



CENTERSTONE P L A Z A

4000, 4010 & 4040 BARRANCA PKWY, IRVINE, CA 92604



ELITE SUBURBAN OFFICE OPPORTUNITY WITH STRONG IN-PLACE CASH FLOW

Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413

EXECUTIVE SUMMARY

The Offering

JLL, as exclusive advisor, is pleased to present the outstanding opportunity to acquire Centerstone Plaza (the “Property”), a trophy suburban office campus consisting of three 2-story buildings, situated on 6.77 acres of land. Centerstone Plaza totals 107,028 SF and is currently 91.7% leased to a dynamic mix of high quality corporate tenants, with long historical occupancy (Over 25% of tenants have been at the property for 5+ years). The Property benefits from a high-density infill location with walkable amenities (two restaurants within 50 steps) and is surrounded by three (3) major retail centers with over thirty (30) restaurants, three (3) grocery stores, three (3) gyms and an abundance of neighborhood and business conveniences. Centerstone Plaza is also just a four (4) minute drive to the San Diego (I-405) Freeway and a six (6) minute drive to John Wayne Airport (SNA). **Centerstone Plaza presents the exceptional opportunity to own an institutionally managed asset with stable in-place cashflow and strong tenant demand.**

Property Overview

ADDRESS	4000, 4010, 4040 Barranca Pky, Irvine, CA 92604
SQUARE FEET	107,028 SF*
OCCUPANCY	91.7%
ACREAGE	6.77
YEAR BUILT / RENOVATED	1989 / 2024-2025
PARKING	480 Spaces (4.01/1,000 SF)
WALT	3.8 Years
APN	452-012-08 & 452-012-06
ZONING	Woodbridge (3.1) Multi-Use Zone

**Total building square footage is based on in-place leases. The Property is currently going through a 2024 BOMA remeasurement*



	1	2	3	
Address	4000 Barranca Pky	4010 Barranca Pky	4040 Barranca Pky	Total
SF	35,435	35,051	36,632	107,028
Occupancy	100%	100%	83.5%	91.7%
# of Tenants	6	8	13	27
WALT	2.7 Yrs	4.4 Yrs	2.7 Yrs	3.8 Yrs
Acres	6.77 Acres			
Parking Stalls	480 Stalls (4.01/1,000 SF)*			

** Total Lot contains 830 Stalls with no restricted parking*

Investment Highlights



Market-Leading Historical Occupancy with an average of 91% occupancy over the last 10 years



Strong Historical Rent Growth attributing to a 4.06% CAGR over last 10 years



Favorable Tenant Mix with no tenant making up more than 15% of the rent roll



Growing Medical Presence making up 10.1% of the rent roll



Minimal Capital Required with over \$2 million spent in the last two years on bathrooms, HVAC/EMS upgrades, elevator modernizations and new roofs as of 2025



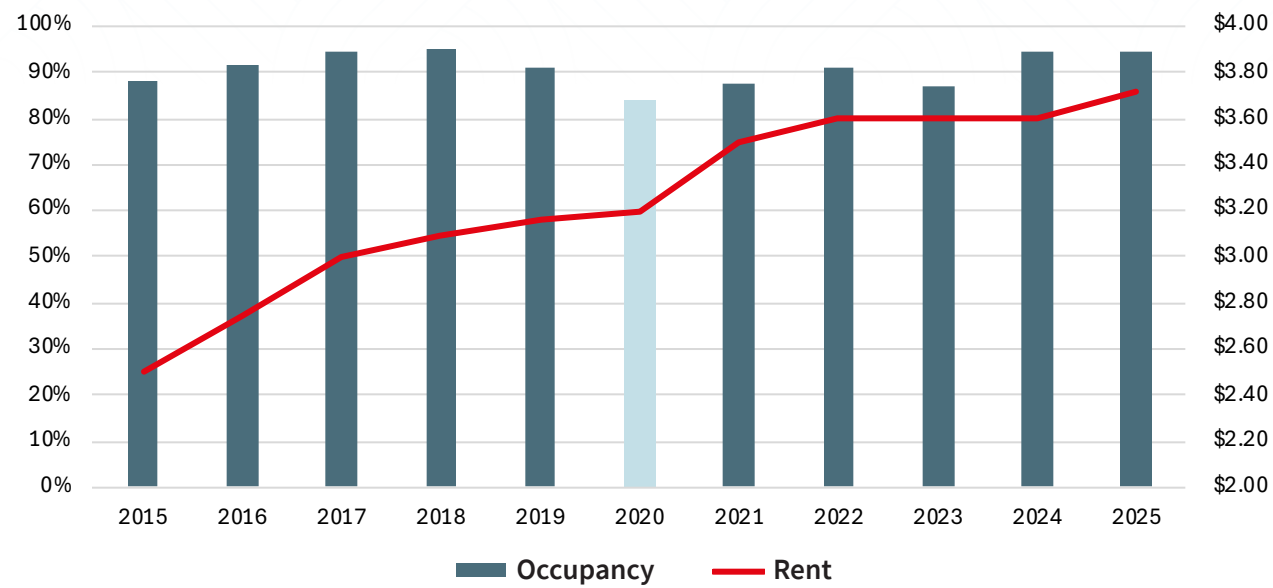
Elite Suburban Campus with on-site restaurants and medical with highly affluent demand for strategic tenant mix serving the community
(95th percentile on most visited office campuses in U.S., source Placer.ai)



At 91.7% occupied, The Property is consistently 5% more occupied than its competitive set

HISTORICAL OCCUPANCY AND RENT

Centerstone Plaza has experienced continued rent growth and steady occupancy over the last 10 years. Despite slight occupancy loss during COVID-19, The Property quickly leased back up while maintaining rent growth.



91%
10 YEAR AVG
OCCUPANCY

4.06%
10 YEAR CAGR

KEY PROPERTY HIGHLIGHTS

- True Pride of Ownership Asset
- High-End Office Space Catering to a Variety of Tenants
- Walkable Restaurants on-site
- Centric to over 3,000 multifamily units and over 10,600 occupied homes within a 1-mile radius
- Directly Across from Woodbridge High School (2,218 students) with 15%+ of Tenant Mix in the Education Industry
- Abundant Surface Parking with 480 Stalls (4.01 per 1,000 SF)
- Tranquil Campus Setting Conveniently Located Near Extensive Retail Offerings and Housing
- Easy Access Via Two Entry Points and Just Minutes from The San Diego Freeway (I-405)

NOTABLE CENTERSTONE PLAZA TENANCY



First Team Real Estate

Premier Office Spaces



CENTERSTONE PLAZA IS STRATEGICALLY SURROUNDED BY OVER 11,000 HOUSEHOLDS

MULTIFAMILY WITHIN 1-MILE

- 1 Santa Alicia (84 Units)
- 2 Santa Clara (378 Units)
- 3 Santa Rosa (575 Units)
- 4 San Mateo (283 Units)
- 5 San Paulo (382 Units)
- 6 San Leon Villa (243 Units)
- 7 San Remo Villa (248 Units)
- 8 Woodbridge Pines (220 Units)
- 9 San Marino Villa (200 Units)
- 10 Woodbridge Manor (165 Units)
- 11 51 Smokestone (45 Units)
- 12 Cross Creek (136 Units)

BEST COMBINATION OF ACCESSIBILITY AND AMENITIES

Centerstone Plaza differentiates itself from the rest of the Orange County Office market with its unique neighborhood-centric location and access to walkable amenities, with on-site restaurants and three major retail centers directly adjacent to The Property. Strong historical occupancy is evidently supported by a buffet of lunch options, gyms, medical, and business services within walking distance from Centerstone Plaza’s one-of-a-kind location.



Dining Options

- | | |
|------------------------------|-------------------------|
| 1 Cafe Rio | 3 Cava |
| 1 Mod Pizza | 3 Capital Noodle Bar |
| 1 Olive Garden | 3 Sagami |
| 1 Omori Katsu & Ramen | 3 California Fish Grill |
| 1 The Cut Burgers | 3 Broken Yolk Cafe |
| 1 Starbucks | 3 Wingstop |
| 2 Rose Bakery | 3 Peet’s Coffee |
| 2 Laventina’s Pizza | 3 Urban Plates |
| 2 Layer Cake Bakery | 3 Chipotle |
| 2 Pho Ba | 3 Stonefire Grill |
| 2 Thai Kitchen | 3 Starbucks |
| 2 Philly’s Best Cheesesteaks | 3 Piadina |

Daily Needs

- | | |
|--------------------|-------------------------|
| 1 Sprouts | 2 Edward Jones |
| 1 Hmart | 2 First Commercial Bank |
| 1 AAA | 3 Target |
| 1 Bank of America | 3 FedEx |
| 1 T-Mobile | 3 UPS |
| 1 7-Eleven | 3 Citibank |
| 1 Mobil | 3 AT&T |
| 2 Supercuts | 3 Shell |
| 2 U.S. Bank Branch | 3 Chase Bank |

Fitness

- | | |
|---------------------------|-------------------------|
| 1 Alloy Personal Training | 3 LA Fitness |
| 2 Core Solutions Pilates | 3 Perspire Sauna Studio |

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