



MCAS El Toro

Irvine, California

Project Summary

200-acre site

Environmental Remediation
Mixed-Use Development

Services Provided

Masterplanning
Entitlement
Financing
Phased Infrastructure and
Development
Construction Management
Property Management

Project Timeline

Selection - 2012
Design - 2014-2016
Est. Ground Breaking - 2016

Low Enterprises was selected by Orange County to provide master planning, entitlement, development and property management services for a 200-acre portion of the former Marine Corps Air Station, El Toro, in Irvine. Lowe was selected through a competitive qualification process to complete this transit-adjacent, brownfield, redevelopment project.

Lowe will partner with the County to create a development master plan that provides the highest and best use for the property. Lowe will secure entitlements, including a master plan, zone changes, and General Plan Amendment. Additionally, Lowe will prepare an infrastructure phasing plan and provide financing for the development of the property. The site is located adjacent to the Orange County Great Park and the Orange County Transportation Authority Metrolink station. It currently houses five vacant and obsolete warehouses.

Lowe and the County will craft a master plan that incorporates an innovative, mixed-use program to provide high quality, sustainable, and market driven development that will produce a long term revenue-generating master ground lease for the County, and provide an asset for the community and the region.

