



## Valleydale Professional Center

9092 Talbert Ave, Fountain Valley, CA 92708



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## Valleydale Professional Center

\$27.00 /SF/YR

- Minutes from the 405 Freeway
- Surrounded by retail, dining, and residential neighborhoods
- Ideal for businesses seeking a central Orange County location.....

- Dental, Orthodontic or Specialty Use

For more information visit:

<https://www.loopnet.com/Listing/9092-Talbert-Ave-Fountain-Valley-CA/37520746/>



Rental Rate: \$27.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 10,035 SF

Year Built: 1959

Walk Score ®: 73 (Very Walkable)

Transit Score ®: 29 (Some Transit)

Rental Rate Mo: \$2.25 /SF/MO

1

**1st Floor Ste 14**

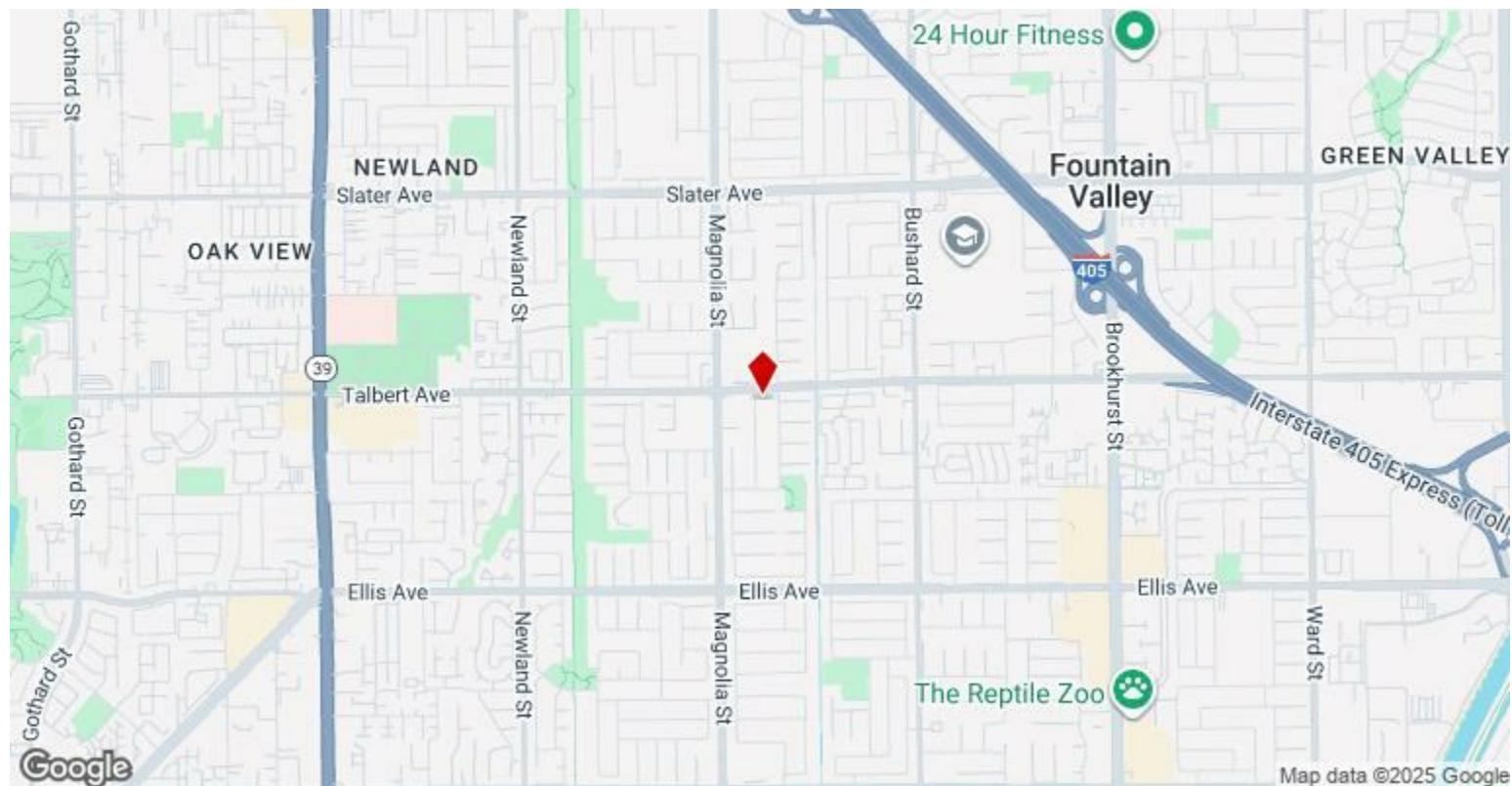
Space Available	1,600 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Dental
Space Type	Relet
Space Use	Medical
Lease Term	3 - 5 Years

This professionally designed  $\pm 1,600$  square foot suite is tailored for dental, orthodontic operations or specialty use, offering a clean, cohesive layout with built-in functionality. Welcoming Reception with pass through window and Office Work Area. Spacious Operatory Zone set up for six dental chairs, with plumbing and electrical in place. Two Private Restrooms. Dual-Sink Utility Room with cabinetry and full mirror. Utility Wall with washer/sink plumbing and electrical setup. Second Utility Area with sink, cabinetry and electrical setup. Two Private Offices. Separate file and storage areas. No CAM Fees.

## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Bct Enterprise LLC	-	
CB Enterprises Plus, Inc.	-	
Chinese Acupuncture	-	
Fountain Valley Acupuncture	-	
Idida's Style	-	
National Background Security	-	
Oriental Art Garden	-	
Richmond Chiropractic	-	



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## Property Photos



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IMG\_5522



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Building Photo