

# 3053

EDINGER AVENUE

TUSTIN | CALIFORNIA | 92780



**FOR SALE — 4,600 SF**  
**MEDICAL CONDO + GENERAL/IMPLANT DENTISTRY**

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# PROPERTY SUMMARY



**3053**  
EDINGER AVENUE  
TUSTIN | CALIFORNIA | 92780

For more information:

**John Manion**

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## THE OFFERING:

An exceptional opportunity is available to acquire a Flex R&D Condo, along an established dental business. Located in Tustin, CA in the Jamboree Plaza, this versatile property is available now FOR SALE! Ideal for both research and development or professional services, this property offers a spacious, well-equipped layout that can accommodate a variety of business needs. The attached CUP allows for Medical and Dental use! With a loyal patient base and a prime location in the heart of Tustin, this investment offers a unique combination of valuable real estate and a profitable turnkey business in a highly sought-after business hub.

 <b>Opportunity to Acquire R&amp;D Condo + Established Dental Business</b>	 <b>*Medical CUP Attached to Premises*</b>	 <b>4,600 SF</b>
 <b>Private Restrooms</b>	 <b>Surgical/Exam Rooms</b>	 <b>Lab Space with 24' Clear Height</b>
 <b>Break Room</b>	 <b>Power: 400a/120 – 208v (Verify)</b>	 <b>Two Story Corner Unit</b>

# ABOUT THE BUSINESS



**THIS ESTABLISHED DENTAL PRACTICE IN TUSTIN, CA** offers the opportunity for any dentist looking to expand their services or step into an established business with existing clientele. Specializing in both general dentistry and advanced implant services, this practice is well-known for its loyal clientele and quality care. Experience cutting-edge implant dentistry in this innovative practice, which features a 24-hour lab and the latest dental technology to ensure efficient and effective treatments. Notably, the clinic offers immediate implant placement after extraction, providing patients with fast and seamless solutions. With a solid patient base and high demand for both general and implant services, this practice is positioned for continued success and growth.

## FURNISHINGS, FIXTURES, AND EQUIPMENT) TO INCLUDE, BUT NOT LIMITED TO:

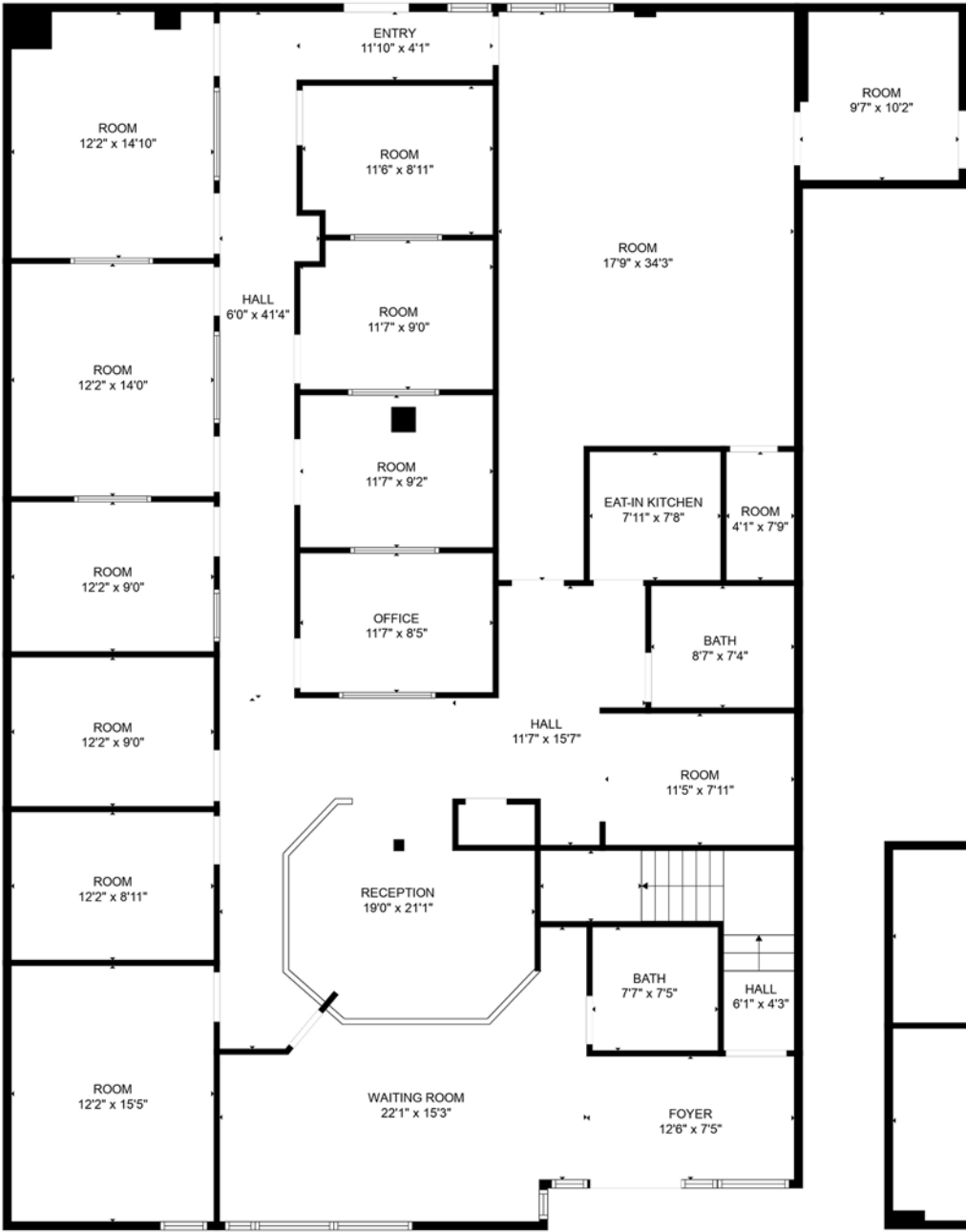
- 15 Computers with one server
- ZirkonZahn M4
- Itero Intra Oral Scanner
- Imetric 4cam
- Imes Icore
- Prexion Excelsior Pro CT Machine
- Lab Supplies 50k
- Medit Scanner
- Dental handpieces and surgical handpieces
- Zirkon Zhan Scanner
- NexDent 3D Printer
- 3D Printer Cure Station
- Aegis 3D Printer
- Nomad Portable Digital X-ray System with 2 Sensors
- 3 New Engle Regular Dental Operator chairs and doctor stool with assistant stool
- 2 New Engle Surgical Dental Operator chairs and doctor stool with assistant stool
- 3 Implant Motors
- Cavitron
- Ultrasonic Machine for cleaning
- Tautenuer Sterilization
- Complete Dental tool setup for oral surgery, periodontal surgery, and extractions
- Complete Dental lab setup for crown and bridge porcelain

*\*NDA required for additional info.*

# PROPERTY PHOTOS

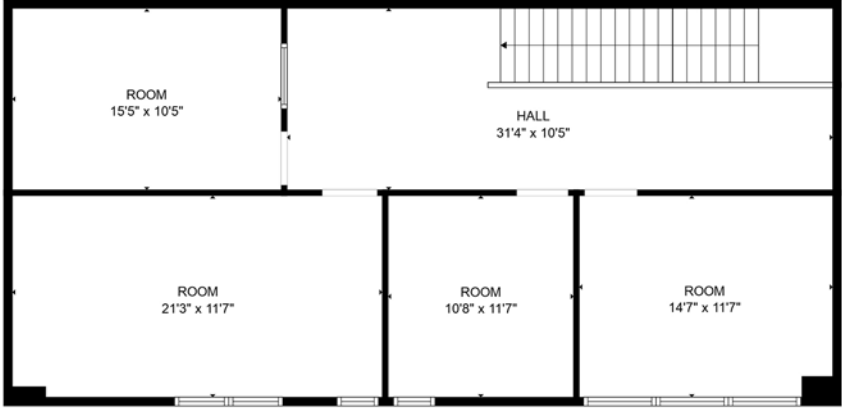


# FLOOR PLAN



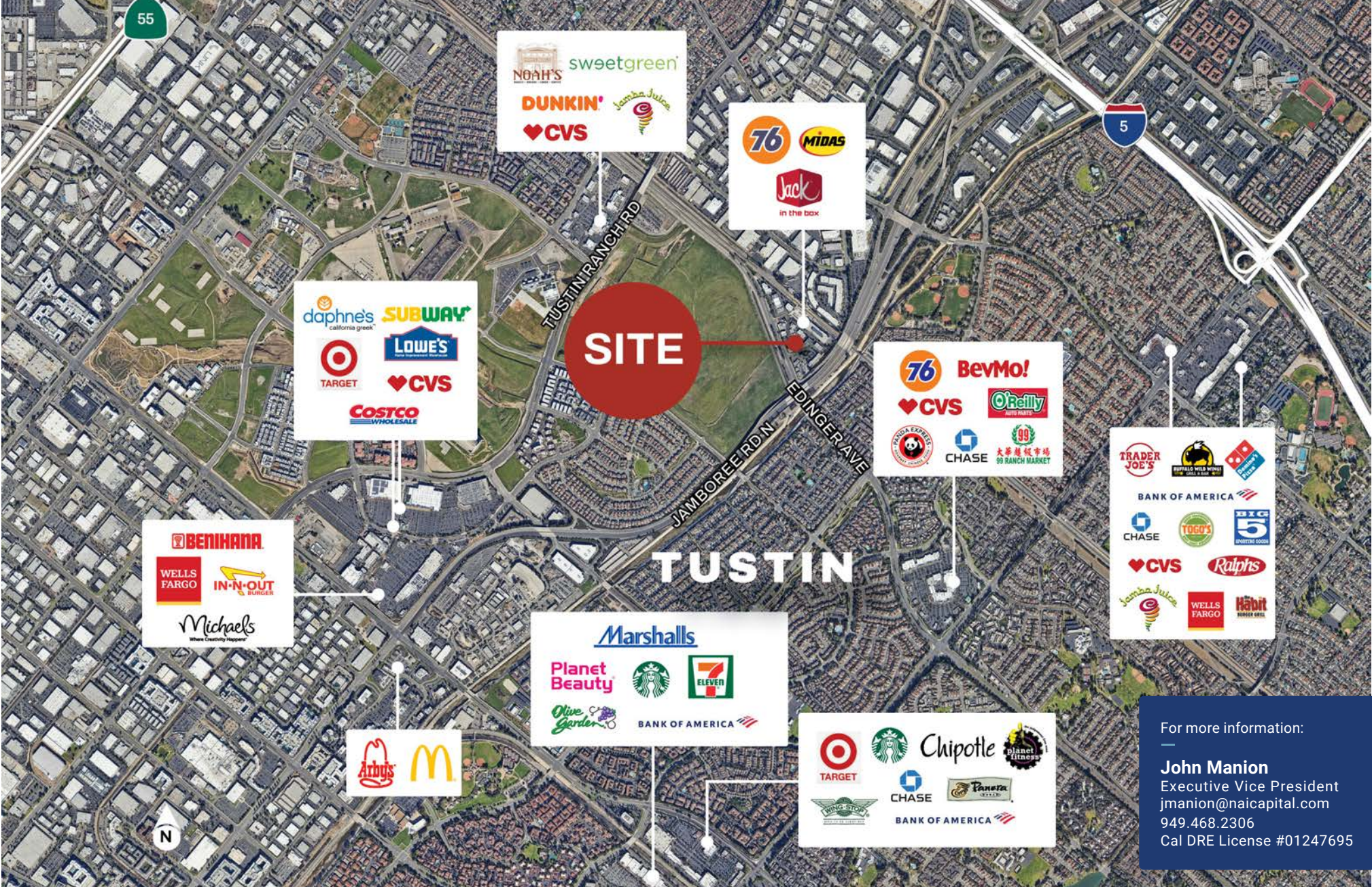
FLOOR 1

FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR 2

# AERIAL MAP



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