

1122 E Lincoln Ave, Suite B200 — Lincoln Medical Dental Plaza

Orange, CA 92865 East Orange Submarket · North Orange County · 1,192 SF Medical / Dental Office Condo

ASKING PRICE \$1,099,800	PRICE PER SF \$923/SF	UNIT SIZE 1,192 SF	PROPERTY TYPE Medical / Dental / Office	OCCUPANCY Owner-Occupied
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PROPERTY DESCRIPTION

Suite B200 is located within Lincoln Medical Dental Plaza, a well-established 40,000 SF multi-tenant medical and office building along E Lincoln Ave in the East Orange submarket of Orange County. Built in 1984, the property has served the North Orange County medical, dental, and professional community for decades, maintaining a stable, owner-occupied tenant base consistent with the long-term nature of medical and dental office users.

The building's suburban location provides easy accessibility for patients and staff, with plentiful surface parking on-site and an on-site elevator for convenient access. That parking abundance is directly tied to the medical entitlement this unit holds, given the City of Orange's strict parking-based approval standards for medical and dental use. The plaza's long-standing presence and dedicated medical and dental tenancy make it a well-recognized healthcare destination in the area.

CONDO DESCRIPTION

Rarely available 1,192 SF medical-entitled office condo in the City of Orange, one of the few units within this plaza carrying approved medical use designation. Completely remodeled from the ground up following its 2023 acquisition, the space was transformed from a neglected construction storage area into a beautifully maintained office.

The floor plan includes a reception lobby, shared common work area, break room with sink, and four private offices, a turnkey layout well-suited for a multi-provider medical, dental, or professional office.

Currently owner-occupied by a medical wellness practice. The space has been meticulously cared for throughout the owner's tenancy and presents in exceptional condition. Offered at \$1,099,800 (\$923/SF), priced to reflect its entitlement value and the significant capital invested in its renovation.

SALES NOTES

Medical entitlement in the City of Orange is a finite designation. The city enforces strict parking requirements creating a high barrier to new medical and dental approvals. Not all units in the plaza carry medical use approval.

This condo is backed by a tangible, city-approved entitlement that more than substantiates the current value, and generates premium appreciation. A non-entitled unit in the same building is not a true comparable; the entitlement itself represents meaningful barrier-to-entry value that cannot be replicated by renovating a space alone.

This unit is particularly well-suited for dental practices, which are in high demand for exactly this type of entitled, move-in ready space in North Orange County. Medical and dental condos in this submarket trade infrequently, and when they do, they move quickly. Qualified buyers are encouraged to act with urgency.

HIGHLIGHTS

- Asking Price \$1,099,800 (\$923/SF)**
 Beautiful medical office condo in HIGH DEMAND by dental practices and medical providers throughout North Orange County.
- 1,192 SF Turnkey Medical / Dental Layout**
 Reception lobby, common work area, break room with sink, and four private offices ready for a multi-provider medical or dental practice.
- Medical-Entitled Use**
 One of the only units in Lincoln Medical Dental Plaza approved for medical and dental occupancy — a designation not shared by all units in the building.
- Hard-to-Obtain City Approval**
 City of Orange enforces strict parking requirements making new medical and dental use approvals extremely difficult to secure.
- On-Site Elevator**
 Building features an elevator providing convenient and accessible access for patients, staff, and visitors.
- Plentiful Surface Parking**
 Abundant on-site parking is a direct factor in maintaining medical use approval and a genuine convenience for patients and staff.
- Owner-Occupied Medical Wellness Practice**
 Meticulously maintained by the owner-operator. Pride of ownership is evident throughout every detail of the space.
- Fully Renovated in 2023**
 Completely remodeled every aspect of the unit. Mint condition with no deferred maintenance.
- Move-In Ready**
 No work needed. Ready for immediate occupancy upon close of escrow.
- Dual-Use Flexibility**
 Entitled for medical and dental use, and suitable for standard administrative office tenancy, broadening the potential buyer pool.

SHOWING POLICY: Owner-occupied. Do not disturb the tenant. All tours by scheduled appointment only through the listing broker.

MEILAD RAFIEI

Broker of Record | License# 01788589
 714-393-3077 | meilad@wecann.biz | wecann.biz

All information herein is from sources deemed reliable but is not guaranteed. No representation is made as to the accuracy thereof. Buyer to independently verify all information including square footage, zoning, entitlements, parking, and permitted uses prior to close.

FLOOR PLAN

1122 E LINCOLN AVE STE B200

ORANGE, CA 92865



SUITE SIZE

1,192 SF



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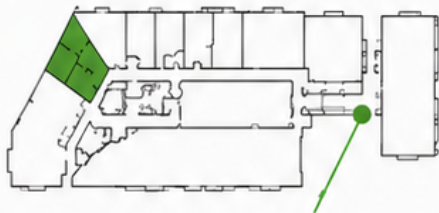
714-393-3077



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wecann.biz



FLOOR LOCATION PLAN

