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An Orange County Business Journal Special Report

COMMERCIAL REAL ESTATE UPDATE



18

TOP APARTMENT
SALES IN Q2

20

TOP OFFICE
SALES IN Q2

23

TOP INDUSTRIAL
LEASES IN Q2

24

TOP OFFICE
LEASES IN Q2

25

TOP OFFICE
SALES IN Q2

13

OC AEROSPACE,
DEFENSE FIRMS BOOST
HEADCOUNT 3%

ELSEWHERE

1,9

CEO ETHAN THORNTON DISCUSSES MACH'S RAPID RISE

1,36

ICEYE SHIFTS SATELLITE PRODUCTION TO IRVINE

6

MAJOR CONTRACTS AND FUNDING FOR ROCKET LAB, JETZERO



Crystal View Apartment Homes

Address: 12021-12156 Bayport St.,

Garden Grove

Price: \$132.5M

Units: 402

Sale Date: June 11, 2026

Buyer: Eagle Real Estate Partners and

The Vistria Group

Seller: Bridge Investment Group Holdings LLC

Broker: Newmark (seller rep)

Notable: The joint venture plans to extend the soon-to-expire affordable regulatory agreement.



Bentley Parke

Address: 3200 W. 5th St., Santa Ana

Price: \$65.2M

Units: 232

Sale Date: April 29, 2026

Buyer: Post Investment Group and Foothill Affordable Housing Foundation

Seller: Harris Taylor Management

Broker: Triqor Group represented the buyer and seller

Notable: The buyer plans to convert the property into affordable housing, with units restricted to renters earning 80% or less of the area median income.



Brea Grove Residences

Address: 319 W. Lambert Rd., Brea

Price: \$27.25M

Units: 68

Sale Date: April 8, 2026

Buyer: Dunbar Real Estate Investment Management

Seller: McBride & Associates

Broker: Triqor Group represented the buyer and seller

Notable: The property is in original condition, and the buyer plans renovations.



222 Arch Street

Address: 222 Arch St., Laguna Beach

Price: \$10.4M

Units: 13

Sale Date: May 12, 2026

Buyer: Modern Development Co.

Seller: 8608 Foothill Blvd. LLC

Broker: Richard T. Dewey of Pacific Sotheby's International Realty and Mark D. Bridge of Matthews Real Estate Investment Services

Notable: Property sold with a 4.2% cap rate.



176 McKnight Drive

Address: 176 McKnight Dr., Laguna Beach

Price: \$6.7M

Units: 8

Sale Date: April 23, 2026

Buyer: Buccola Landscape Services

Seller: Urle Properties Inc.

Broker: Trey Dewey of Sotheby's International Realty (buyer's agent) and Mike O'Neill and Daniel Blackwell of CBRE (seller's agents).

Notable: Both the buyer and seller engaged in a 1031 exchange on the deal.