

FOR SALE

8677 Research Drive
Irvine, CA



25,277 SF INDUSTRIAL/FLEX PROPERTY



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SUMMARY

For an **owner-user**, 8677 Research Drive benefits from the unique combination of **unrivaled I-405 branding exposure** (previously occupied by Irvine Harley-Davidson) and proximity to a **highly educated, high-earning local population**. These desirable demographics, flexible layout, and proximity to the Irvine Spectrum Center, make it an ideal location for showroom, flex, corp HQ, and R&D uses.

HIGH-VISIBILITY FREEWAY FRONTAGE

- Turn your building into a billboard the world can't miss. With 165 feet of direct frontage along the I-405 (averaging 181,000+ vehicles daily), this asset generates hundreds of thousands of dollars in free, high-impact brand exposure every year — the same visibility that made it a thriving destination showroom since it was built.

CORPORATE HQ: EXECUTIVE PRESTIGE & ELITE TALENT RECRUITMENT

- Positioned near the I-5/I-405 interchange and just 5 minutes from the Irvine Metrolink Station, your headquarters will be easily accessible to executive and administrative talent throughout Los Angeles, Orange, and San Diego Counties. You'll also be drawing from an exceptionally educated local workforce, where **74% of residents hold a college degree**.

MED-TECH CAPABILITIES

- The property's flexible **25,277 SF** layout is ideal for a hybrid program, offering the physical infrastructure required to seamlessly integrate corporate offices, cleanrooms, medical device assembly, or R&D laboratory space under one roof. Being in the Irvine Spectrum places your company adjacent to global medical device and technology leaders (Edwards Lifesciences, Masimo, and Abbott), giving you unparalleled access to specialized venture capital, local research institutions, and a highly skilled technical workforce



PROPERTY DETAILS

Occupancy	Vacant
Year Built	1999
Lot Size	1.45 AC
Building Size	25,277 SF
Second Floor	10,382 SF
Number of Floors	2
Elevators	1
HVAC	100% HVAC
Clear Height	25'
Power	800A
Drive Ins	3 (8'x10')
Parking	84 stalls (3.32:1,000 SF)
Zoning	5.4 (A)
Conditional Use Permit (CUP)	In-place (contact us for details)

*Interior photos show conceptual improvements for illustrative purposes only



CONDITIONAL USE PERMIT IN PLACE



MAP / DEMOGRAPHICS

The Greater Irvine Spectrum Area is home to more than **3,400 companies** employing over **77,000 people**. Nearby office parks host prominent global headquarters and tech hubs for companies such as Mazda, Taco Bell, Broadcom, Alteryx, and Capital Group.



Safety

Irvine is consistently rated by the FBI as the Safest Big City in America (for cities with a population over 250,000), which acts as a massive draw for both businesses and residents



Irvine Metrolink Station

5-minute drive away, providing rail access for commuters across Southern California



John Wayne Airport

13-minute drive Northwest



Freeway Access

property sits near the "El Toro Y" intersection where the I-5 and I-405 freeways meet, with immediate access to Highway 133 (Laguna Freeway) and Alton Parkway.



1-Mile Radius

~12,962

Population

~\$107,027

Median Household Income

3-Mile Radius

~89,346

Population

~\$111,875

Median Household Income

5-Mile Radius

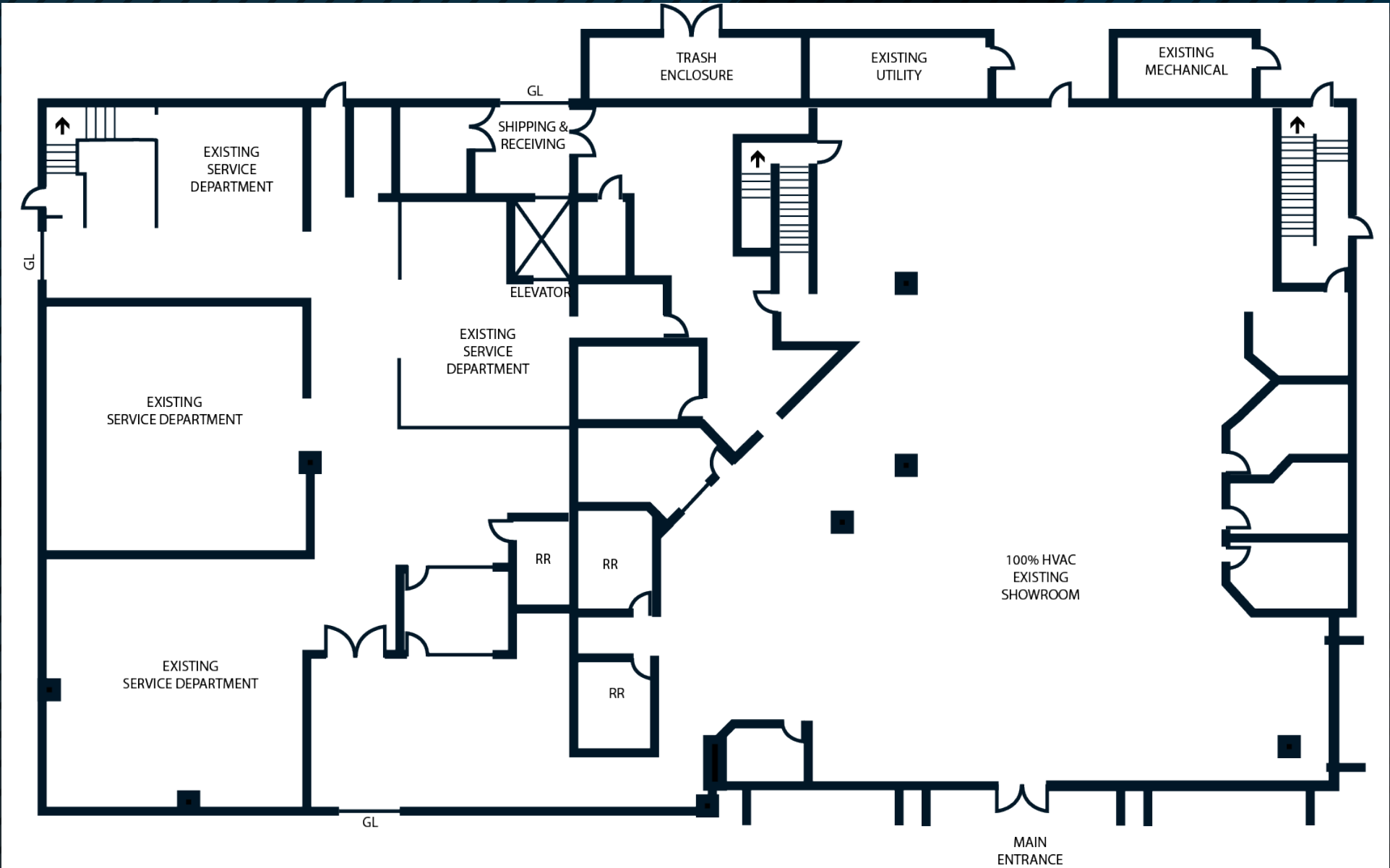
~356,069

Population

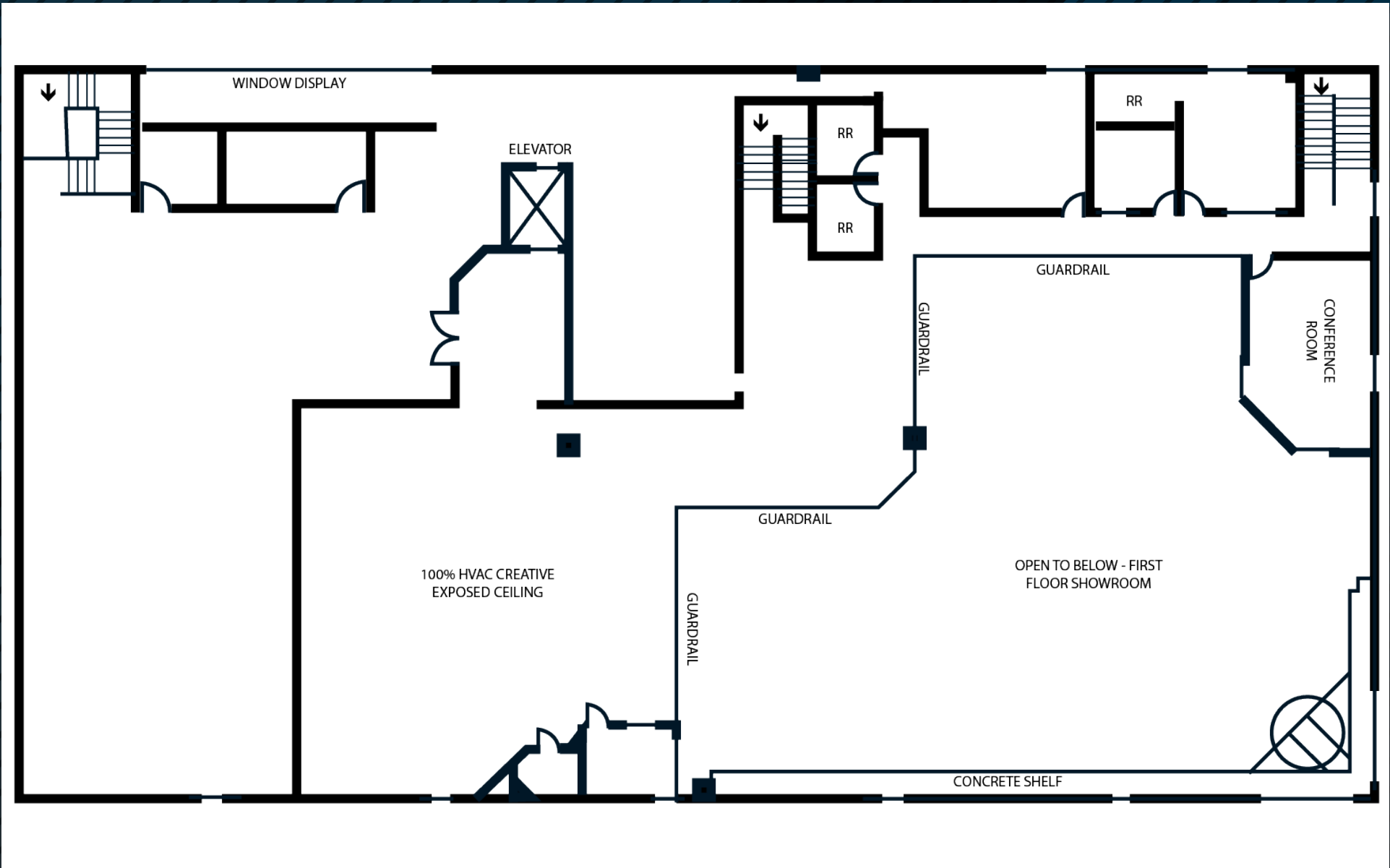
~\$120,932

Median Household Income

FLOOR PLAN – FLOOR 1



FLOOR PLAN – FLOOR 2





CONTACT:

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