

JUST LISTED

# 7151 LINCOLN AVENUE

BUENA PARK, CA



TWO-STORY MEDICAL OFFICE ASSET

**PARKER BITTNER**

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## INVESTMENT HIGHLIGHTS

**Prime Location** - High-traffic Lincoln Ave in Buena Park with excellent freeway access (5, 91, 605); near new 55-unit residential development and major OC markets.

**Property Features** - ±12,500 SF two-story freestanding building on 0.76-acre lot; flexible layout for single/multi-tenant use; ample parking; strong street visibility.

**Zoning & Potential** - Commercial/medical office zoning; suitable for professional services, medical, or office users; strong owner-user or investor opportunity in supply-constrained market.

**Accessibility** - Immediate freeway access, high daily traffic exposure, ample surface parking, proximity to public transit and major employment hubs.

**Neighborhood Appeal** - Stable corridor near The Source OC & Buena Park Downtown; walkable to restaurants, banks, schools; adjacent to new residential development.

**Pricing** - Offered at \$4.75M (\$380/SF); lowest-priced office asset in Buena Park; attractive for owner-users or investors; SBA financing with 10% down.

**Owner-User Opportunity** - Flexible occupancy with tenant income to offset mortgage; SBA financing benefits; potential for phased expansion and long-term cost control.



Marcus & Millichap



# \$4,750,000

## INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the opportunity to acquire a well-located, two-story medical office building totaling ±12,500 square feet on a 0.76-acre parcel at 7151 Lincoln Avenue in Buena Park, California – a thriving business hub in North Orange County.

Located on Lincoln Avenue, a high-traffic corridor with 25,000+ vehicles daily, the property offers excellent visibility and convenient access to the 5, 91, and 605 Freeways. This central location connects directly to Anaheim, Fullerton, and Cerritos, as well as major attractions including Knott's Berry Farm and Disneyland. The property's position within a dense residential and commercial corridor further supports strong long-term demand.

Surrounded by national retailers, service businesses, schools, and residential neighborhoods, the property is well positioned to benefit from Buena Park's strong demographics and consistent commercial activity. Nearby destinations such as The Source OC, Buena Park Downtown, and Cerritos Mall further reinforce the area's appeal as a regional destination.

Offered in current condition, the building provides a rare opportunity for an investor or owner-user to customize the space to meet specific operational needs. The flexible two-story layout accommodates a wide range of uses, from professional and medical offices to specialized commercial applications, in a highly visible and accessible location.

The building's functional design and expansive lot allow for multiple configurations, including single or multi-tenant occupancy. Ample on-site parking supports medical, professional, or service-based users, making it suitable for both long-term tenants and an owner-user seeking a headquarters location.

At \$4,750,000 (±\$380/SF), the property represents exceptional value – the lowest-priced office asset currently available in Buena Park – offering size, visibility, and long-term growth potential in a high-demand, supply-constrained submarket.



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