



medical
dental
building

FOR LEASE

501 N Cornell Ave

**1225 SF PRIME MEDICAL/OFFICE SPACE
FULLY PLUMBED FOR ANY DENTAL USER**

Fullerton, CA 92831

PRESENTED BY:

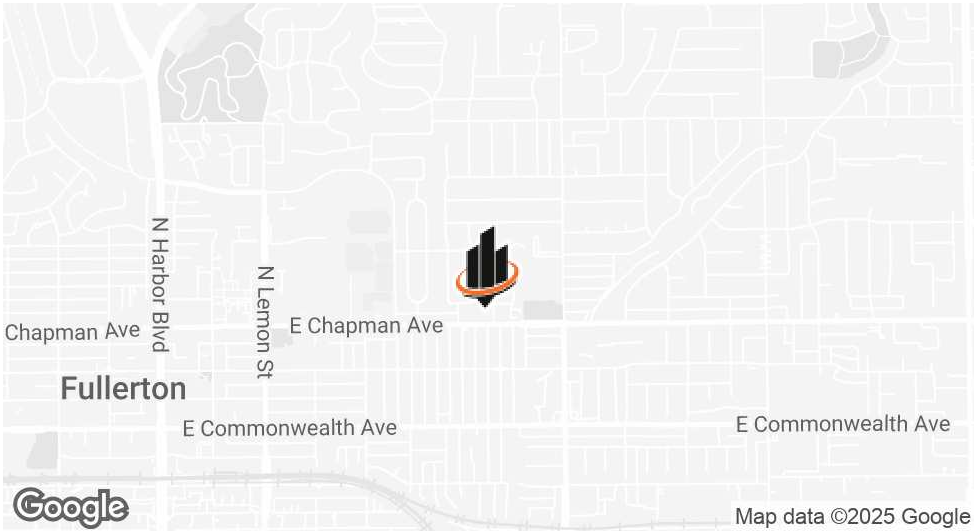
TRICIA MCCARROLL

O: 949.929.7583

tricia.mccarroll@svn.com

CalDRE #01840569

PROPERTY SUMMARY



LEASE RATE	\$2.50 SF/MONTH
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PROPERTY HIGHLIGHTS

BUILDING SIZE:	8,369 SF
AVAILABLE SF:	1,225 SF

PROPERTY OVERVIEW

Opportunity to lease a recently renovated, medical-ready suite in a distinctive mid-century modern building, ideally located right off Chapman for maximum visibility and accessibility. This space is perfect for medical and wellness practices, such as dental, acupuncture, chiropractic, physical therapy, naturopathy, massage therapy, or counseling, as well as professional office users like consultants or therapists seeking a modern, welcoming environment.

PROPERTY HIGHLIGHTS

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

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,225 SF	LEASE RATE:	\$2.50/month

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Medical/Office Suite	Available	1,225 SF	NNN	\$2.50 SF/month	<p>For Dental Users: Efficient layout that includes 3 plumbed ops (with the possibility of a 4th), ADA Restroom, & Reception/waiting, Lab</p> <p>Recent Renovations: New flooring, new modern ceilings, new ADA Restroom, and updated lighting, creating a professional and inviting atmosphere.</p> <p>Unique Design Elements: Exposed brick walls add character and charm, making this space memorable for wellness or professional services. A wall of windows overlooks a serene garden setting, flooding the space with natural light to enhance patient and client experiences.</p> <p>Established Tenant Mix: Join other successful medical tenants in a building designed to support healthcare and professional services.</p> <p>Perfect For: Medical, Dental and Wellness practices, such as acupuncture, chiropractic, physical therapy, naturopathy, or counseling, as well as professional office users like consultants or therapists</p>
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DENTAL SUITE



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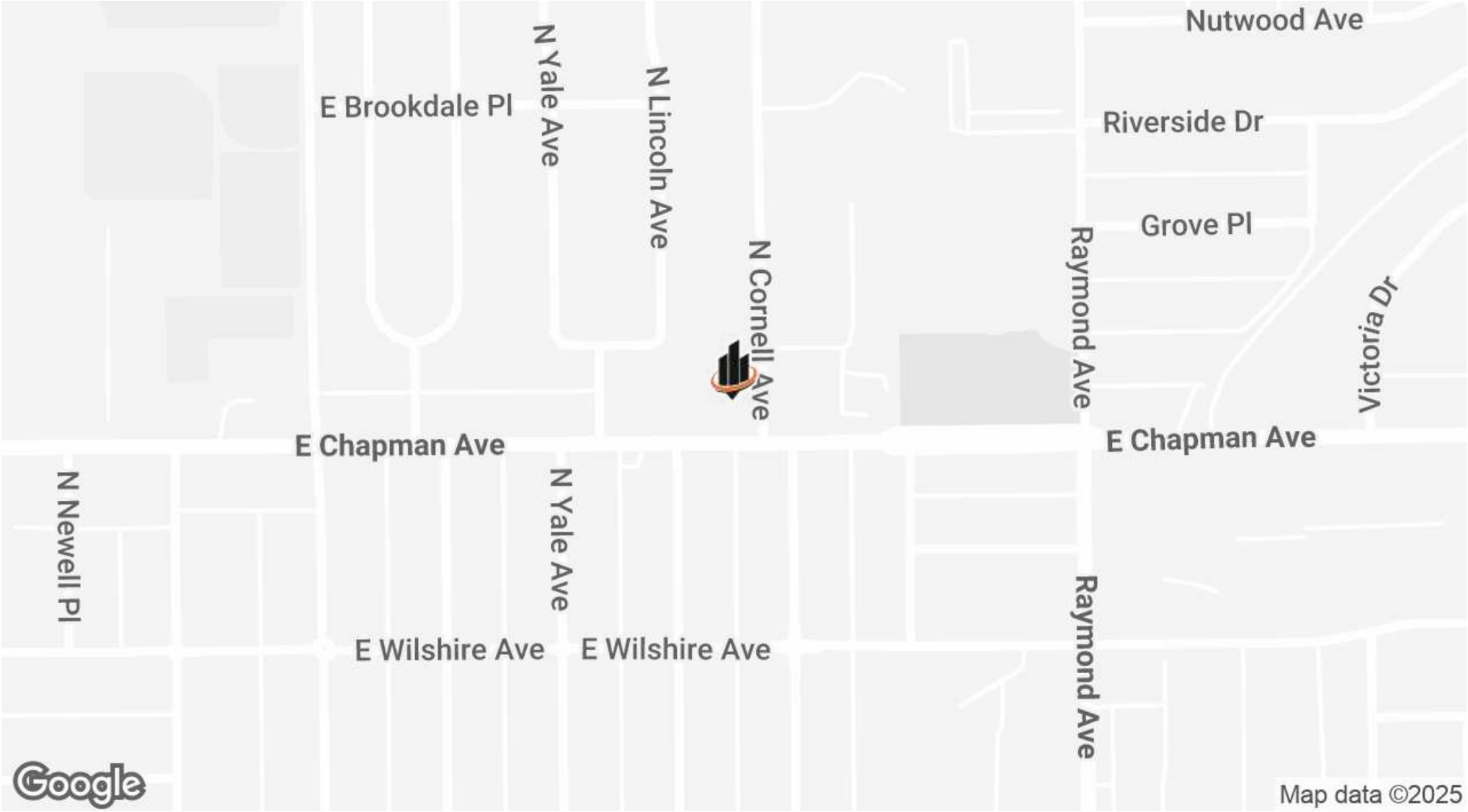
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501 N CORNELL AVE | Fullerton, CA 92831

SVN | VANGUARD 4

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

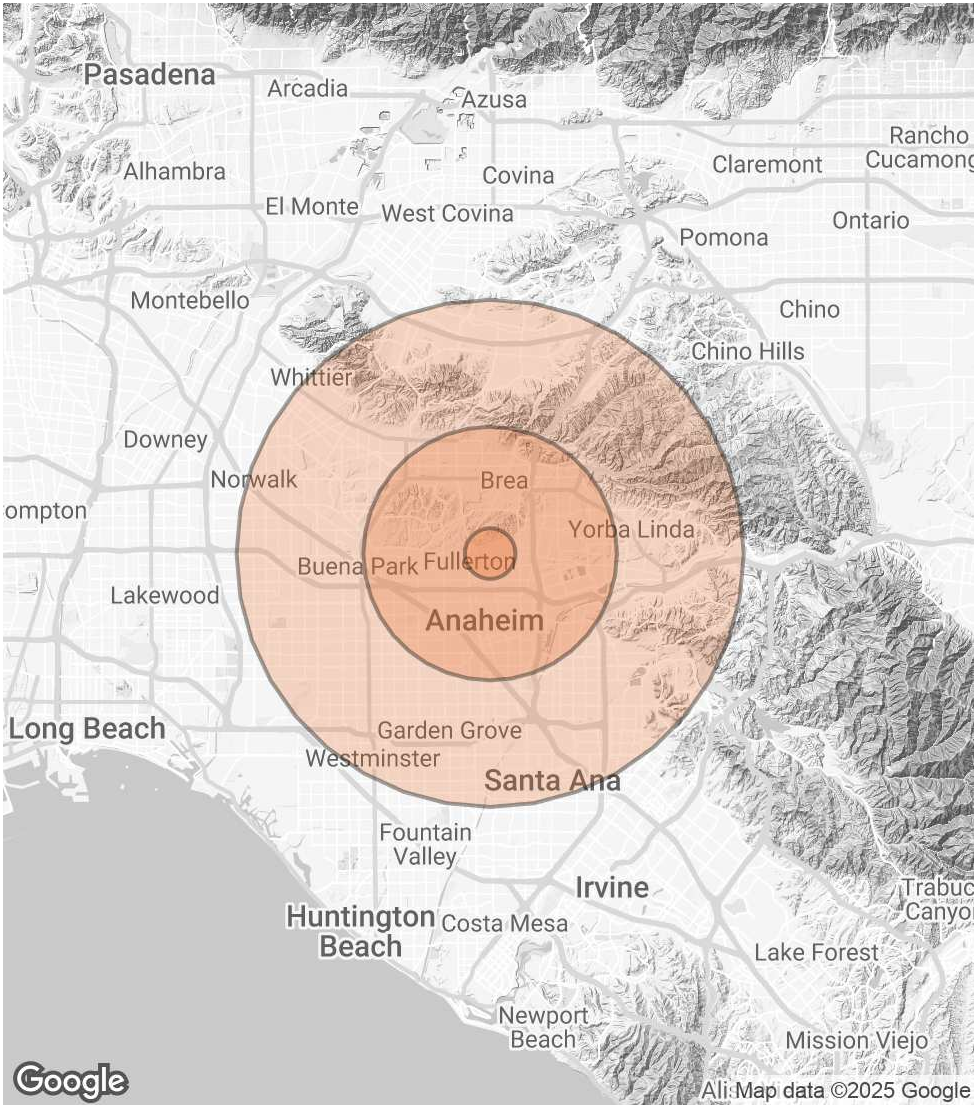
POPULATION 1 MILE 5 MILES 10 MILES

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

2020 American Community Survey (ACS)



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