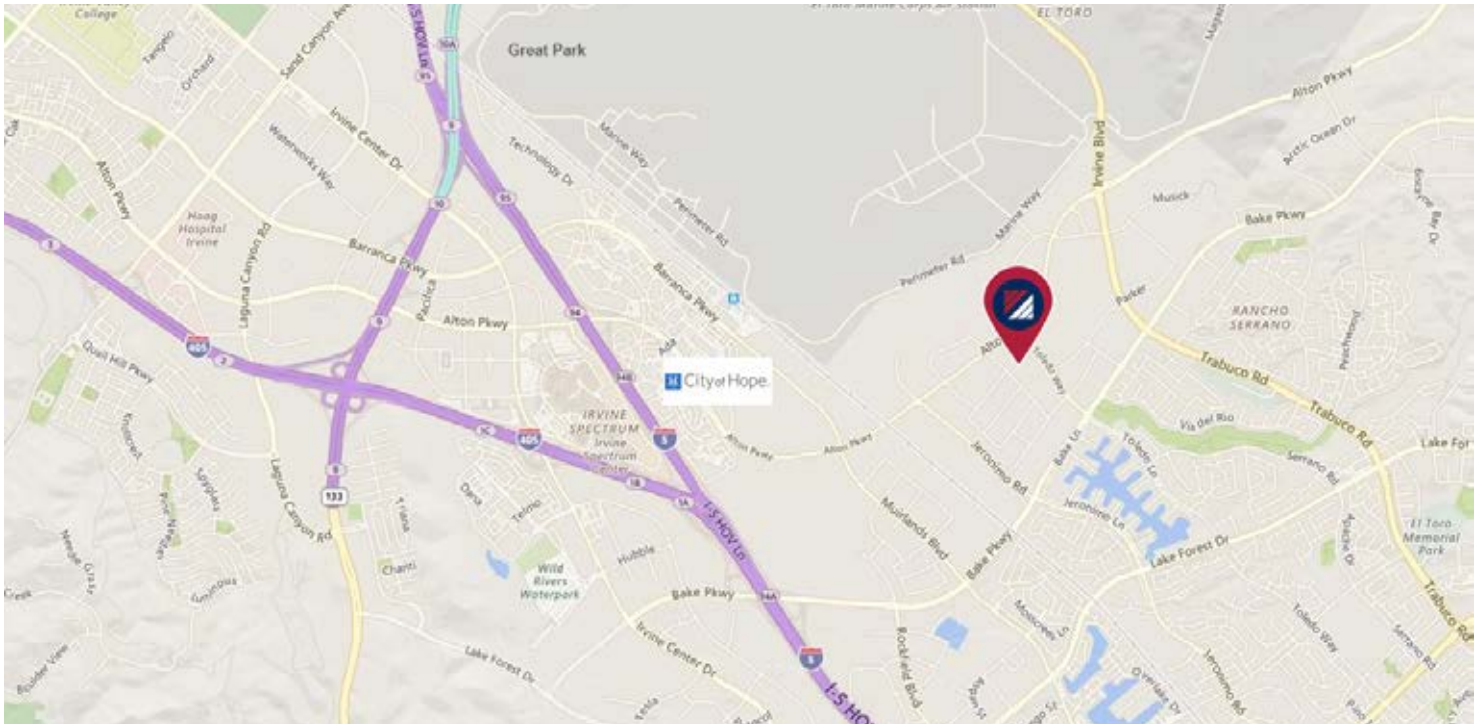


1st Floor | Office Layout

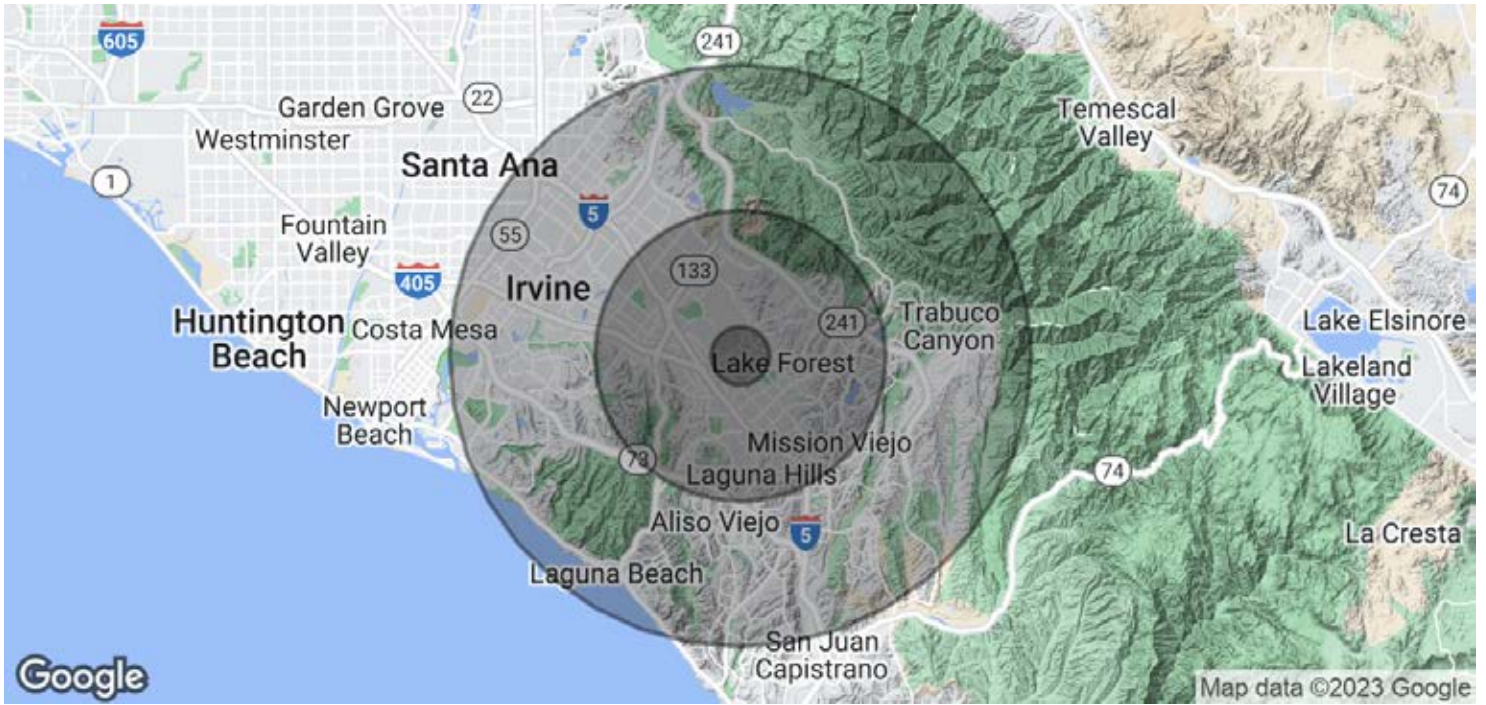


2nd Floor | Office Layout

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DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,706	124,378	349,010
# of persons per HH	2.5	2.5	2.6
Average HH income	\$147,182	\$126,672	\$139,220
Average house value	\$739,392	\$656,629	\$770,408

\* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Toledo Way	Alton Pkwy NW	5,887	2022	0.24 mi
Bake Pkwy	Toledo Way NE	48,177	2022	0.25 mi
Bake Ln	Ponchartrain Ln SW	685	2022	0.26 mi
Alton Pkwy	Toledo Way NE	23,801	2022	0.27 mi

\* Traffic Count data derived from CoStar

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