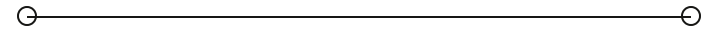


FOR LEASE

501 N Cornell Ave

DENTAL SUITE

Fullerton, CA 92831



PRESENTED BY:

TRICIA MCCARROLL

O: 949.929.7583

tricia.mccarroll@svn.com

CalDRE #01840569



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-----------------------|
| LEASE RATE: | \$2.75 SF/month (NNN) |
| BUILDING SIZE: | 8,369 SF |
| AVAILABLE SF: | 1,225 SF |

PROPERTY OVERVIEW

Opportunity to Lease a fully plumbed and recently renovated dental unit in a unique mid-century modern building with other successful medical tenants. Efficient layout that includes 3 plumbed opps (with the possibility of a 4th), ADA Restroom, & Reception/waiting. Wall of windows overlook a garden setting and allow for natural light. Exposed brick walls, new flooring, fresh paint, and lighting create an eye-catching and memorable space.

PROPERTY HIGHLIGHTS

- Convenient and abundant patient parking
- Great natural light
- Major renovations to interior
- Efficient Layout

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ADDITIONAL PHOTOS



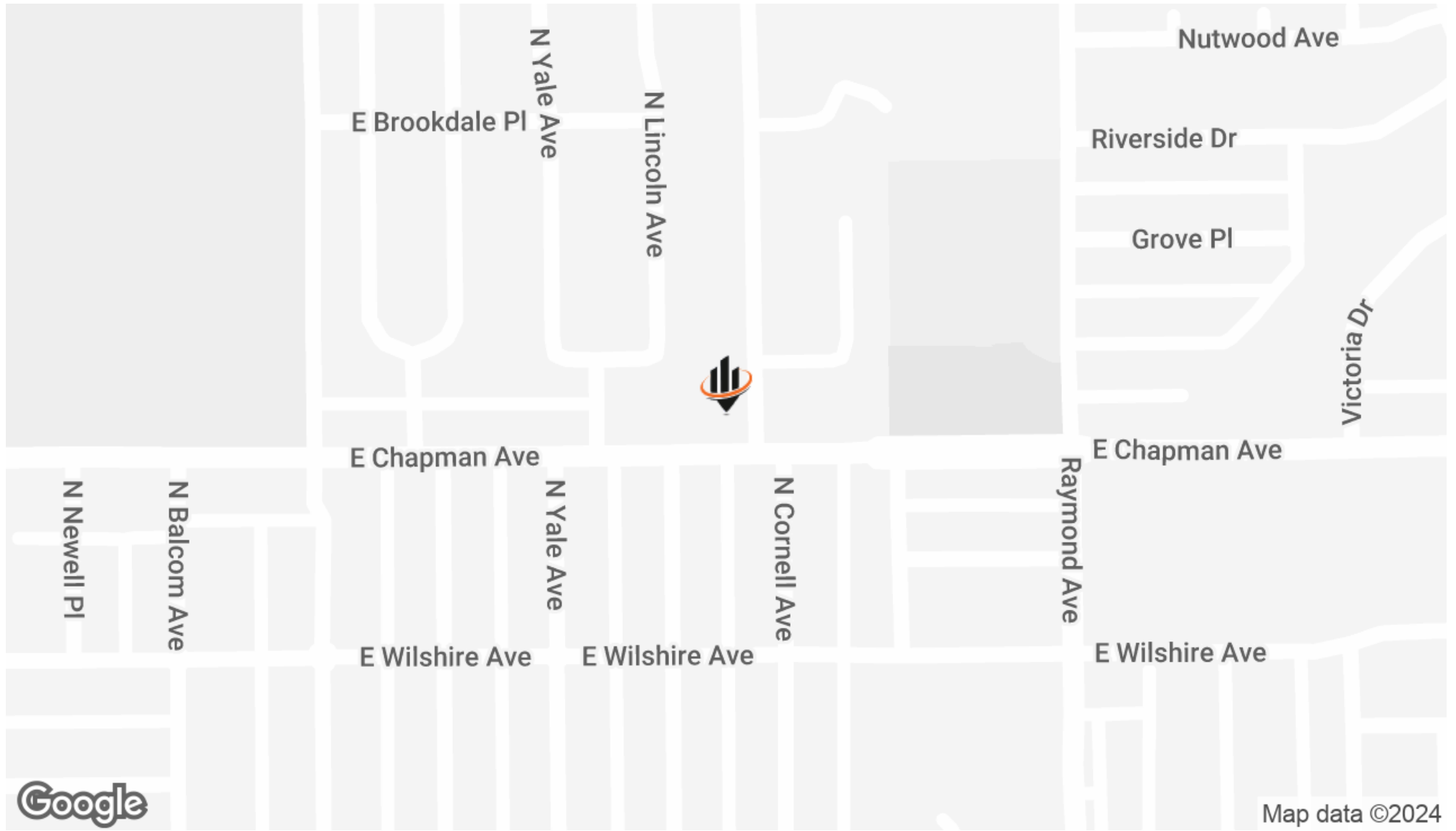
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LOCATION MAP



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501 N CORNELL AVE | Fullerton, CA 92831

SVN | VANGUARD 4

DEMOGRAPHICS MAP & REPORT

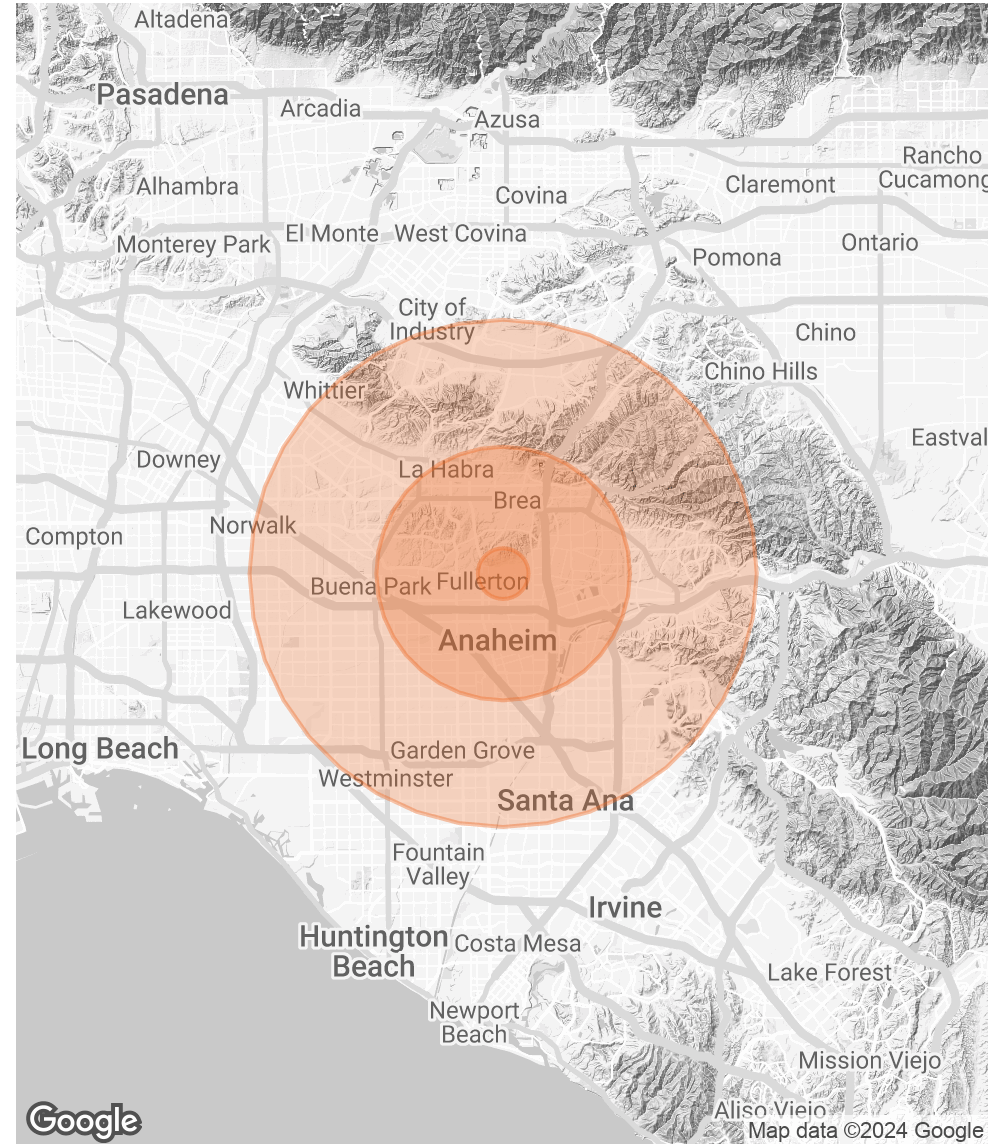
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|-----------|
| TOTAL POPULATION | 19,572 | 551,486 | 1,970,499 |
| AVERAGE AGE | 36.5 | 36.6 | 38.1 |
| AVERAGE AGE (MALE) | 35.8 | 36.1 | 37.1 |
| AVERAGE AGE (FEMALE) | 37.2 | 37.1 | 39.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 7,003 | 175,303 | 597,761 |
| # OF PERSONS PER HH | 2.8 | 3.1 | 3.3 |
| AVERAGE HH INCOME | \$101,334 | \$99,019 | \$102,339 |
| AVERAGE HOUSE VALUE | \$612,404 | \$533,000 | \$559,878 |

* Demographic data derived from 2020 ACS - US Census



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SVN | VANGUARD 5