

FOR LEASE

ESTABLISHED DENTAL BUILDOUT
IDEAL FOR DENTAL OR MEDICAL USE



3915 N. BONITA STREET

SPRING VALLEY, CA 91977

±1,740 SF
FREESTANDING
DENTAL / MEDICAL OFFICE



AVAILABLE APPROXIMATELY 60 DAYS

CURRENT TENANT HAS 60 DAYS TO MOVE OUT AFTER LEASE EXECUTION

EXISTING DENTAL IMPROVEMENTS

STAND-ALONE BUILDING

IDEAL FOR DENTAL OR MEDICAL USE



MATTHEW REYNOLDS
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DRE #02006453

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PROPERTY HIGHLIGHTS



±1,740 SF FREESTANDING BUILDING

Efficient single-story layout ideal for dental or medical use.



EXISTING DENTAL IMPROVEMENTS

Three (3) operating rooms, one (1) X-ray room, operatory plumbing and compressed air, necessary layout in place, cabinetry, reception, waiting area, private offices, lab/sterilization space, and staff area. Save significant time and buildout costs.



HIGH VISIBILITY LOCATION

Excellent street frontage on N. Bonita St. with strong daily traffic counts.



FREESTANDING BUILDING

No shared walls. Great signage opportunity.



C36 – COMMERCIAL ZONING

Wide range of commercial and medical uses.



AVAILABLE AFTER CURRENT TENANT

Current tenant has 60 days to move out after lease execution.

PROPERTY OVERVIEW

±1,740 SF freestanding dental/medical office building located on a ±0.27-acre parcel in the heart of Spring Valley. The property features existing dental improvements, including three (3) operating rooms, one (1) X-ray room, reception and waiting area, lab/sterilization space, private offices, and staff area. An ideal opportunity for a dental practice or medical user looking to move right in and minimize buildout costs.

PROPERTY DETAILS

BUILDING SIZE	±1,740 SF
LOT SIZE	±0.27 AC (±11,761 SF)
ZONING	C36 – Commercial
PARCEL NUMBER	501-177-01-00
ASKING RATE	\$2.10/SF NNN
EST. MONTHLY BASE RENT	±\$3,654/Month
AVAILABILITY	Approximately 60 days after lease execution (current tenant to vacate)



IDEAL FOR

- Dental Practice
- Orthodontics
- Oral Surgery
- Periodontics
- General Medical
- Specialty Use



LOCATION HIGHLIGHTS

- Located on N. Bonita Street with excellent accessibility
- Close proximity to Hwy 94, Hwy 125, and I-805
- Minutes from Sharp Grossmont Hospital and surrounding East County medical services
- Surrounded by dense residential communities
- Strong daytime population and demographics



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EXISTING DENTAL BUILDOUT

FUNCTIONAL LAYOUT. TURNKEY OPPORTUNITY.

The property features multiple operatories with plumbing, reception and waiting area, lab/sterilization space, private offices, and staff area. An ideal opportunity for a dental practice or medical user looking to move in and minimize buildout costs.



WAITING ROOM



RECEPTION AREA



OPERATORY 1



OPERATORY 2



LAB / STERILIZATION AREA



STAFF / BREAK ROOM



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PRIME LOCATION

IDEAL FOR A DENTAL OR FAMILY PRACTICE

Centrally located in Spring Valley with excellent access to major freeways, near Mt. Helix and surrounded by schools, established neighborhoods and a strong daytime population.



LOCATION HIGHLIGHTS

- Minutes to Mt. Helix and Casa de Oro
- Close proximity to multiple schools
- Easy access to Hwy 94 and Hwy 125
- Surrounded by established residential communities
- Strong daytime population and household incomes
- Ideal location for a dental or family practice



MT. HELIX
Prestigious Residential Community



NEARBY SCHOOLS
Ideal for Family & General Dentistry



ESTABLISHED NEIGHBORHOODS
Strong Demographics



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