

TURNKEY DENTAL OWNER-USER **FOR SALE**

Move-in-ready dental suite with plans & equipment, plus creative retail and residential income · East Village Arts District



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PROPERTY OVERVIEW

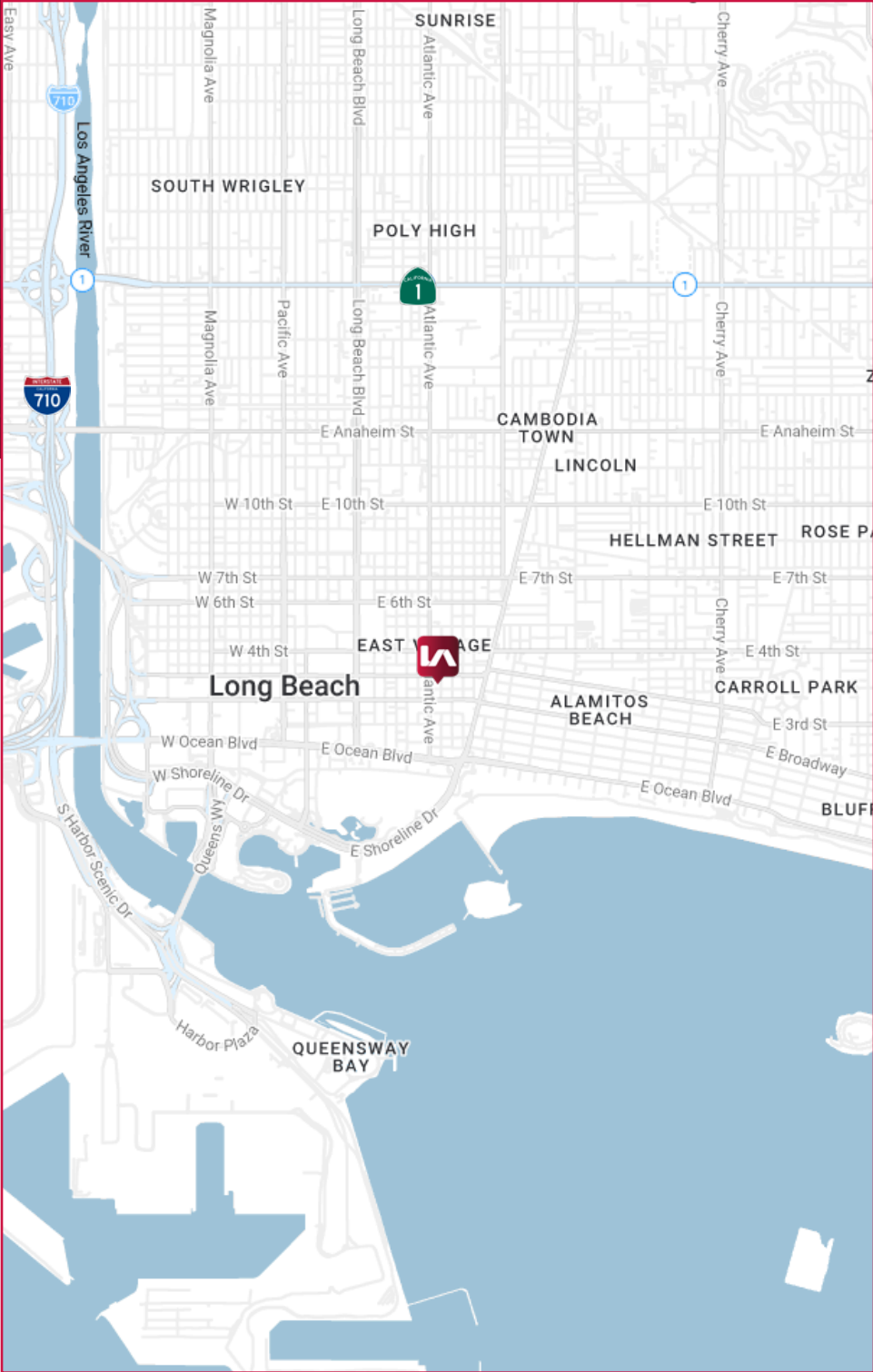
Lee & Associates is pleased to present 226-228 Atlantic Avenue, a two building mixed-use property totaling ±3,367 SF on a single ±5,019 SF parcel in the heart of Downtown Long Beach’s East Village Arts District. The front building delivers a turnkey, newly built-out dental suite alongside a creative retail suite, while the rear building holds two income-producing residential units.

The offering is ideally suited to an owner-user, particularly a dental, medical, or professional practice, that can occupy the move-in-ready suite from day one and avoid the cost and time of a ground-up build-out, with the residential units helping offset carrying costs. The dental suite conveys with a complete set of City-submitted plans and the dental fixtures, furniture, and equipment, reinforcing a true move-in-ready position in one of Long Beach’s most walkable, amenity-rich corridors.

OFFERING SUMMARY

Address	226-228 Atlantic Ave, Long Beach, CA 90802
Asking Price	\$1,500,000.00
Building Area*	±3,367 SF (two detached buildings)
Property Type	Mixed-Use (Commercial + Residential)
Land Area*	±5,019 SF
Year Built	1933
Zoning	Long Beach Downtown Plan (PD-30)
APN	7281-014-011 (single parcel)
Parking	Street parking (commercial); 3 on-site spaces (residential)
Occupancy	- Dental: owner occupied (vacant at close) - Retail: vacant - Residential: 100% leased
Other Features	- Turnkey dental suite conveys with City-submitted plans and dental FF&E - Two residential units delivering in-place income - Highly walkable East Village Arts District location - Potential SBA 504 / 7(a) owner-user financing
Virtual Tour	CLICK HERE 

*per city records, buyer to verify





RENT ROLL & INCOME SUMMARY

FOR SALE

The two rear residential units are in place and generating income. The two front commercial suites, a turnkey dental office and a creative retail space, are currently vacant and available for an owner-user to occupy or a landlord to lease. Commercial asking rates are available upon request.

UNIT / SUITE	TYPE	STATUS	MONTHLY RENT	NOTES
Front Suite A	Dental · ±1,069 SF	Owner Occupied (Vacant at Close)	-	Turnkey medical build-out; conveys with plans + FF&E
Front Suite B	Creative Retail · ±712 SF	Vacant	-	Former salon; open plan + mezzanine loft
Rear Unit 1	Residential · 1 BD / 1 BA	Leased	\$1,845 / mo	Occupied; 1 on-site parking space
Rear Unit 2	Residential · 2 BD / 1 BA	Leased	\$1,600 / mo	Occupied; 2 on-site parking spaces
IN-PLACE RESIDENTIAL INCOME			\$3,445 / mo	≈ \$41,340 / yr

IN-PLACE RESIDENTIAL INCOME

≈ \$41,340

Two occupied residential units at current in-place rents (annualized)

COMMERCIAL SPACE AVAILABLE

±1,781 SF

Turnkey dental + creative retail suites to owner-occupy or lease

TOTAL BUILDING AREA

±3,367 SF

Two detached buildings on a ±5,019 SF lot

Rents and square footages are approximate and should be independently verified by buyer. Commercial suites are quoted on a triple-net (NNN) basis; asking rates available upon request. Residential rents reflect current in-place figures.

The ±1,069 SF dental suite was newly built out to modern clinical standards and conveys with its City-submitted plans and a full schedule of fixtures, furniture, and equipment, allowing a practitioner to open with minimal additional capital outlay. Highlights are summarized below.

CLINICAL EQUIPMENT

- Three universal operatories (left- or right-hand delivery) with overhead lighting and delivery units
- iMax Touch Pan + CBCT imaging unit (12 x 9 FOV), owned outright
- Two X-ray units / One X-ray sensor owned outright
- Sterilizers, ultrasonic cleaners, and lab lathe and sandblaster for crowns and polishing
- Procedure instruments and three assistant chairs included
- Complete Dentrix computer software system

TECHNOLOGY & FRONT OFFICE

- Four computer stations plus dedicated server, with five monitors
- Three ceiling-mounted patient TV monitors in treatment areas
- Large-format TV and furnished seating in the waiting room
- Built-out reception and private office workstations

BUILD-OUT & FINISHES (2019)

- Custom dental cabinetry throughout, plumbed with dual sinks
- Quartz countertops throughout; granite countertops in the sterilization room
- Tile flooring across both suites
- Black granite accents at the exterior and interior

BUILDING IMPROVEMENTS

- New roof
 - » Residential building roof completed in 2024
 - » Commercial building roof completed in 2019
- Two commercial HVAC units, one per suite, installed in 2019 and lightly used
- Electrical panels and separate meters completed in 2019
- OSHA-compliant wiring and plumbing completed in 2019
- New compressor lines completed in 2019

All-new sewage lines completed in 2014 for both buildings | New windows installed in 2014 for both buildings

DENTAL FF&E AND CITY-SUBMITTED PLANS CONVEY WITH THE SALE | COMPLETE INVENTORY AVAILABLE UPON REQUEST

DOWNTOWN LONG BEACH

EAST VILLAGE ARTS DISTRICT

226-228 Atlantic Avenue sits within one of Long Beach’s most walkable, amenity-rich corridors, steps from the galleries, restaurants, and nightlife of Pine Avenue and The Promenade, and minutes from the waterfront, the Convention Center, and regional freeway access.

- Walkable arts, dining, and entertainment district
- Strong daytime and residential population density
- Direct access to the 710 Freeway and Downtown core
- Close to the Long Beach waterfront and Convention Center

SELECT AMENITIES & ACCESS

The Promenade	±0.2 mi
Pine Avenue dining & nightlife	±0.3 mi
710 Freeway access	±0.6 mi
Long Beach Convention Center	±0.6 mi
The Pike Outlets	±0.8 mi
Shoreline Village / waterfront	±0.9 mi
405 Freeway access	±3.0 mi
Long Beach Airport (LGB)	±4.0 mi





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