

Broadcom Confirmed as Apple Watch Chip Supplier

Gives It Leg Up on Future Models, Others' Wearables

Irvine-based **Broadcom Corp.** is among the winning suppliers for the much-hyped Apple Watch.

Oyster Bay, N.Y.-based **ABI Research Inc.** confirmed in a recent teardown that a Broadcom combo chip is powering Wi-Fi, Bluetooth, near-field communications and FM radio applications in the smart device.

The Business Journal first proposed the likelihood of the design win in October after teardown specialist **Chipworks Inc.** indicated the Wi-Fi chip layout in the prototype wearable device from the Cupertino-based consumer electronics giant matched a Broadcom combo chip found in iPhones and smartphones by Samsung, HTC and



TECHNOLOGY
Chris Casacchia

Huawei.

Ottawa, Ontario-based Chipworks analyzes more than 300 phones and tablets annually.

The latest development strengthens Broadcom's long-held ties to Apple and



Yasunobu Ikeda

Apple Watch Sport: version of smart device

gives the company a leg up in terms of supplying combo chips in future models and in other manufacturers' wearable devices.

Taiwan-based **KGI Securities** predicts Apple will ship 5 million to 6 million watches in the third quarter and about 15 million this year. Apple Chief Executive **Tim Cook** said the watch will be available in stores this month.

Record sales of the iPhone 6 and 6 Plus last year helped push Apple to the cusp of overtaking **Samsung Electronics Co.** as Broadcom's largest customer.

Apple accounted for 14%, or roughly \$1.16 billion, of Broadcom's \$8.43 billion

in sales, according to Broadcom's annual report. That was up from 13.3% in 2013.

Samsung accounted for 14.2% of Broadcom's revenue.

FAA Drone App

The Federal Aviation Administration is developing a smartphone app to provide tips and other information on flying drones, or unmanned aircraft systems.

It plans to enroll 1,000 beta testers with Apple devices this summer to fine-tune the B4UFLY app before its launch this year. It will also develop an app geared for Android users.

Drone use is increasing locally and nationally, from capturing expansive view points in photography to various business functions.

The Business Journal in March profiled several companies that use drones to improve business operations and generate new revenue streams, including **Dana Wharf Sportfishing & Whale Watching** in Dana Point, Irvine-based **Fusco Engineering**, and the **Island Hotel** and the **Resort at Pelican Hill**, both in Newport Beach.

Lone Woman Joins Tech Board

Stephanie Martin, chief executive of San Clemente-based cloud service provider **Exigo Group**, has been selected to serve on **CompTIA's** Partner Advisory Council.

The IT trade association's global tech council focuses on strategies and resources to help technology companies evaluate business models and explore options for transforming operations as market conditions change.

Martin is the only woman on the 20-member board.

Improving gender and ethnic diversity in the technology industry has steadily gained momentum in the past few years as labor activists have pressed several companies to disclose employment data. Broadcom this year released some race and gender data on its workforce for the first time in response to ongoing requests from civil rights and labor activists, including **Jesse Jackson**.

Facebook, **Google**, **Twitter** and **Apple** are also among the handful of companies to disclose such information, while others such as **Qualcomm**, **Oracle** and **Yelp** have so far declined.

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REAL ESTATE DEALS

Sales and leases of offices, industrial buildings, retail space and apartments

Compiled by Dana Truong

SALE

Redwood-Kairos Real Estate Partners sold an office building in Rancho Santa Margarita to **David and Florence Bullock** of real estate firm **Agent Alliance OC** for \$820,002, or \$301.25 per square foot.

The 2,722-square-foot space is at 30342 Esperanza, Bldg. 3.

The class B building was constructed in 2001, according to **CoStar Group Inc.**

Brokers involved in the deal included **Lee & Associates Commercial Real Estate Services' Mark Jerue, Craig Fitterer, and BJ Fell**, as well as **Taylor Wood of Cresa Orange County**. Wood represented the buyer. Jerue, Fitterer and Fell represented the seller.

Please send real estate deals to deals@ocbj.com. For sales, please list buyer and seller, sale price, square footage, building type, address and names of brokers and brokerages involved in the deal. For leases, please include tenant name, amount of square footage leased, type of space leased, value and duration of lease, address, landlord and brokers, and brokerages involved in the deal.

SALE

6899 Oran Circle, Buena Park
Price: \$2.5 million
Building: industrial
Square feet: 16,536
Price per square foot: \$151.19
Buyer: WCP Enterprises
Seller: Rivera
Broker(s): Paul Fisher of NAI Capital

SALE

100 S. Imperial Highway, Anaheim
Price: \$1 million
Building: office
Square feet: 6,000
Price per square foot: \$166.67
Buyer: Ronald and Sharon Allen Family Trust
Seller: undisclosed
Broker(s): undisclosed

LEASE

100 Pacifica, Irvine
Space: 3,077 square feet
Building: office
Terms: six years; undisclosed
Tenant: Hannah Law Firm
Landlord: Dolphin Partners
Broker(s): John Manion of NAI Capital

SALE

6461 Global Drive, Cypress
Price: \$2.1 million
Building: warehouse
Square feet: 12,479
Price per square foot: \$165.04
Buyer: Kindness Properties LLC
Seller: Pavlovich Robert
Broker(s): Bradley Goodmanson, Bradley Schneider of CBRE Group Inc.

SALE

100 N. State College Blvd., Anaheim
Price: \$2.4 million
Building: fast food
Square feet: 6,024
Price per square foot: \$402.56
Buyer: Todd I. Schiffman
Seller: James Myron
Broker(s): Brett Cervantes of Paul Kott Realtors Inc.

LEASE

505 S. Main St., Orange
Space: 2,363 square feet
Building: office
Terms: 60 months; \$300,000
Tenant: Palazzo Café
Landlord: CRC
Broker(s): Sonya Dopp-Grech of NAI Capital