



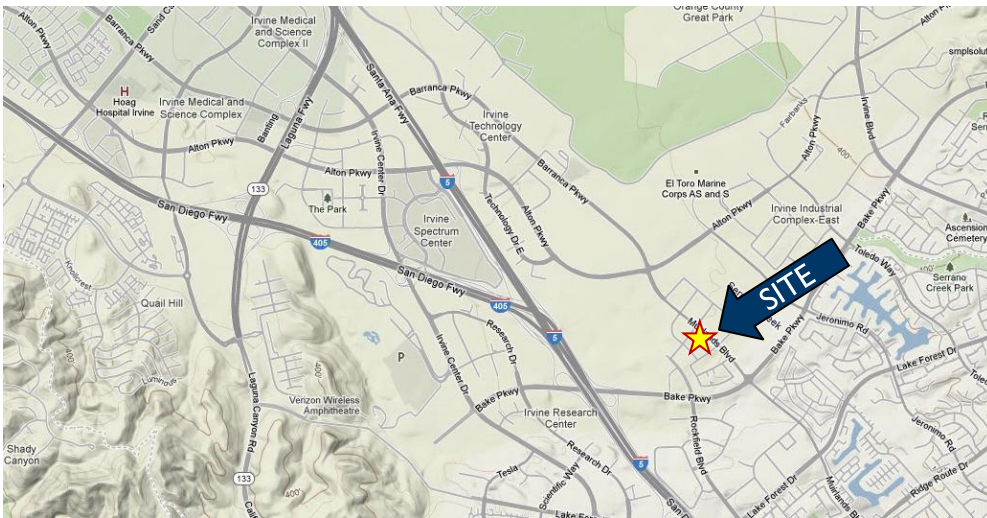
PRIME IRVINE SPECTRUM PARCEL FOR SALE 4 ACRES



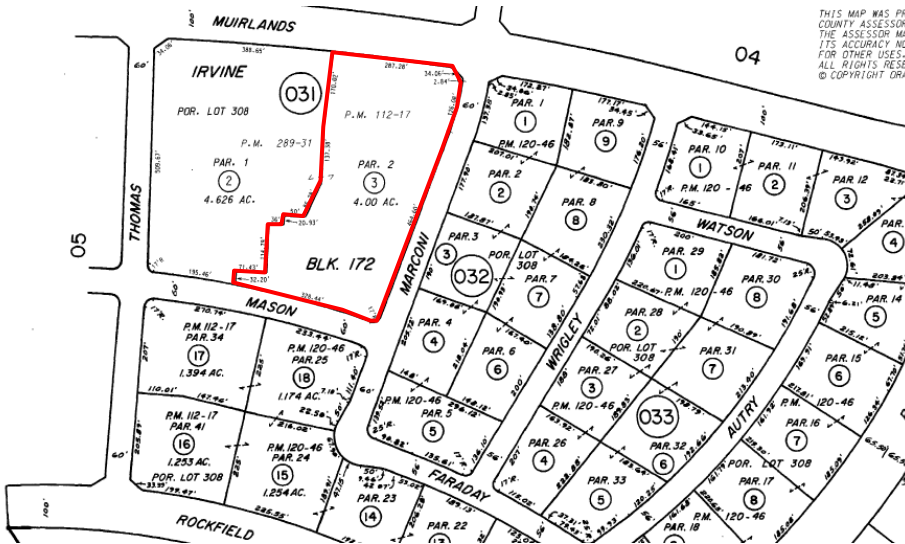
PRIME IRVINE SPECTRUM PARCEL FOR SALE

IRVINE, CALIFORNIA
4 ACRES

OFFERED AT
\$4,400,000



- Muirlands Boulevard frontage
- Central Irvine Spectrum location
- Rare in-fill development opportunity
- Unique zoning: 4.2 Community Commercial allows for a variety of uses
- 50% lot coverage allows for a 87,000 square foot building
- No assessment district lien
- Excellent access to I-405, I-5, SR133, and 73 Freeways



EXCLUSIVE AGENTS

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