

OFFERING MEMORANDUM

TURNKEY MEDICAL OFFICE

626 W. Commonwealth Ave. | Fullerton, CA 92832

Freestanding medical office building · Delivered vacant · Owner-user or investor

ASKING PRICE

\$1,850,000

FOR SALE | MEDICAL OFFICE BUILDING

5,944 SF*

BUILDING

0.26 AC

LOT

9

PRIVATE OFFICES

10

PARKING SPACES

2024

RENOVATED

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PROPERTY ADVISORS GROUP

Ready to Operate From Day One

Property Advisors Group is pleased to present **626 W. Commonwealth Avenue**, a freestanding, single-story medical office building with its own private parking lot, just west of Downtown Fullerton. The approximately **5,944 SF** building sits on a 0.26-acre GC (General Commercial) lot and will be **delivered vacant**, making it ideal for an owner-user medical practice or an investor seeking to lease to a new tenant.

The current owner has invested **over \$500,000** in upgrades, including a 2024 renovation that enclosed the former courtyard to add usable space and installed new skylights. The building is fully fire sprinklered and features a **fully paid solar system**, 9 private medical offices with individual ductless split A/C, and two ADA-accessible restrooms. A buyer can avoid the delay and expense of major construction and begin operations immediately.

\$1,850,000 ASKING PRICE	\$311 PRICE / SF	\$10,000+ PROJ. RENT / MO	Vacant DELIVERY
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INVESTMENT HIGHLIGHTS

- Approved medical office use; previously operated for stem cell therapy, PRP and pain management
- Over \$500,000 in owner upgrades – turnkey, no major construction needed
- 2024 renovation: courtyard enclosed, new skylights, fire sprinklered
- Fully paid solar system – no lease or loan to assume
- 9 private medical offices, each with its own ductless split A/C
- Two ADA-accessible restrooms
- Private lot with 10 spaces plus ample street parking; EV charger on site
- Projected market rent of \$10,000+ per month for investors

OFFERING SUMMARY

Address	626 W. Commonwealth Ave. Fullerton, CA 92832
Asking Price	\$1,850,000
Building Size	Approx. 5,944 SF*
Price / SF	\$311
Lot Size	0.26 AC (approx. 11,326 SF)
APN	032-081-22
Zoning	GC – General Commercial
Sale Type	Owner-User or Investment
Occupancy	Delivered vacant

Building & Improvements



Roof – fully paid solar array and new skylights over the enclosed former courtyard

PROPERTY FACTS

Property Type	Office – Medical
Building Size	Approx. 5,944 SF*
Stories	1
Year Built / Renovated	1959 / 2024
Building Class	C
Construction	Type V-B, fire sprinklered
Slab-to-Slab	12 ft
Tenancy	Single
Parking	10 on-site + street parking

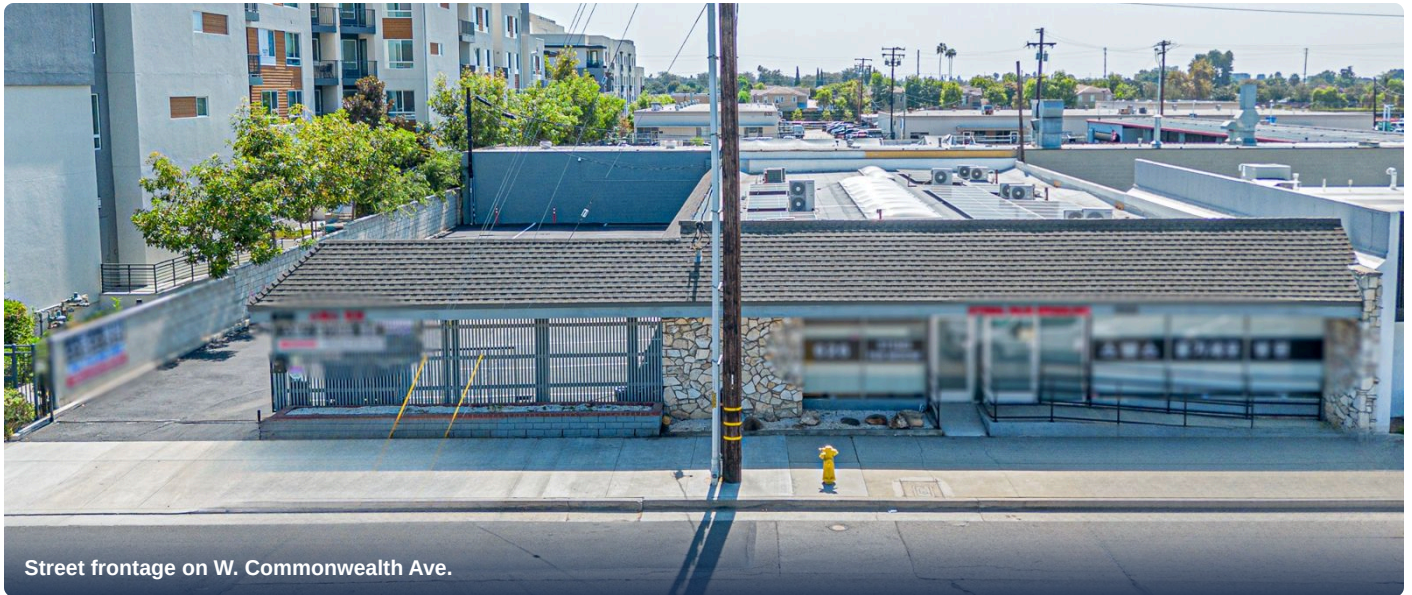
RECENT IMPROVEMENTS

- **Courtyard enclosure (2024)** – former open courtyard covered to add usable interior space
- **New skylights** – natural light throughout the reception and hallways
- **Commercial solar system** – fully paid, owned outright
- **Fire sprinklers** throughout
- **Ductless split A/C** in each of the 9 private offices
- **Two ADA-accessible restrooms**
- **EV charger** at the private parking lot

Over \$500,000 invested by the current owner in upgrades and renovation.

EXTERIOR

Frontage & Private Parking



INTERIOR

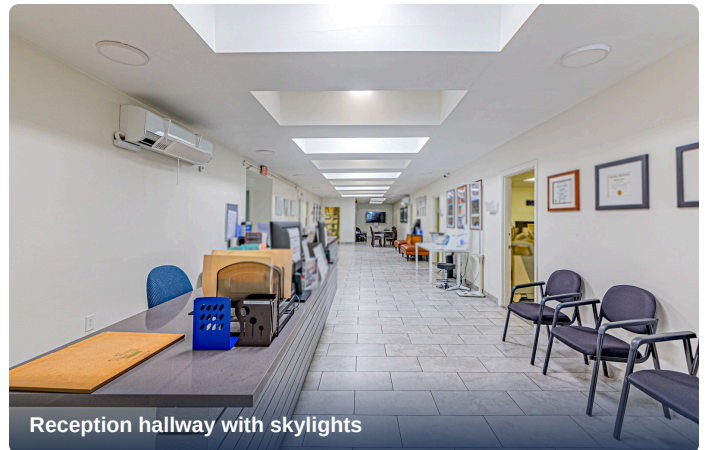
Reception & Common Areas



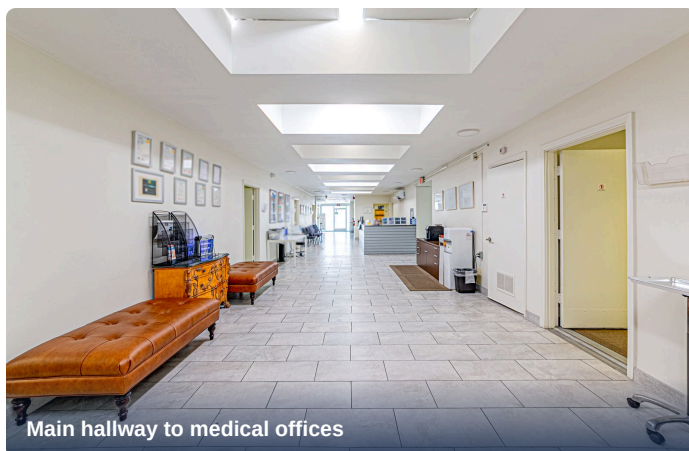
Reception and main entrance



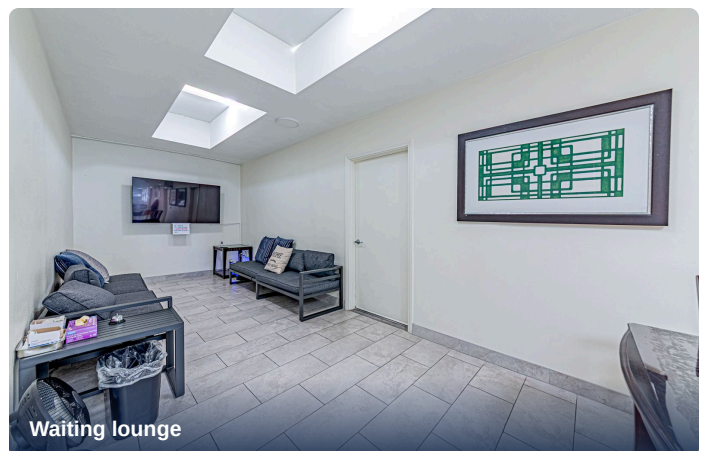
Lobby with skylights



Reception hallway with skylights



Main hallway to medical offices



Waiting lounge

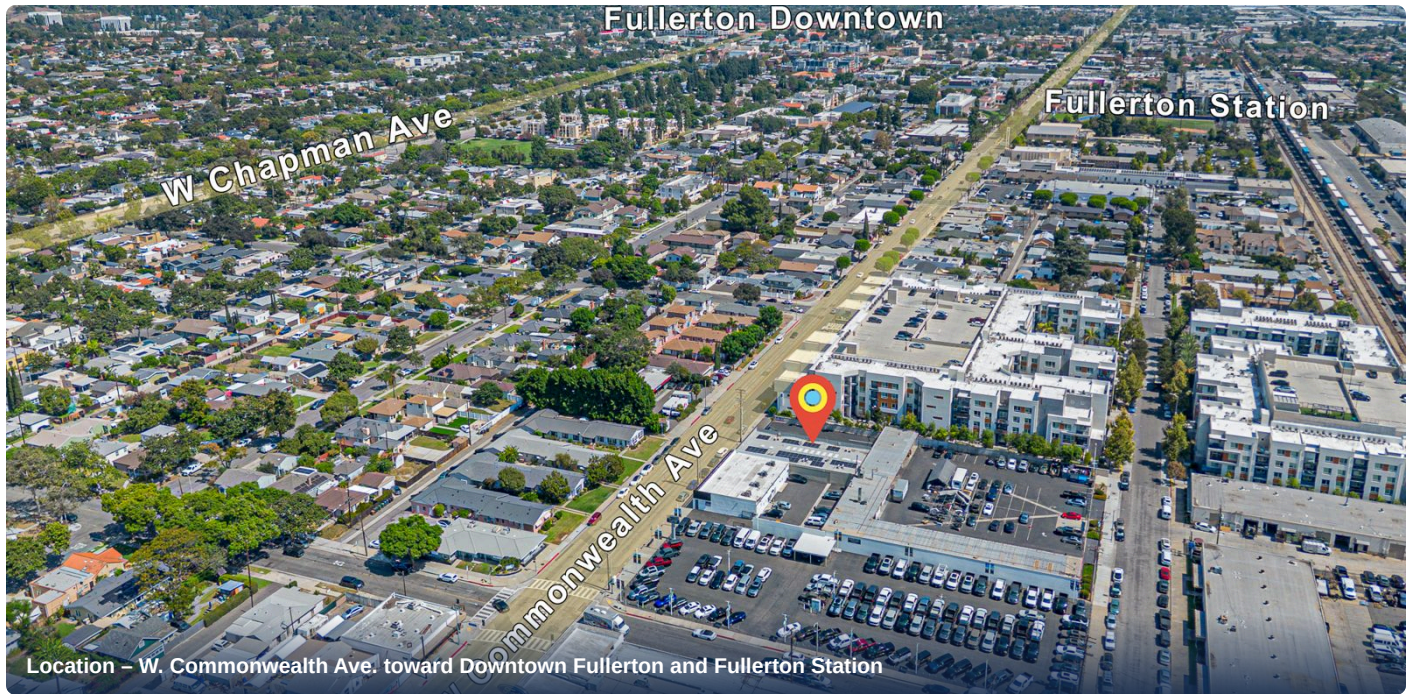
INTERIOR

Medical Offices & Support Space



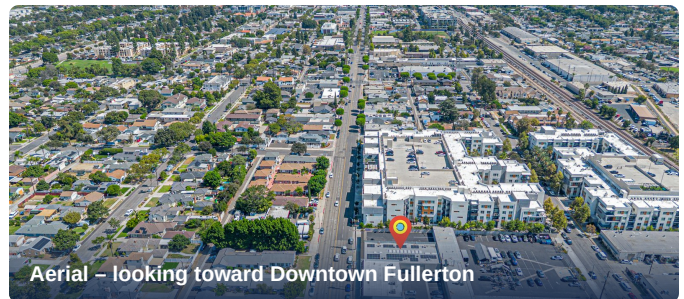
LOCATION

Just West of Downtown Fullerton



LOCATION HIGHLIGHTS

- Frontage on W. Commonwealth Ave., a primary east–west corridor into Downtown Fullerton
- Minutes from St. Jude Medical Center and its surrounding medical community
- Close to Fullerton Station (Metrolink / Amtrak)
- Near Cal State Fullerton and Fullerton College
- Downtown Fullerton restaurants, bars and shops nearby
- Surrounded by new multifamily development, adding local patient base



Pricing & Investor Pro Forma

PRICING

Asking Price	\$1,850,000
Price / Building SF (5,944)	\$311
Price / Land SF (11,326)	\$163
Current Property Tax (2025)	\$12,937
Est. Tax at Asking Price**	~\$20,900

FOR THE OWNER-USER

Occupy the entire building without the cost and delay of a medical build-out. Owning instead of leasing fixes occupancy cost and builds equity. SBA 504 / 7(a) programs may allow as little as 10% down for qualified medical practices, subject to lender approval.

INVESTOR PRO FORMA – PROJECTED RENT

SCENARIO	MONTHLY RENT	RENT / SF / MO	ANNUAL RENT	CAP RATE (NNN)
Base (projected minimum)	\$10,000	\$1.68	\$120,000	6.5%
Market – conservative	\$12,000	\$2.02	\$144,000	7.8%
Market – mid	\$14,000	\$2.36	\$168,000	9.1%

Pro forma assumes a single tenant on a NNN lease with no vacancy or reserves. Under a gross lease, the owner's taxes, insurance and maintenance would reduce the return. Projections are estimates only.

FULLERTON MEDICAL OFFICE LEASE COMPARABLES (ASKING)

ADDRESS	SIZE (SF)	ASKING / SF / YR	ASKING / SF / MO
125 N Euclid St	2,350	\$30.00	\$2.50
2240 N Harbor Blvd	2,768	\$31.80	\$2.65
1235 N Harbor Blvd	821–5,475	\$33.00–\$39.00	\$2.75–\$3.25
118 N State College Blvd	1,250	\$26.40	\$2.20
1400 N Harbor Blvd	102–3,177	\$39.00–\$45.00	\$3.25–\$3.75
626 W Commonwealth (projected)	5,944	\$20.19+	\$1.68+

Asking rents from public listings (September 2026); lease structures vary (NNN, modified gross, full service). Kidder Mathews reports Q2 2026 Fullerton office vacancy of 3.5%. **Estimated at the current effective tax rate of approx. 1.13%; buyer to verify.

MARKET COMPARABLES

Nearby Commercial Sales

Recorded commercial sales in the Fullerton area, 2025–2026. At \$311 per SF, the subject is priced within the range of recent sales while offering a renovated, turnkey medical building with owned solar.

ADDRESS	SALE DATE	PRICE	BLDG SF	\$ / SF	YR BUILT
419 W Commonwealth Ave	05/2026	\$1,650,000	2,091	\$789	1913
1304 W Commonwealth Ave	05/2026	\$1,200,000	2,700	\$444	1965
101 Edward Ave	10/2025	\$1,805,000	4,428	\$408	1961
4100 W Commonwealth Ave	10/2025	\$1,805,000	5,389	\$335	1962
1661 E Chapman Ave	03/2026	\$2,315,000	8,512	\$272	1965
601 S Harbor Blvd	09/2026	\$1,260,000	5,397	\$233	1958
469 W Valencia Dr	10/2025	\$1,490,000	6,500	\$229	1965
626 W Commonwealth Ave (Subject)	Asking	\$1,850,000	5,944	\$311	1959 / 2024

Source: public record (ICE TitlePro247), September 2026. Property types and condition vary and have not been independently verified.

Why this property: turnkey medical improvements, over \$500,000 invested, owned solar and vacant delivery – a rare combination for an owner-user or investor in North Orange County.



PRIVATE TOURS & ADDITIONAL INFORMATION

Contact the Listing Agent

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Confidentiality & Disclaimer. This Offering Memorandum has been prepared by Property Advisors Group for use by prospective purchasers and does not purport to contain all information a buyer may require. All information was obtained from sources believed reliable, including the seller and public records, but is not guaranteed. *Building size of approx. 5,944 SF is reported by the seller and reflects the 2024 enclosure of the former courtyard; county records reflect 4,419 SF. Renovation costs, permits, square footage, zoning, permitted use, solar ownership, ADA compliance and all other property details should be independently verified by the buyer. Pro forma rents and returns are estimates, not guarantees. The seller reserves the right to accept or reject any offer. Do not contact tenants, occupants or staff without the listing agent's permission.