

NEWPORT BEACH

HUNTINGTON BEACH

ENTITLEMENT/REDEVELOPMENT OPPORTUNITY

COSTA MESA

INTERSTATE
405

JOHN WAYNE AIRPORT

IRVINE BUSINESS DISTRICT

BETHEL
CHURCH

IRVINE RANCH WATER DISTRICT

HARVARD AVE

UNIVERSITY
CONGREGATION

CONGREGATION
SHIR-HA MA'ALOT

UC IRVINE

UNIVERSITY DR

CULVER DR

RACQUET CLUB
OF IRVINE

BETH JACOB
CONGREGATION

MICHELSON DR

UNIVERSITY
PARK CENTER

**RANCHO SAN JOAQUIN
GOLF COURSE**
ONE ETHEL COPLEN WAY, IRVINE, CA

±147.56 acre golf course/land located in the heart of Orange County's Greater Airport Area, within the City of Irvine.

 CUSHMAN &
WAKEFIELD

OFFERING OVERVIEW

Cushman & Wakefield of California, Inc., as exclusive advisor, is offering for sale a fee simple interest in the Rancho San Joaquin Golf Course located at One Ethel Coplen Way, Irvine, California ("Property"). The Property consists of a rare 147.56± acre prime in-fill operating 18-hole golf course with zoning that allows for a mix of immediate and future potential development. Rancho San Joaquin Golf Course is a public golf country club constructed in 1964 in a single fairway returning nines layout. The improvements include six buildings totaling approximately 16,000 square feet, including a 12,000 square foot clubhouse and pro shop.

The Site is one of the largest in-fill land development opportunities left in the City of Irvine and Orange County's Greater Airport Area. It is located within walking distance of UC Irvine, University Park, University Town Center, and the William R. Mason Regional Park.

TREMENDOUS UPSIDE POTENTIAL

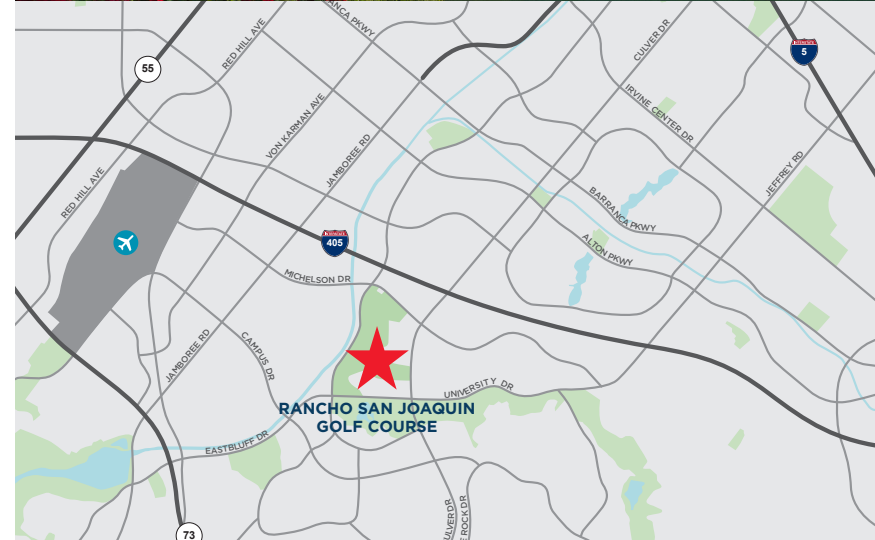
The Site is subject to four zoning designations from the City of Irvine: 1) 1.5 Recreation, 2) 1.6 Water Bodies, 3) 2.3 Medium Density Residential, and 4) 4.4 Commercial Recreation. Permitted uses include allow for the operation of the existing golf course and also provide the opportunity for investors to create value through entitlement and rezoning potential for residential, recreation, and other more profitable uses.

PROPERTY OVERVIEW

Land Area:	±147.56 acres	Development Parcels
Improvements:	±16,000 SF	2.3-Zoned Parcels: 3.78 Acres
Year Built:	1964	4.4-Zoned Parcels: 5.0 Acres
Zoning:	City of Irvine - 1.5, 1.6, 2.3 and 4.4	Entitlement Opportunity
Golf Course:	18 Holes	SSW Golf Course: ±60 Acres

OPPORTUNITY HIGHLIGHTS

- Irreplaceable Location** - The Property is ideally located in the City of Irvine which is a portion of the Greater Airport Area of Orange County; one of the most desirable markets for residential developments in the County. The Site represents one of the largest in-fill development opportunities to come to market in decades, and is adjacent to world-class demand drivers, including UC Irvine, the Irvine Business Complex, The Irvine Spectrum Area, Newport Beach, Fashion Island, South Coast Plaza, and the San Diego (I-405) Freeway.
- Scarce In-Fill Development Site** - At over 147± acres, Rancho San Joaquin Golf Course is truly a generational asset with unparalleled upside potential. The Site is currently entitled for residential and recreational development, and may be the subject of further densification with a rezoning and entitlement effort. This will allow the site to realize its true potential as a reconfigured golf course with golf-adjacent residential and recreational uses.
- Current Re-Planning Effort** - The current General Plan designations for the Site are Recreation (1.5), Water Bodies (1.6), Commercial Recreation (4.4), and Medium Density Residential (2.3). These designations allow for the current uses at the Property and potential development opportunities. The City of Irvine is currently in the process of updating its General Plan and is examining other possible land use designations, which creates an opportunity to create value through further densification of the Site.



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