



11649 Artesia Blvd

11649 Artesia Blvd, Artesia, CA 90701

Gilbert Morales

TCB Real Estate Services

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11647-11657 Artesia Blvd

\$41.00 /SF/YR

Prime opportunity to acquire a turn-key dental practice in Artesia, CA, or lease the retail space. The dental practice has been operational for nearly 20 years and features 4 fully equipped operatories, a strong patient base from the surrounding area, and significant growth potential. The 1,170 sq ft space is located in a busy shopping center with excellent visibility. The business is leased as-is with all equipment included...

- Medium Day time foot traffic
- Parking Lot and surrounding areas are well lit.
- Stucco Building

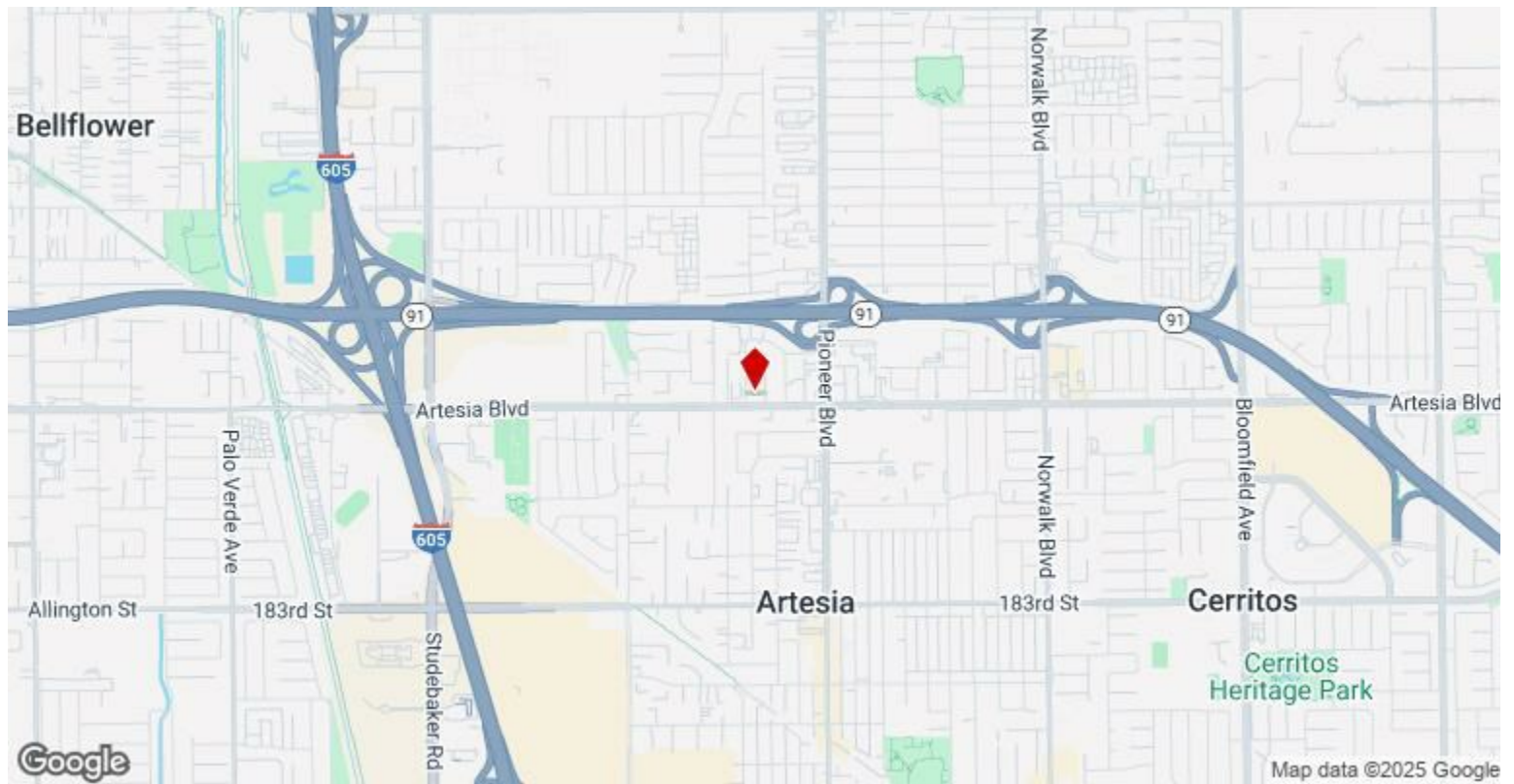


Rental Rate:	\$41.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	5
Center Properties:	1
Frontage:	259' on Artesia Blvd
Gross Leasable Area:	11,612 SF
Walk Score @:	87 (Very Walkable)
Transit Score @:	41 (Some Transit)
Rental Rate Mo:	\$3.42 /SF/MO

1st Floor

Space Available	1,170 SF
Rental Rate	\$41.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Highly Visible Retail Unit (Leased As-Is - Any Retail Tenant): An exceptional unit available for lease in a high-traffic, prime location, offered in its current "as-is" condition and open to any retail tenant. Turn-Key Dental Practice for Sale: Seize the opportunity to acquire a well-established dental practice, operational for nearly 20 years. Located in a bustling shopping center power strip, directly off the 91 Freeway, this practice boasts excellent storefront signage and high visibility. With only three operating days per week and no online presence, significant growth potential exists. The practice features 4 fully equipped operatories, a reception area, consultation room, breakroom, and restroom. Includes over \$100,000 in slightly used equipment and a favorable lease agreement.--



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Property Photos



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