



5631 LINCOLN AVENUE
CYPRESS, CALIFORNIA 90630

Submitted by: Sheva Hosseinzadeh, Principal | Vachel McKeever, Associate Vice President
CBC Blair | 562-495-6070 | Company BRE #01330395



5631 LINCOLN AVENUE

C Y P R E S S , C A L I F O R N I A 9 0 6 3 0

Available: Approx. 1651 SF

Asking Rent: \$2.50/SF - NNN
(Estimated \$850/month)

Zoning: LBCNR

APN: 7126-002-025

Year Built: 1953

HIGHLIGHTS

- Previously a Dental Office but can be used for any medical uses
- Onsite Parking Lot for patients and staff
- Located along a busy thoroughfare
- Well maintained property
- Minutes from Cypress College

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PROPERTY DESCRIPTION

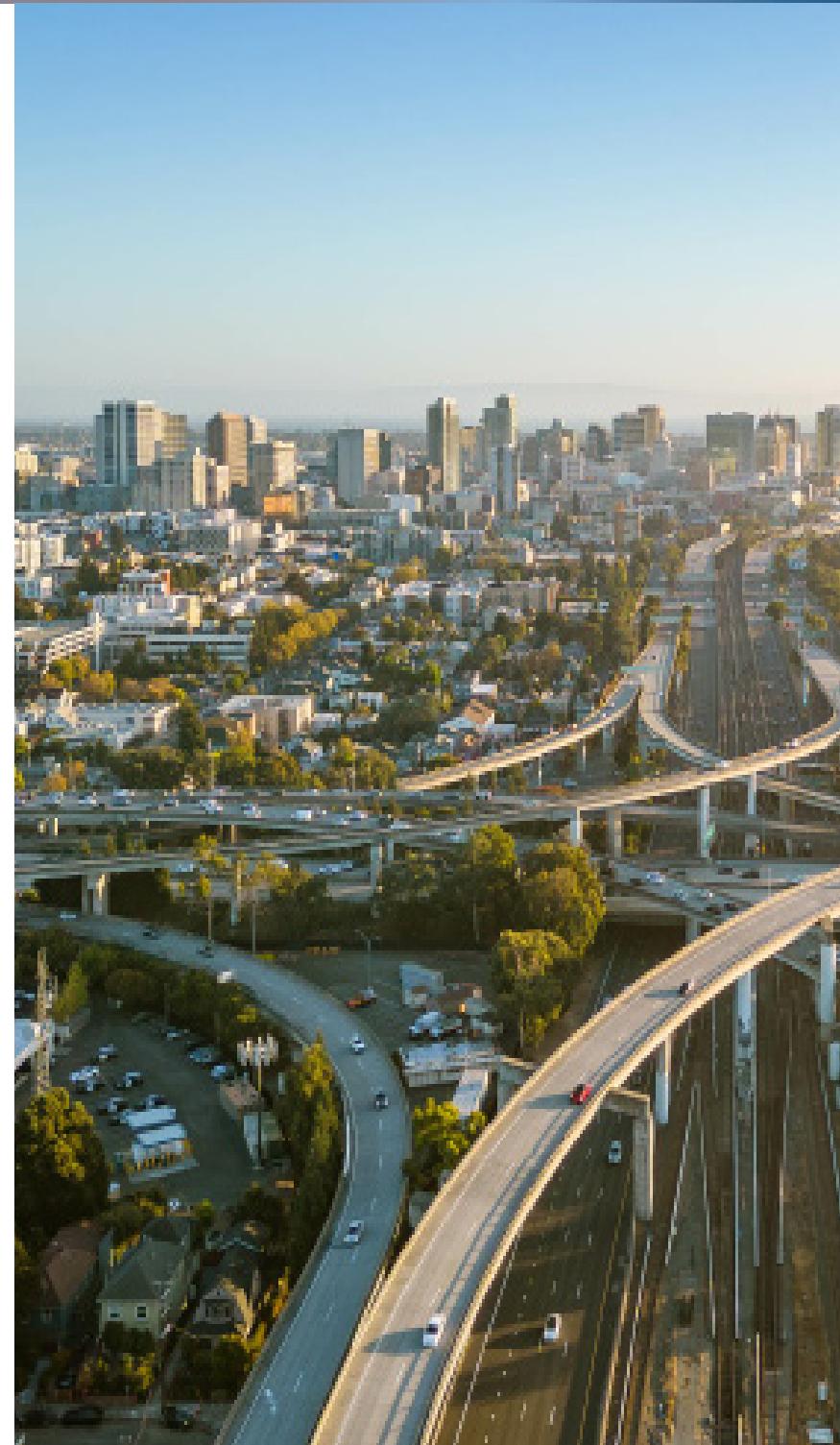
Located on the ground floor of 5631 Lincoln Ave, Cypress, this previous dental space offers an excellent opportunity for a new dental practice or any other medical use. The space includes a spacious reception and waiting room area. It also features a dedicated sterilization room to meet all hygiene standards, along with an open treatment area that had previously housed three dental chairs but can be used for any medical treatment area. Additionally, there are two restrooms for both patient and staff use and a staff break room. The space is conveniently located with 22 shared parking spaces including 2 handicap accessible spots.

Located in a highly visible area with easy access to major roads and amenities, and it's ideal layout, this medical suite is perfect for a growing or established medical practice seeking a modern and convenient facility in Cypress.

ZONING

PC (Planned Community) Zoning District, Commercial Mixed Use:

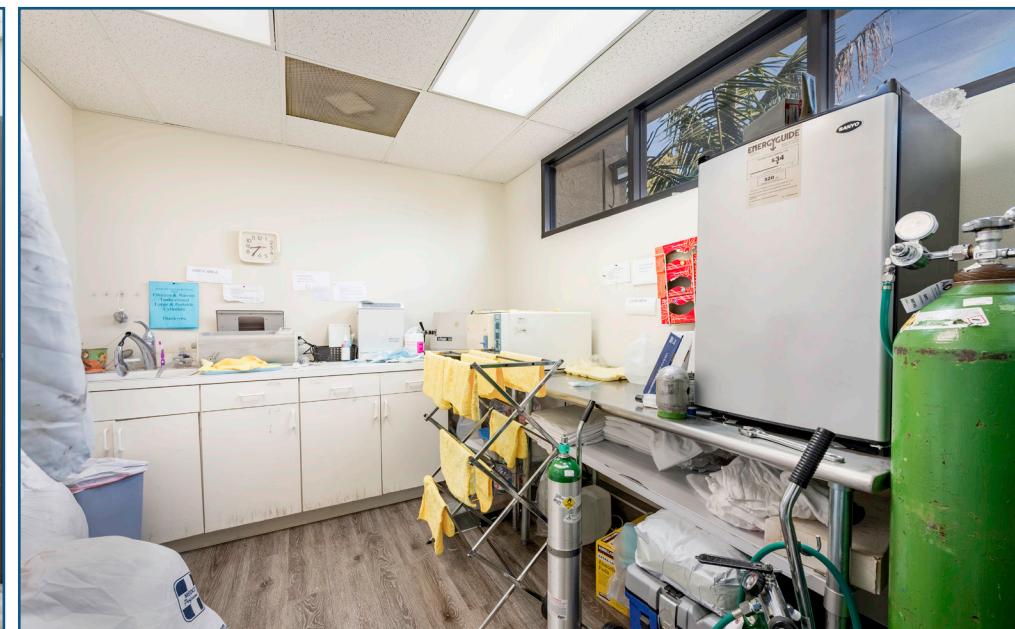
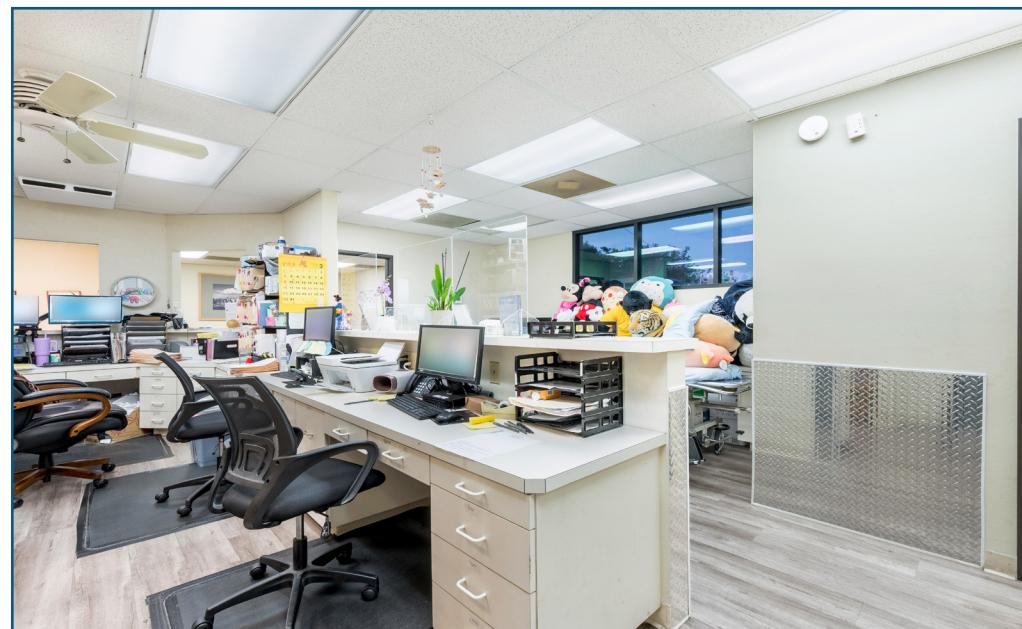
The PC zoning district is established to provide opportunity for the design and development of integrated, master-planned project in areas of the city which may benefit from special design standards and land uses not otherwise possible under conventional zoning regulations. The PC zoning district is intended to permit a compatible mix of land uses, planned commercial developments, and business parks, and a variety of housing styles and densities.



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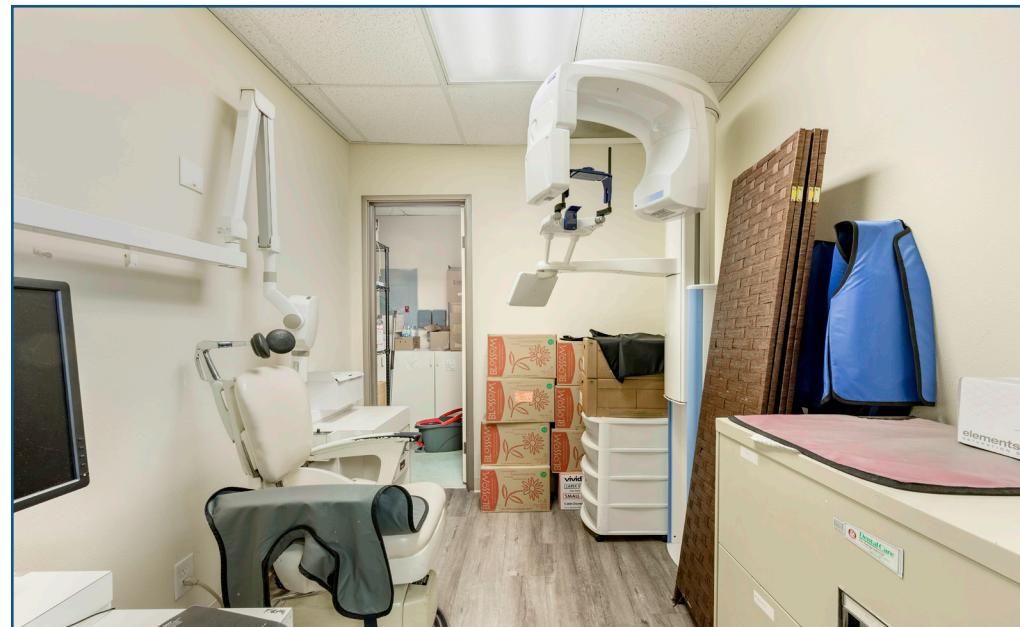
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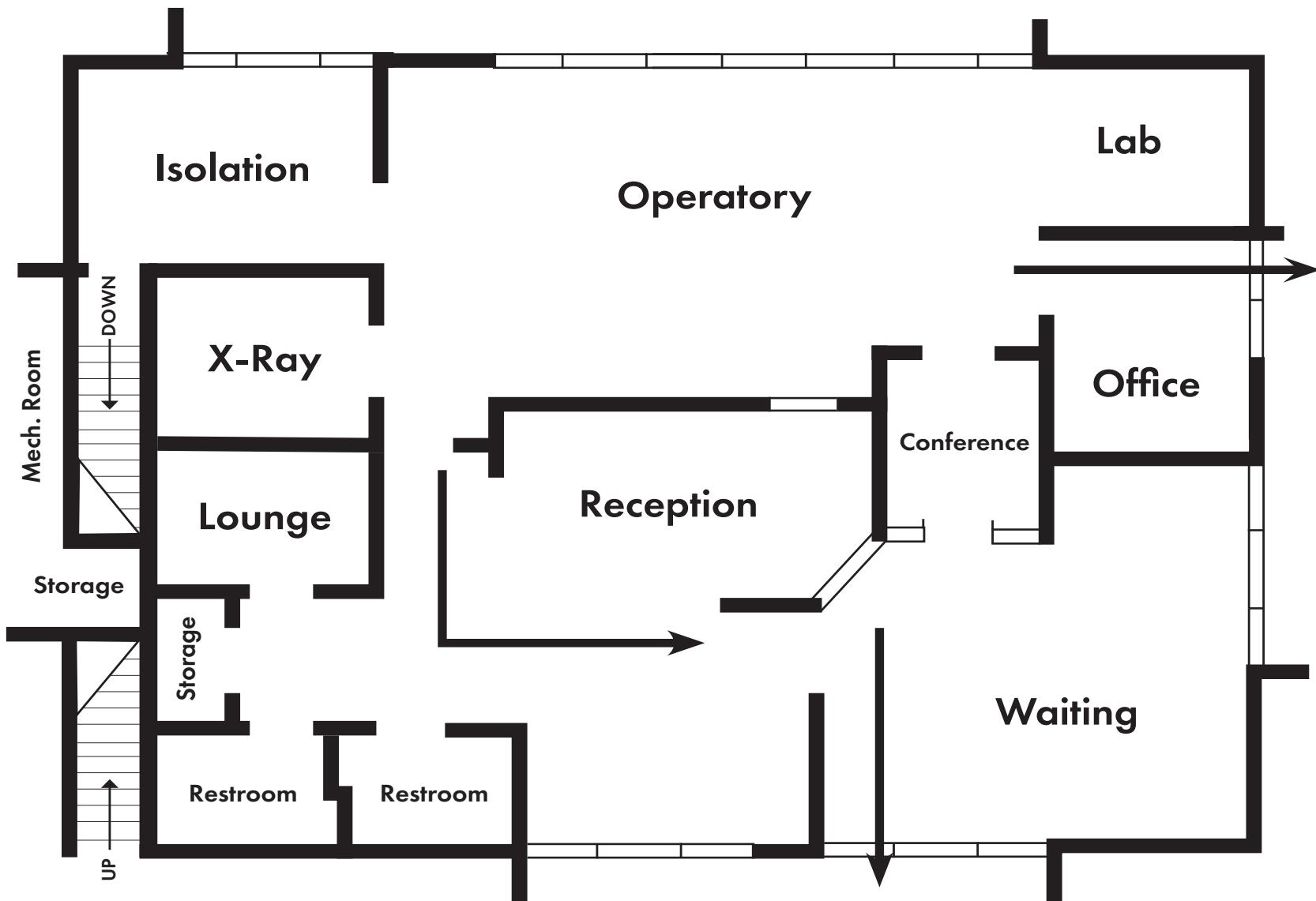
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GROUND FLOOR PLAN



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CONTACT

SHEVA HOSSEINZADEH

Principal

Sheva@cbcblair.com

Cell: (562) 400-5949

DRE# 01922147

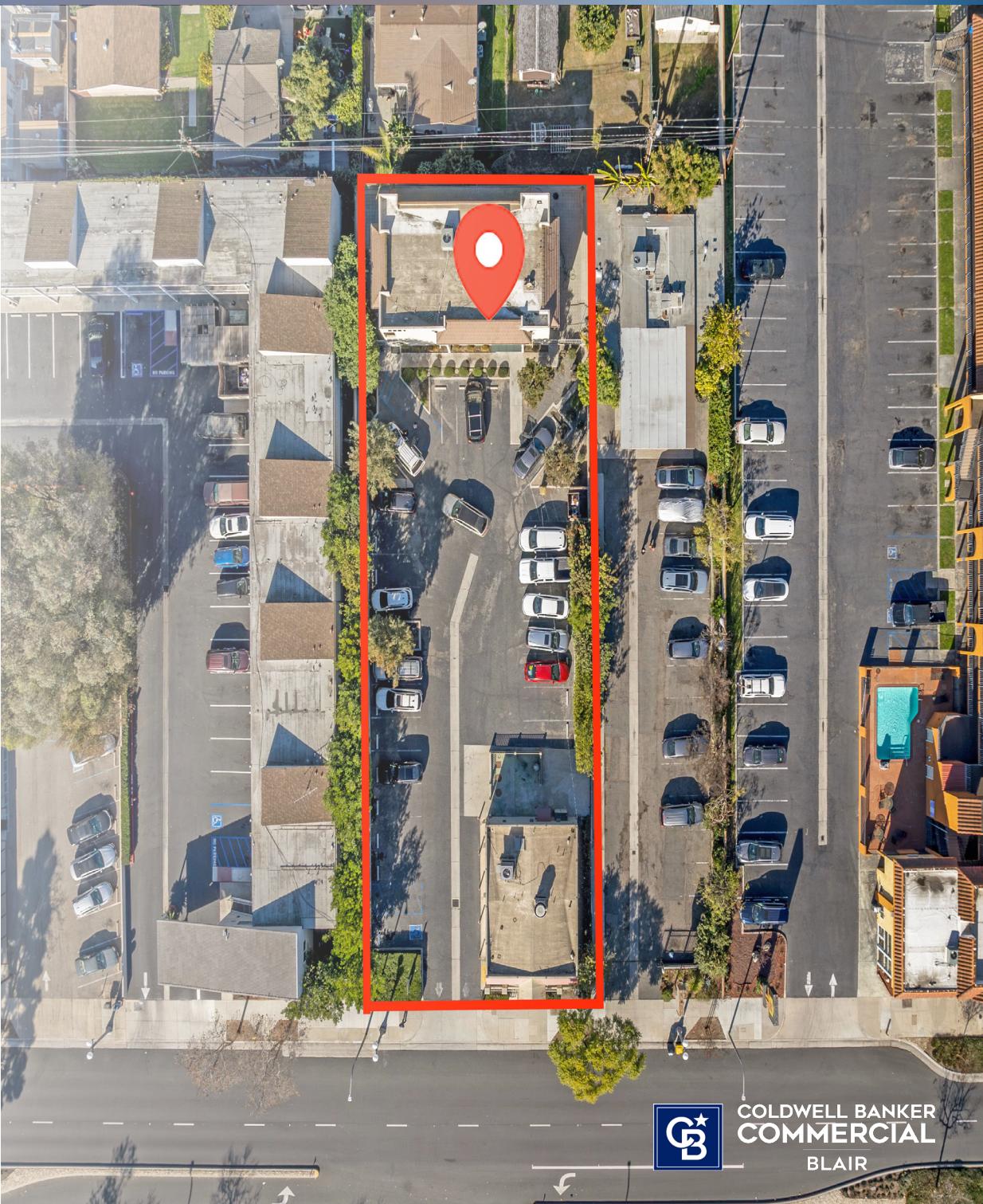
VACHEL MCKEEVER

Associate Vice President

VMcKeever@cbcblair.com

Cell: (562) 900-2938

BRE# 02074710



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