

Mariner's Mile Medical Plaza

✚ MEDICAL OFFICE FOR LEASE



Lease with Confidence, Choose MedWest

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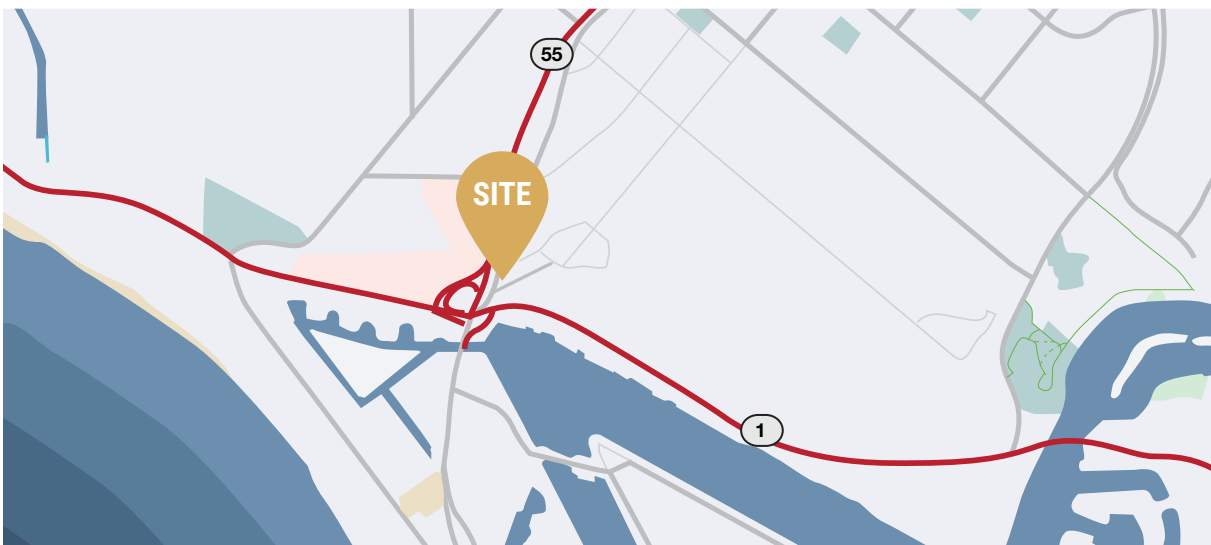
(949) 331 - 0845

Stacey@MedWestRealty.com

**3300 W. Coast Highway
Newport Beach, CA**



Mariner's Mile Medical Plaza is a single story, 16,500 SF medical office building in prestigious Newport Beach, California. Located in a thriving medical hub one block from Hoag Hospital Newport Beach, the only OC hospital to rank in the Top 10 Hospitals in the LA Metro Area, this area is home to many of the leading specialists in the region. Mariner's Mile Medical Plaza offers one of the few opportunities for Building Top signage in the area with 100,000 cars passing daily.



✚ PROMINENT LOCATION & ACCESSIBILITY

- One block to Hoag Hospital Newport Beach
- Close proximity to 55 freeway

✚ IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 883,000 patients within a 15 minute drive time
 - 236,000 patients within a 5 mile radius

✚ BUILDING HIGHLIGHTS

- 16,500 SF
- Common area renovations scheduled for completion by end of year
- Abundant surface parking
- Building top and monument signage available
- Professionally managed

New Common Area
Flythrough Tour



Estimate 15 Min Drive

POPULATION ESTIMATES

888,973

>17 87,119

18-44 118,031

45-64 110,103

65+ 70,344

AVERAGE HOUSEHOLD INCOME

\$148,293.68

Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

COMMERCIAL 12.4%

EMPLOYER BASED 51.3%

GOVERNMENT 24.5%

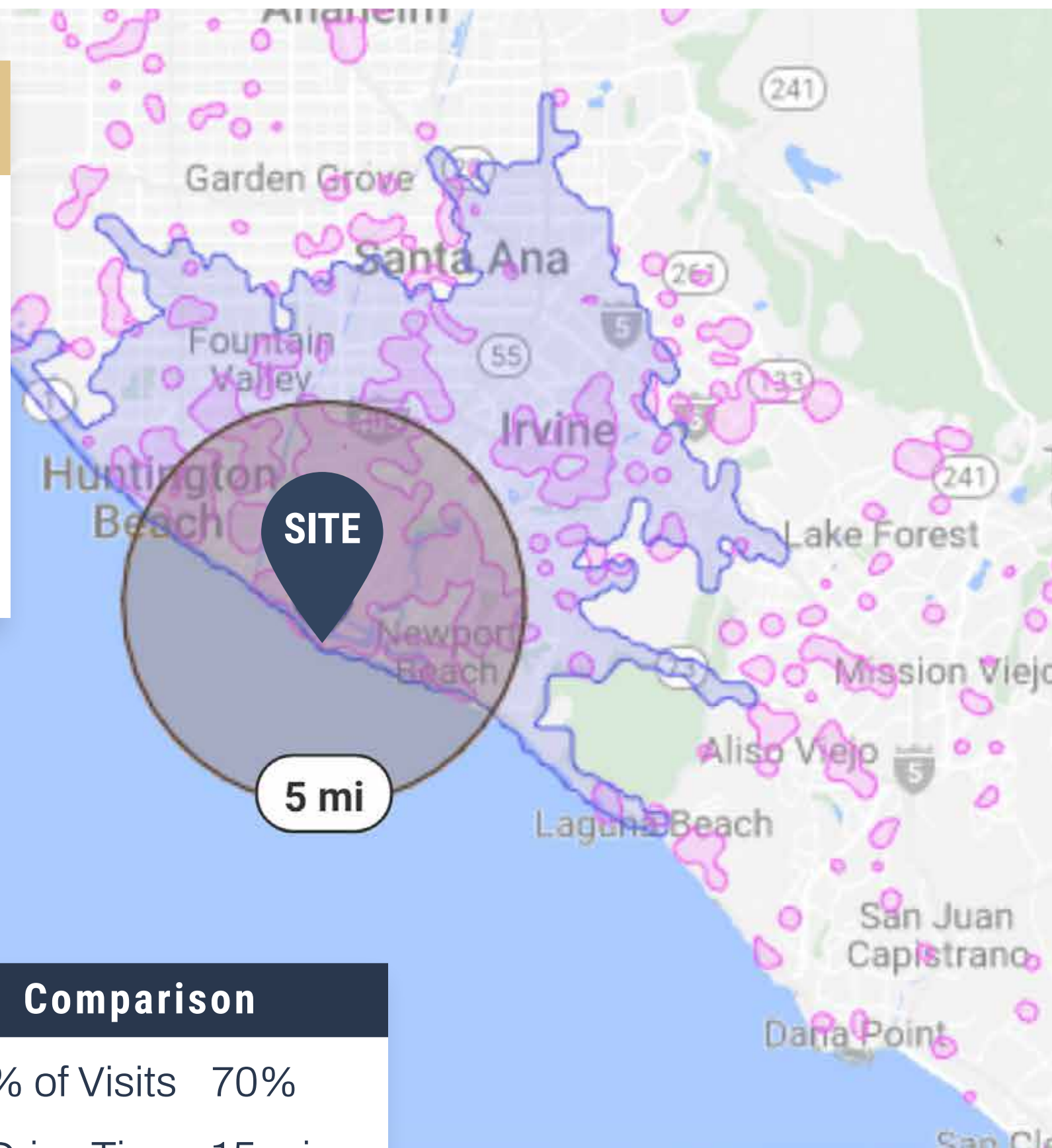
MULTIPLE 4.3%

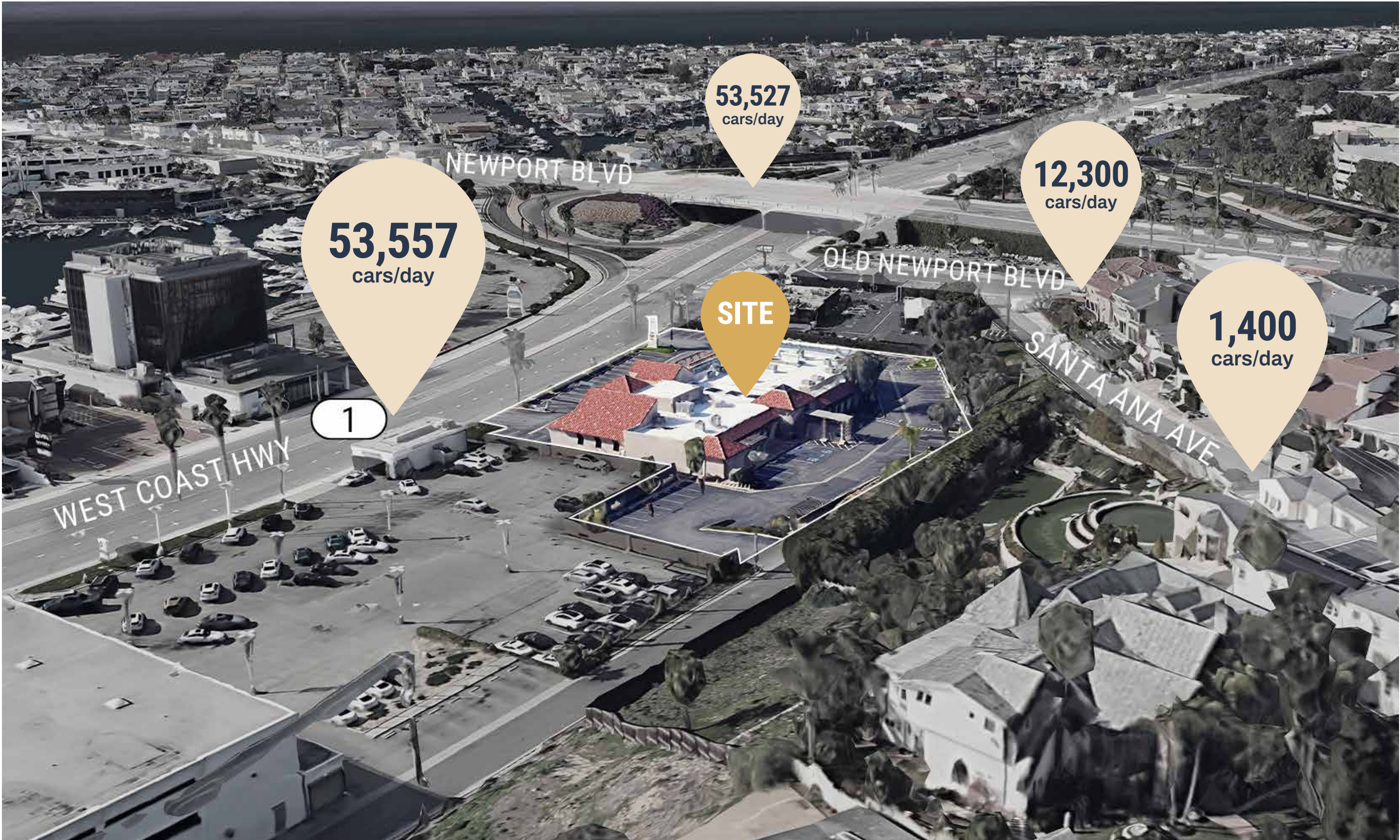
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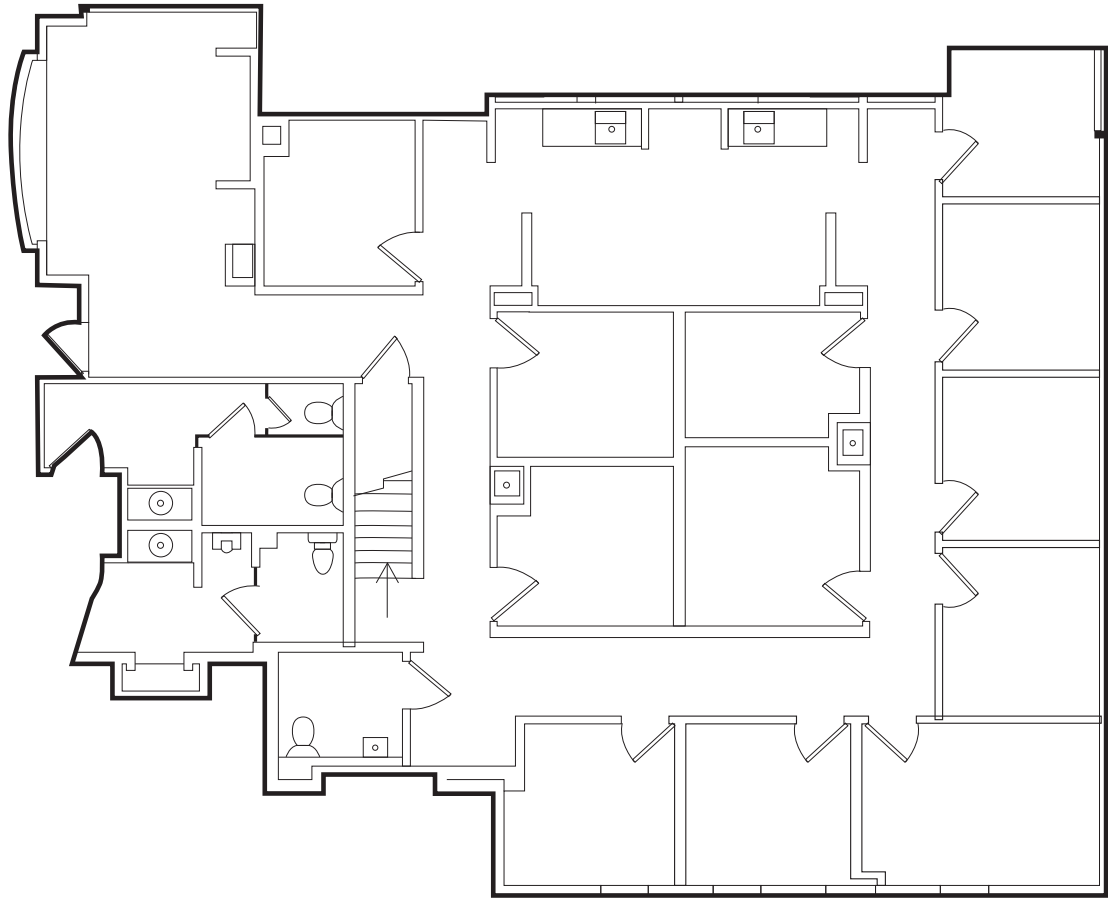
Comparison

 % of Visits 70%

 Drive Time 15 min







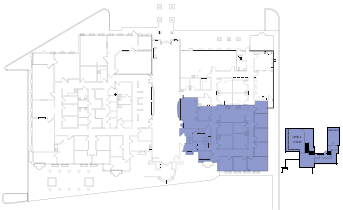
GROUND FLOOR
3,266 RSF

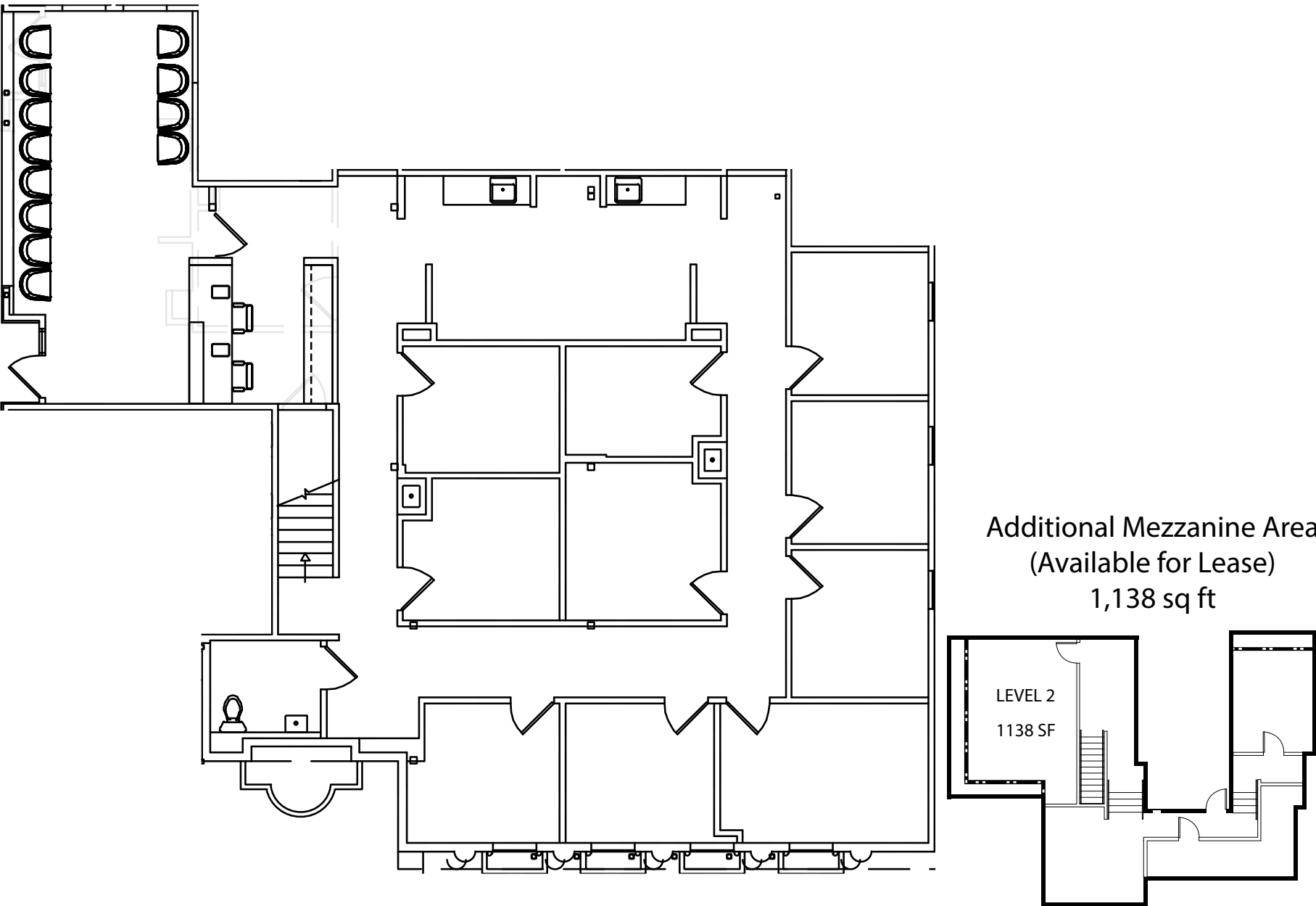


Additional Mezzanine Area
(Available for Lease)
1,138 sq ft

CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
Suite A (Contiguous with Suite C)	3,266 to 4,404
SUITE DESCRIPTION	
Ground floor suite	
Direct access to suite from parking area	
Former urgent care suite	
Efficient race track loop design	
LEASE RATE	
\$4.95 MG	

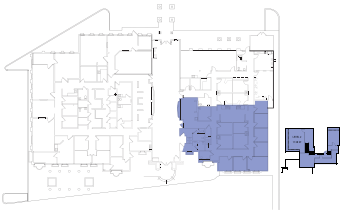


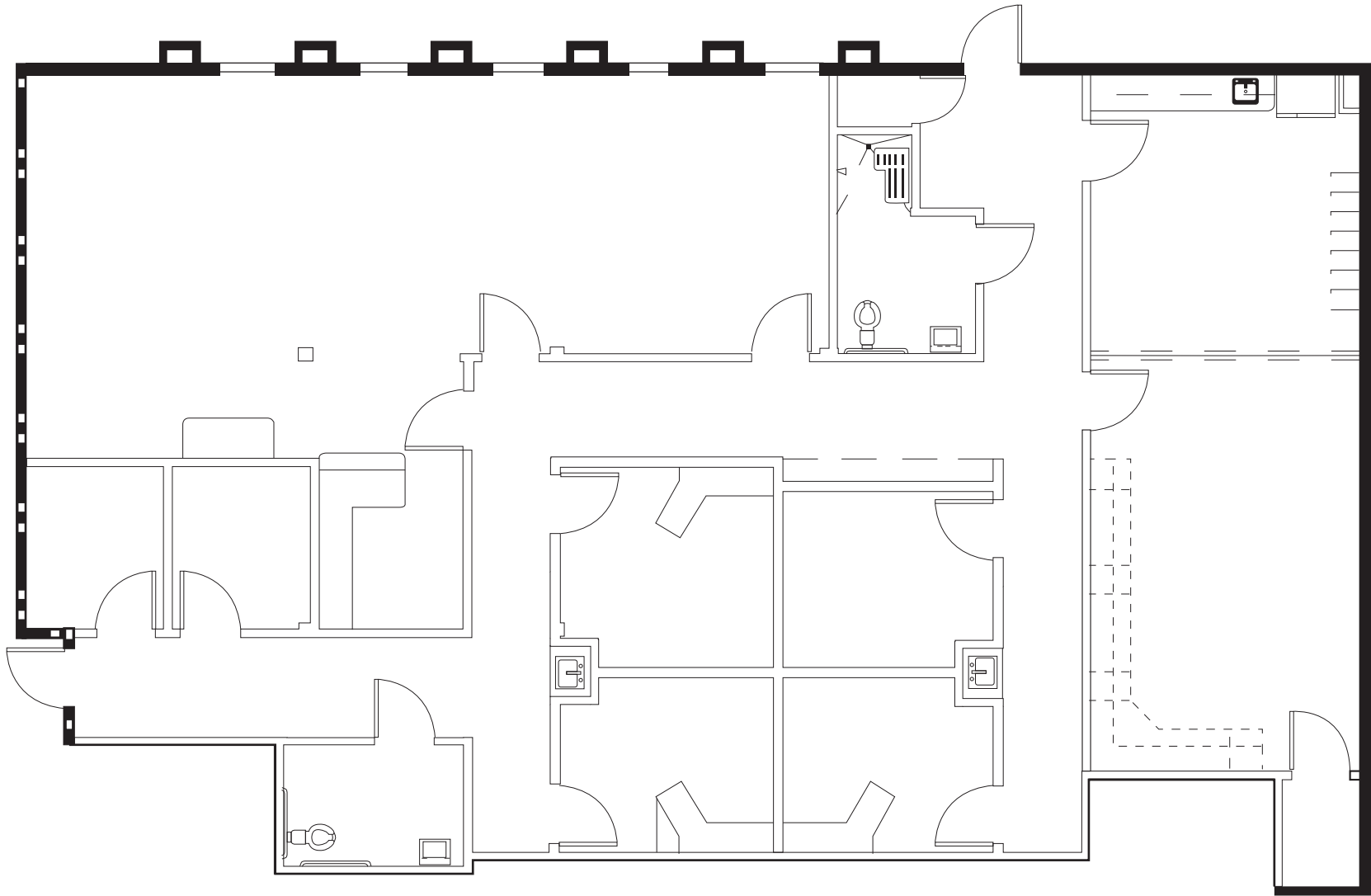


Suite A - Proposed Floor Plan Post Common Area Remodel

CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
Suite A (Contiguous with Suite C)	Approx. 3,266 to 4,404
SUITE DESCRIPTION	
Ground floor suite	
Direct access to suite from parking area	
Former urgent care suite	
Efficient race track loop design	
LEASE RATE	
\$4.95 MG	





CURRENT AVAILABILITIES

AVAILABLE SUITE

RSF

Suite C
(Contiguous with Suite A)

3,152

SUITE DESCRIPTION

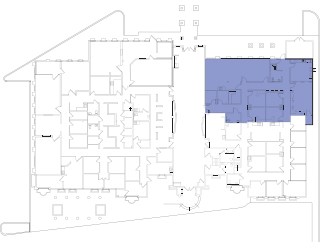
Ground floor suite

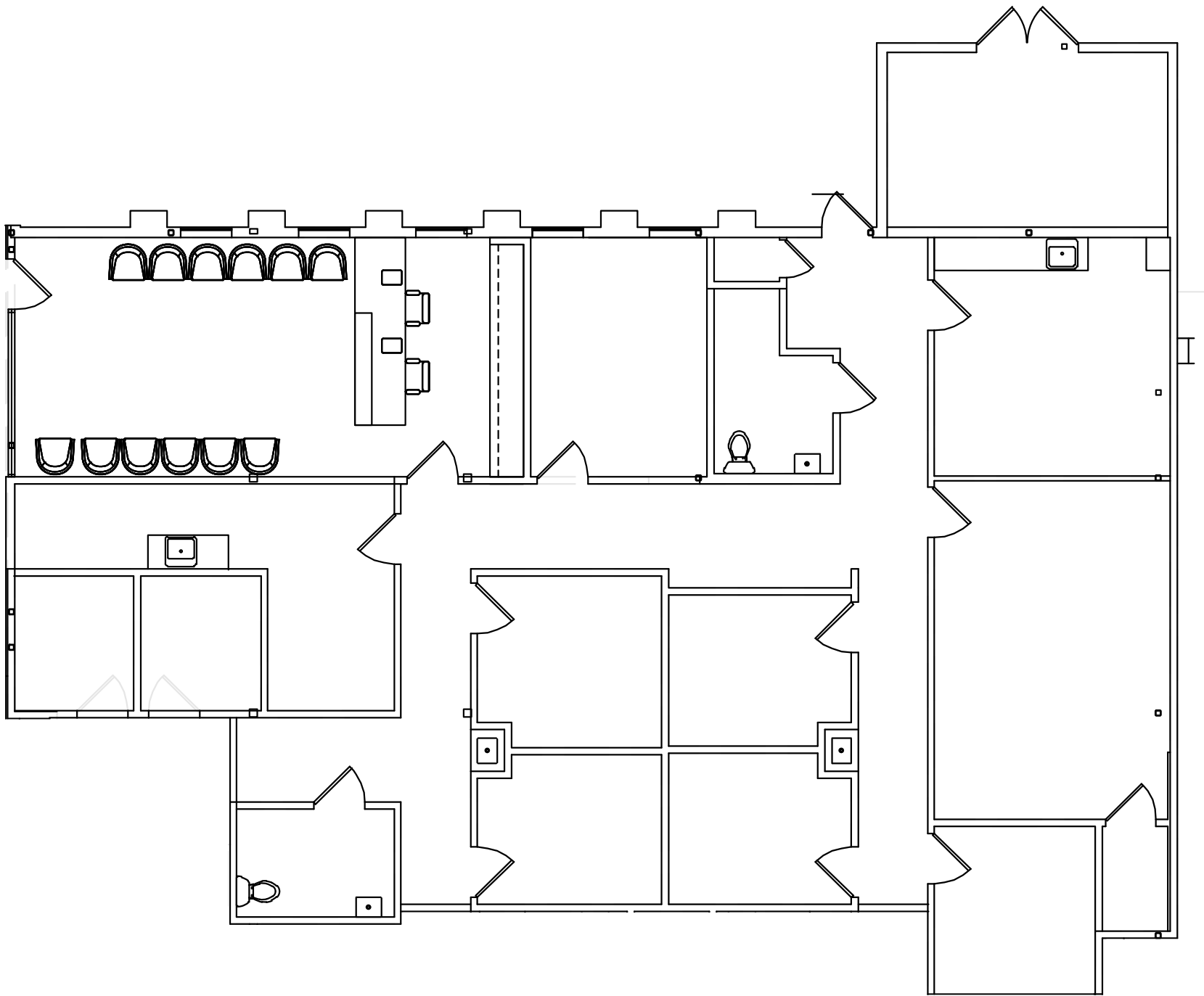
Direct access to suite from parking area

Suite can be designed to utilize large lobby, or have private entrance and exit for exclusive access.

LEASE RATE

\$4.95 MG





Suite C - Proposed Floor Plan Post Common Area Remodel

CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
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Suite C
(Contiguous with Suite A)

Approx. 3,152

SUITE DESCRIPTION

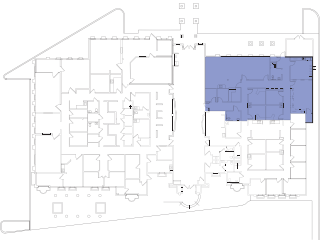
Ground floor suite

Direct access to suite from parking area

Suite can be designed to utilize large lobby, or have private entrance and exit for exclusive access.

LEASE RATE

\$4.95 MG



CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
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Suite A & C	Approx. 6,418 to 7,556
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SUITE DESCRIPTION

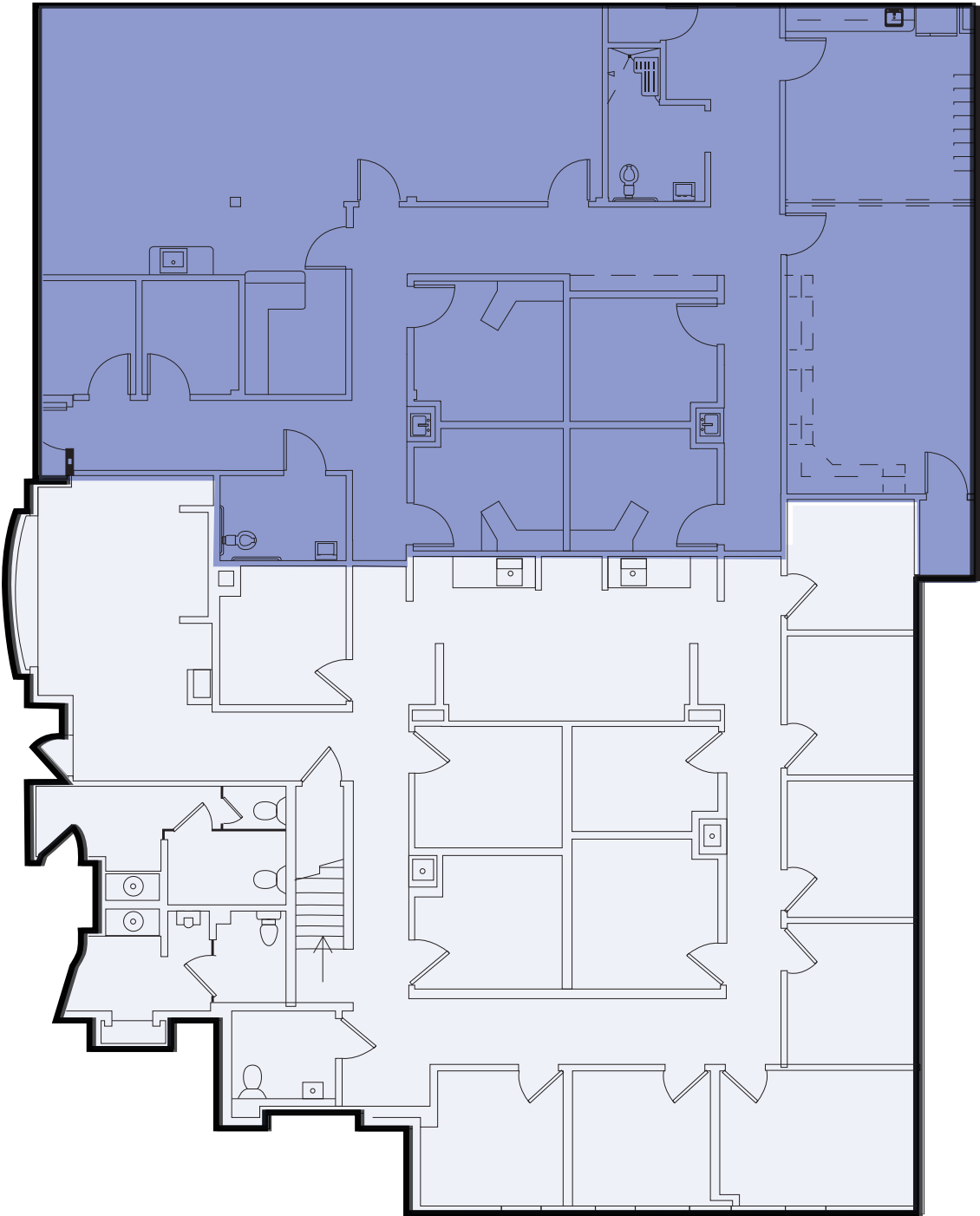
Ground floor space

Rare large block of medical space
in coastal Newport Beach

Building and monument signage
opportunity available for strong visibility

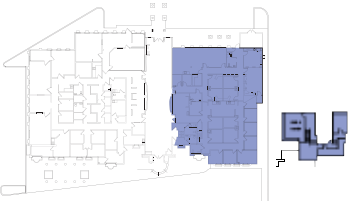
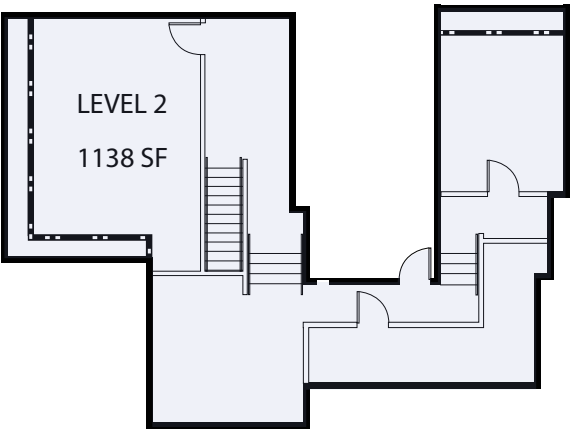
LEASE RATE

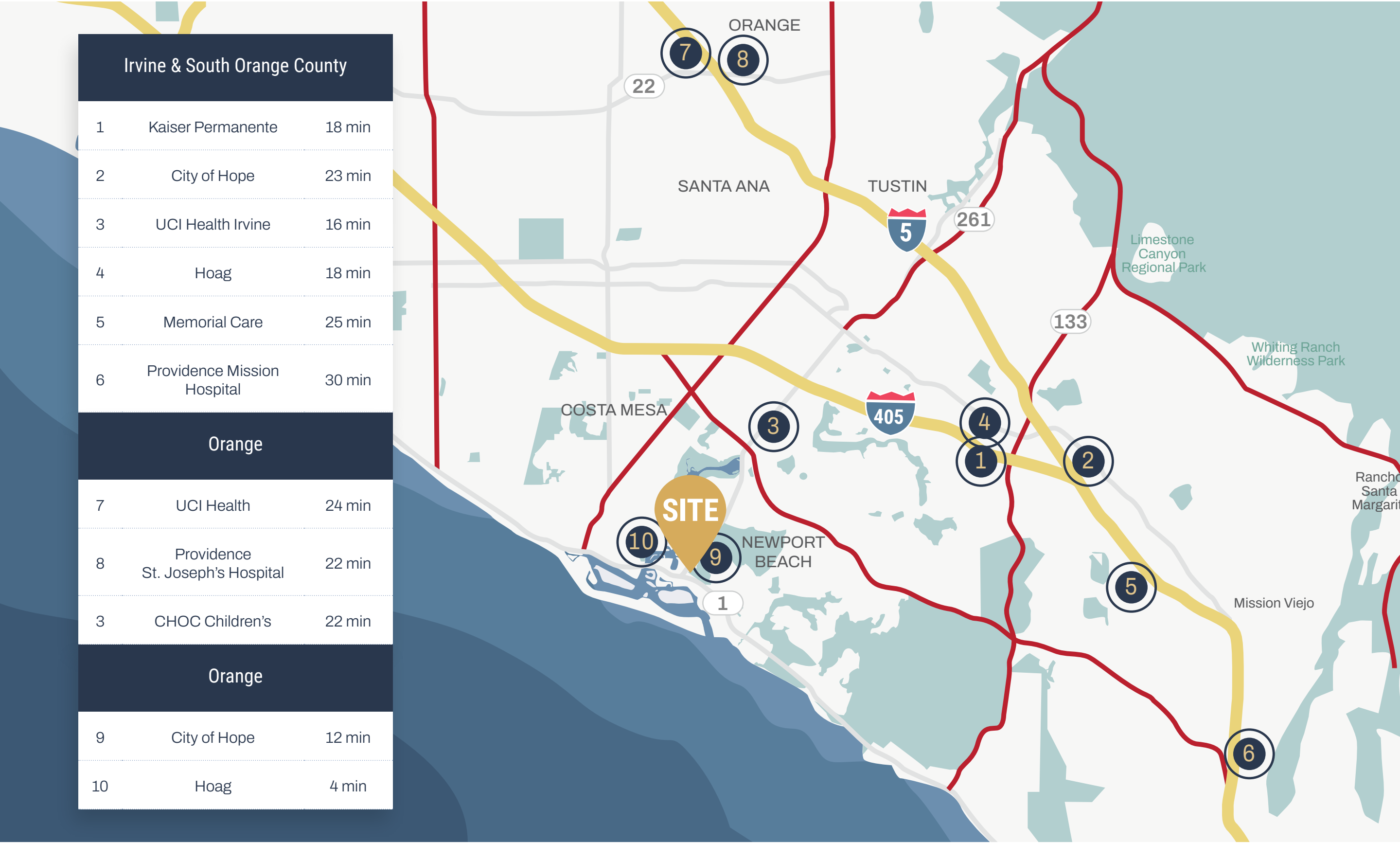
\$4.95 MG

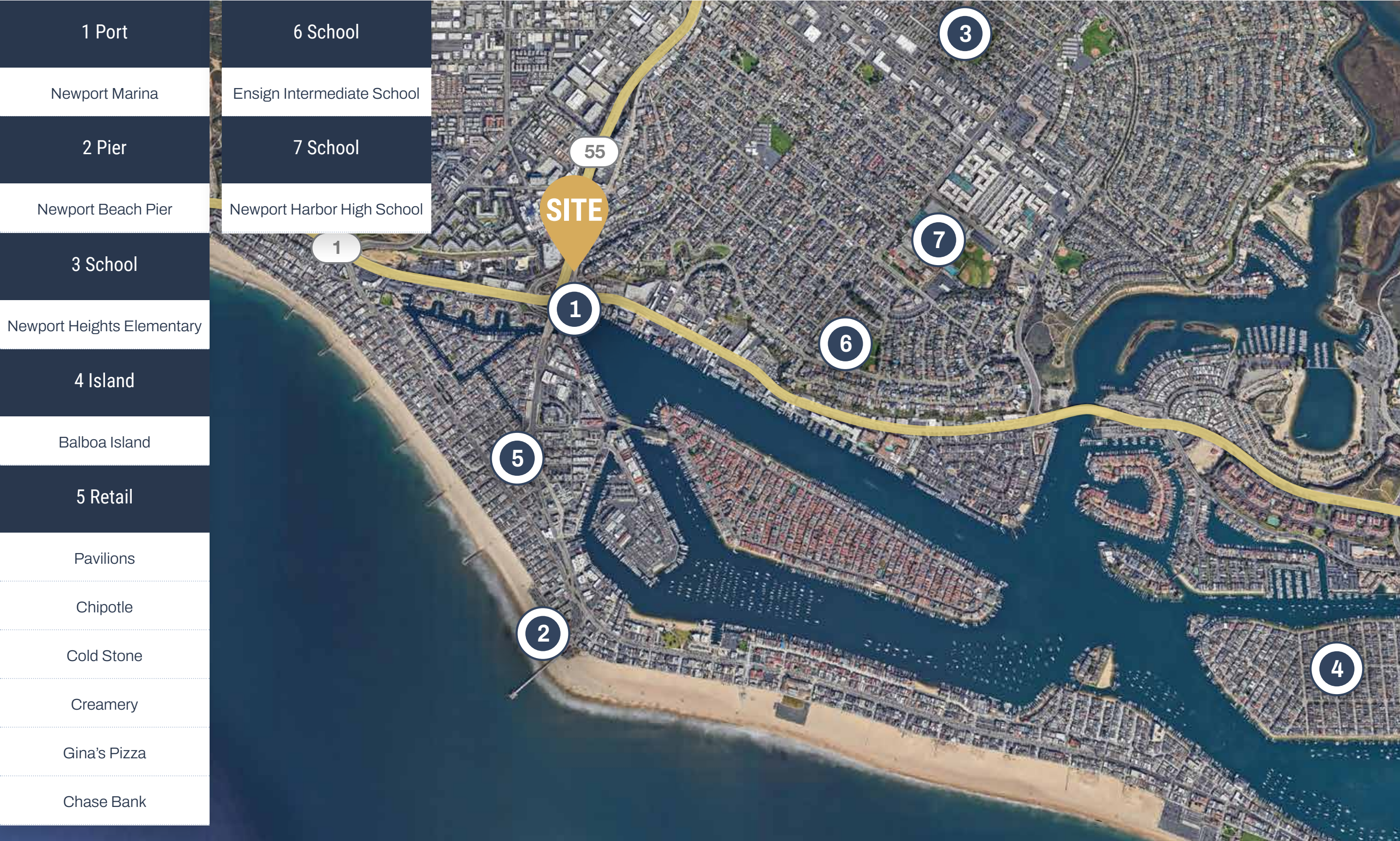


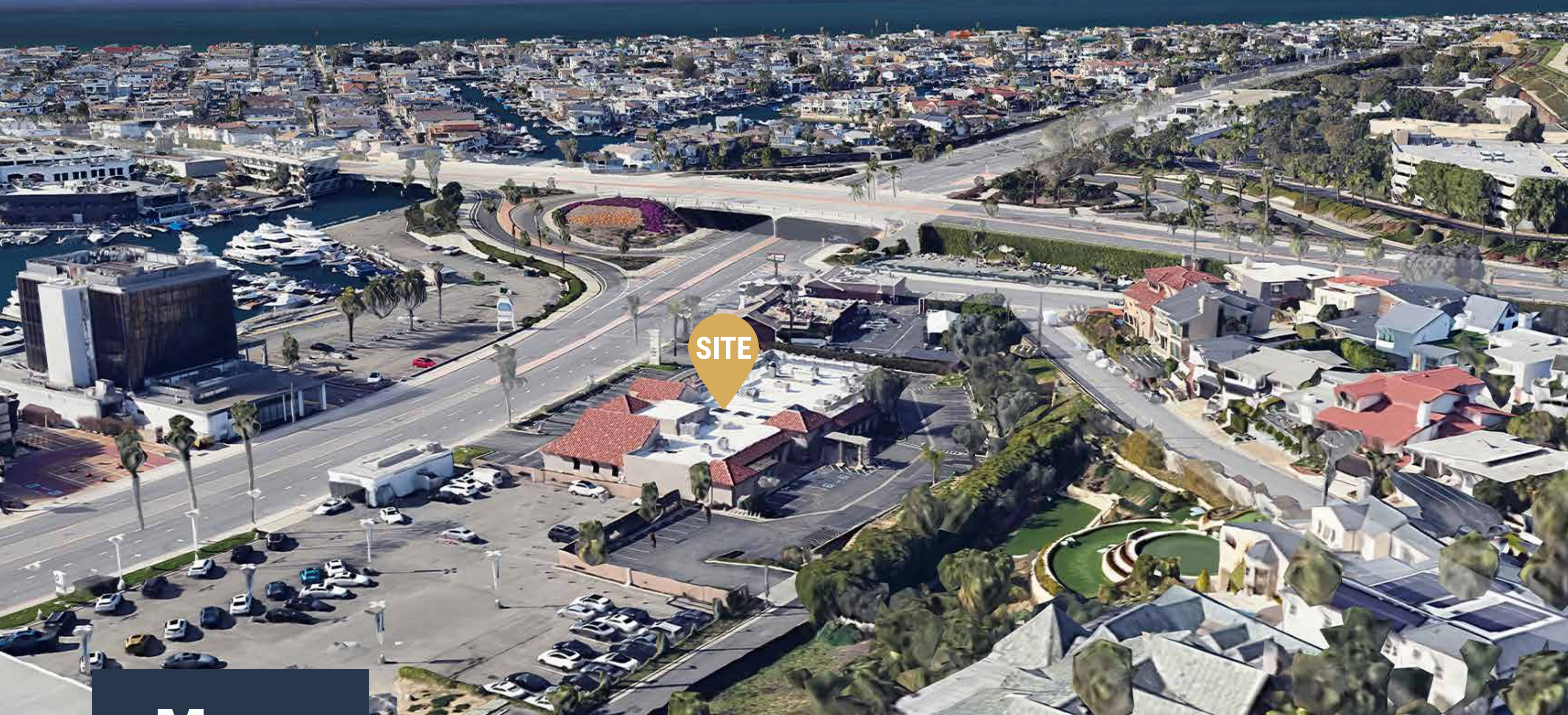
GROUND FLOOR
6,418 RSF

Additional Mezzanine Area
(Available for Lease)
1,138 sq ft









**MED
WEST**
REALTY

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