

6081 ORANGE AVENUE CYPRESS | CA

Office / Medical Building - FOR SALE

+/-7,400 Square Feet



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**OFFICE
ADVISORY
GROUP**
VOGT | HEARNE

Lee & Associates is pleased to present the opportunity to Purchase 6081 Orange Avenue, Cypress, CA, a +/-7,400 square foot, 2-story office/medical building. The building ideally suits a user who will occupy the 2nd floor of the building. The 1st floor is 100% leased to an Orthodontist, providing rental income to offset occupancy costs. The building is located just off Valley View Blvd, in proximity to the 91, 5, 605, and 22 Freeways along numerous amenities, including dining, banking and shopping.



Offering Summary

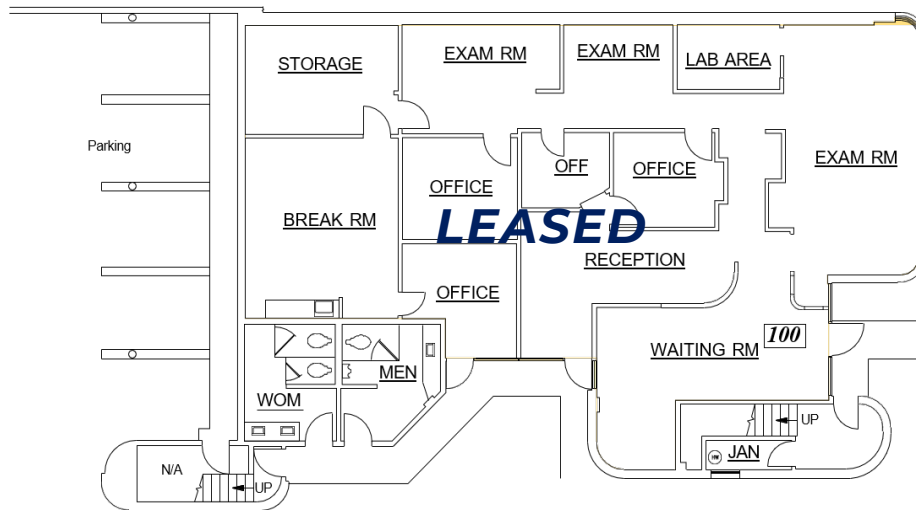
<i>Offering Price:</i>	\$4,200,000
<i>Building Size:</i>	+/-7,400 square feet, Two Stories
<i>Occupancy:</i>	First Floor: 100% Leased Medical (Orthodontist) Second Floor: Vacant Office (available for User to Occupy) +/- 4,321 Square Feet for Owner User, Office Use
<i>Zoning:</i>	Commercial General Zone (G-C) - Link to Permitted Uses
<i>Signage:</i>	Building and Monument
<i>Traffic Counts:</i>	+/- 40,000 vehicles per day (Valley View St / Orange Ave)
<i>Parking:</i>	25 Stalls total, 5 covered
<i>Freeways:</i>	91 Freeway (+/- 9 Minute Drive) 22 Freeway (+/- 10 Minute Drive)
<i>APN:</i>	134-143-19
<i>Nearby Amenities:</i>	85°C Bakery, Stater Bros, Hyatt House, El Torito, Banking, etc
<i>Website:</i>	http://properties.leeorange.net/6081orange



Floor Plans

6081 Orange Ave

+/-7,400 Rentable Square Feet



FIRST FLOOR

Suite 100 - MEDICAL

+/- 3,169 RSF

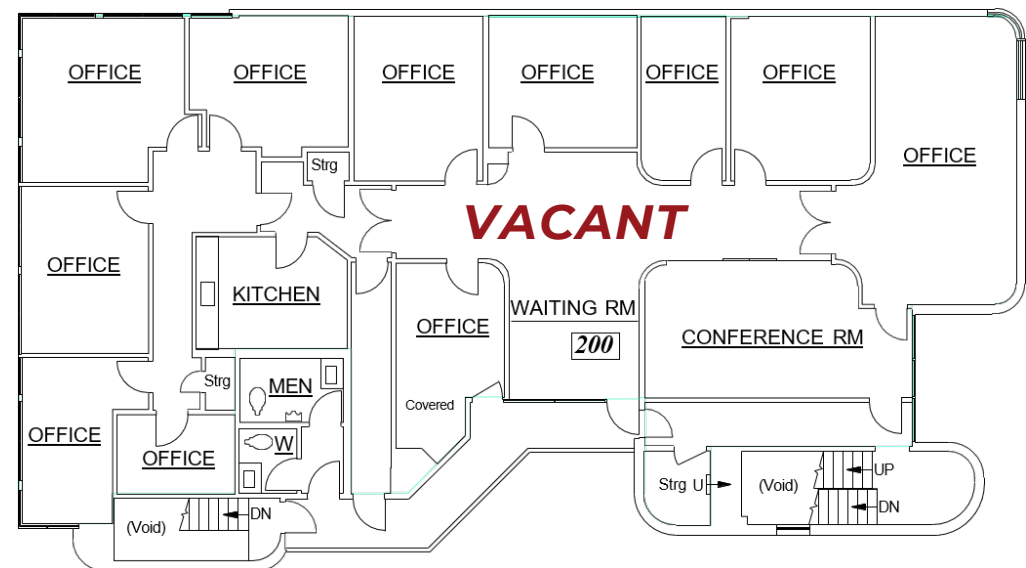
- Leased to Boulton Orthodontics
- Current Monthly Rent: \$8,653.96 Gross
- 2026 Annual Base Rent: \$103,847.52 Gross
- Lease Expiration: December 31, 2030
- Options: One additional five-year option

SECOND FLOOR

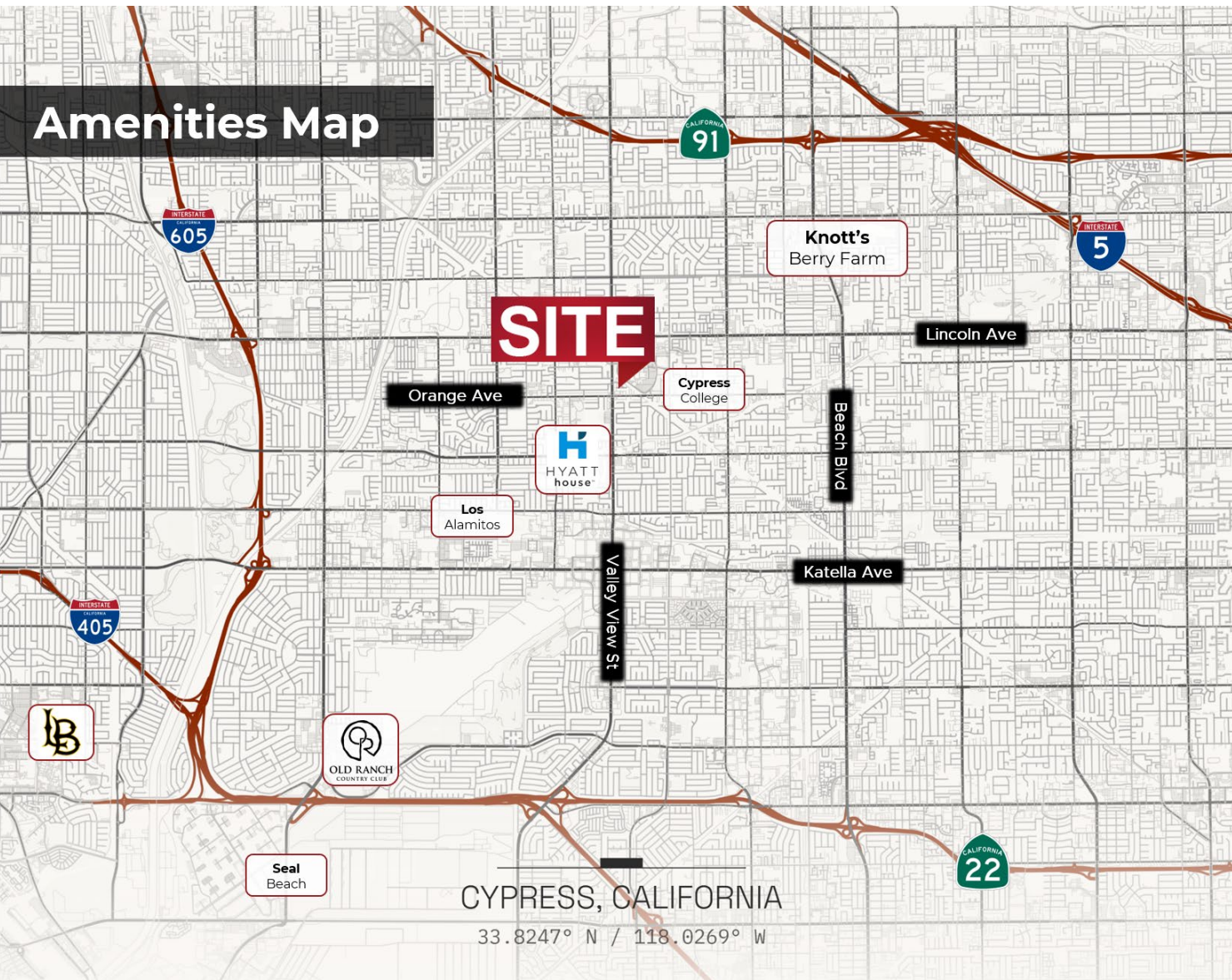
Suite 200 - OFFICE

+/- 4,231 RSF

- Ideal owner user office suite
- Full Floor opportunity
- Private offices, conference room, kitchen, restrooms
- Building and monument signage



Amenities Map



In Proximity to



Knott's Berry Farm

+/- 3.2 Miles

Disneyland

+/- 6.7 Miles



Long Beach Airport

+/- 7 Miles



CSU Long Beach

+/- 8 Miles

Cypress College

+/- 0.3 Miles

6081

ORANGE
AVENUE
CYPRESS | CA

Office / Medical Building - FOR SALE

+/-7,400 Square Feet



Exclusive Agents

JAIMESON HEARNE

Principal
714-564-7146
jhearne@lee-associates.com
CalDRE# 01925107

MARSHAL VOGT

Principal
714-564-7117
mvogt@lee-associates.com
CalDRE# 01519213

ALLY BOOMER

Agent
714-564-7114
aboomer@lee-associates.com
CalDRE# 02394187



All information contained herein has been provided by Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.