



*Red Hill Corporate Centre*

17500 Red Hill Avenue, Suite 200  
Irvine ♦ California

6,581 Square Feet  
Single-Tenant Absolute NNN Leased  
Investment With Fortune 100 Company

Exclusive Advisors:

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COMMERCIAL REAL ESTATE SERVICES Lee & Associates - Newport Beach, Inc.  
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# Red Hill Corporate Centre

## PROPERTY FACTS

Building Size (Sq. Ft.):	6,581
Year Built:	1977 (renovated 2008)
Stories:	One
Parking	4.0/1,000 USF

## FINANCIAL SUMMARY (PROFORMA)

Asking Price:	\$2,187,500
Price/SF:	\$332
Initial Cap Rate:	8.00%
5 Year Leveraged IRR:	28.51%

## INVESTMENT HIGHLIGHTS

- Leased to IBIS Biosciences, guaranteed by Abbott Laboratories, a publicly traded Fortune 100 Company (NYSE:ABT) with \$69 billion market cap.
- Leased through April 2014.
- Actual 8% cap rate on in-place income.
- Ideal 1031 Exchange property.
- New roof, four (4) New HVAC, New high-image glass. Entire property recently upgraded.
- Exceptional regional access with immediate proximity to the Newport Beach (55), San Diego (405) and (73) Toll Road.
- Strong amenities base with immediate proximity to numerous restaurants, banks and retailers.
- This project is strategically located with exceptional identity on Red Hill Avenue on the corner of MacArthur Boulevard and Red Hill Avenue.

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