

Newport Lido Medical Center

✚ MEDICAL SUITES FOR LEASE



Lic # 02161402

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**351-361 Hospital Road,
Newport Beach, CA**



NEWPORT LIDO MEDICAL CENTER

Positioned in the heart of Newport Beach, 351 & 361 Hospital Road are two high sought-after medical office buildings within walking distance of Hoag Hospital Newport Beach—one of Orange County's leading hospital systems. This strategic proximity creates opportunities for strong referral patterns, clinical collaboration, and long-term stability for healthcare providers.

Together, the properties offer a dynamic environment for both primary and specialty medical practices seeking proximity to hospital services, advanced imaging, surgical facilities, and a robust physician network. The buildings feature adaptable suite configurations, professional medical buildouts, and convenient patient access, all within a well-established medical ecosystem.

Drone Video

CLICK OR SCAN





PROMINENT LOCATION & ACCESSIBILITY

- Walking distance to Hoag Hospital Newport Beach
- On-site retail amenities
- Surface and structured parking



IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 995,000 patients within a 15 minute drive time



BUILDING HIGHLIGHTS

- 146,510 SF – 2 medical office building outpatient complex
- Strong tenant mix including on site pharmacy
- Elevator served
- Flexible suite sizes
- Institutionally owned and operated

Estimate 15 Min Drive

POPULATION ESTIMATES

995,386

>17 202,344

18-44 400,058

AVERAGE HOUSEHOLD INCOME

\$149,842.56

45-64 248,574

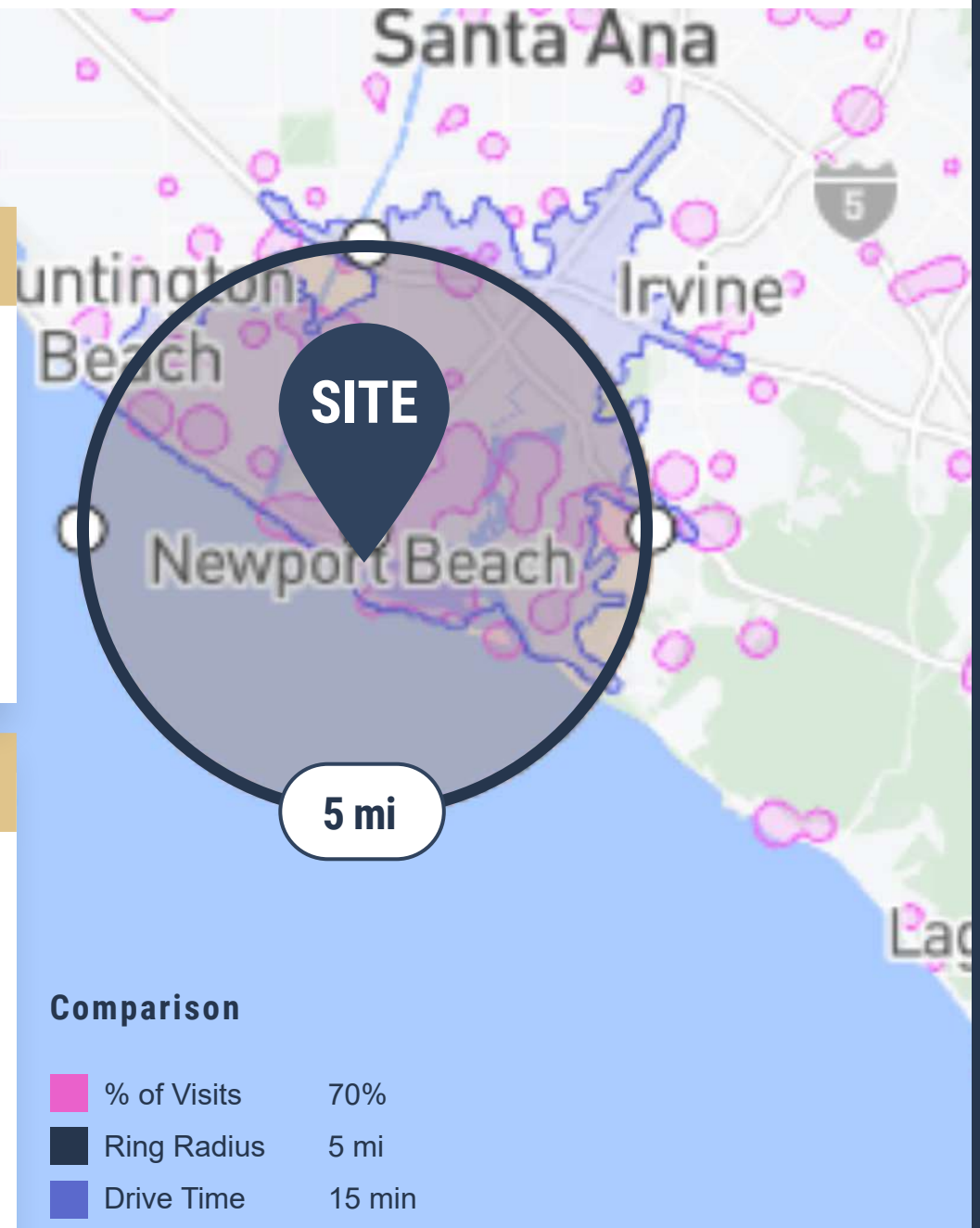
65+ 144,410

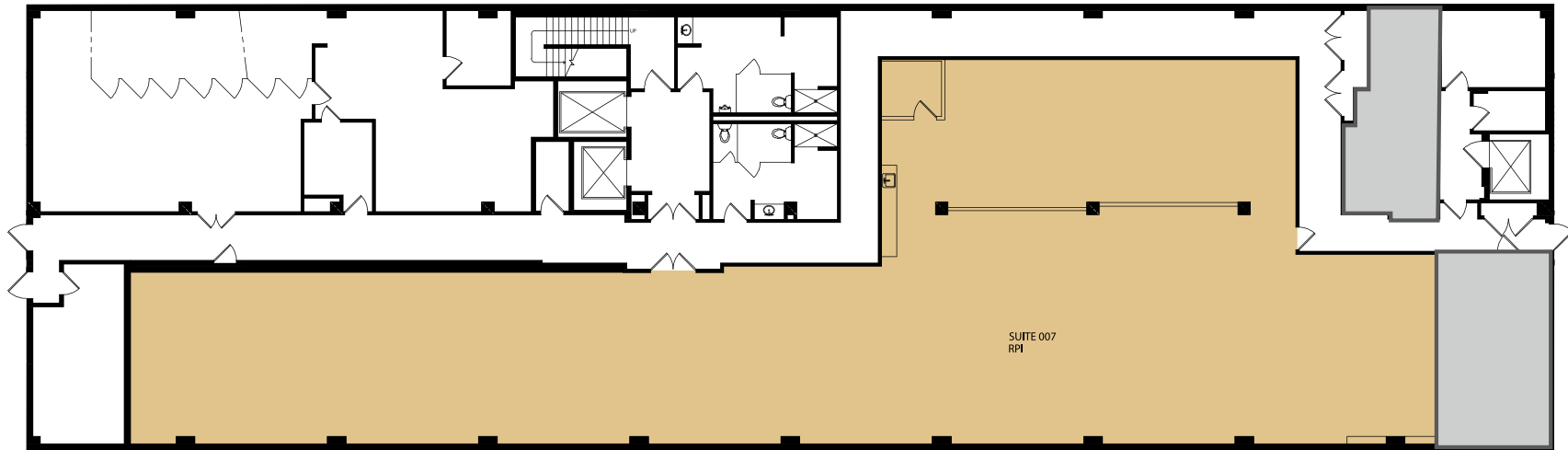
Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL	11.6%
EMPLOYER BASED	50.4%
GOVERNMENT	26.4%
MULTIPLE	4.3%
SELF PAY	7.3%

Data Source:  **Placer.ai**

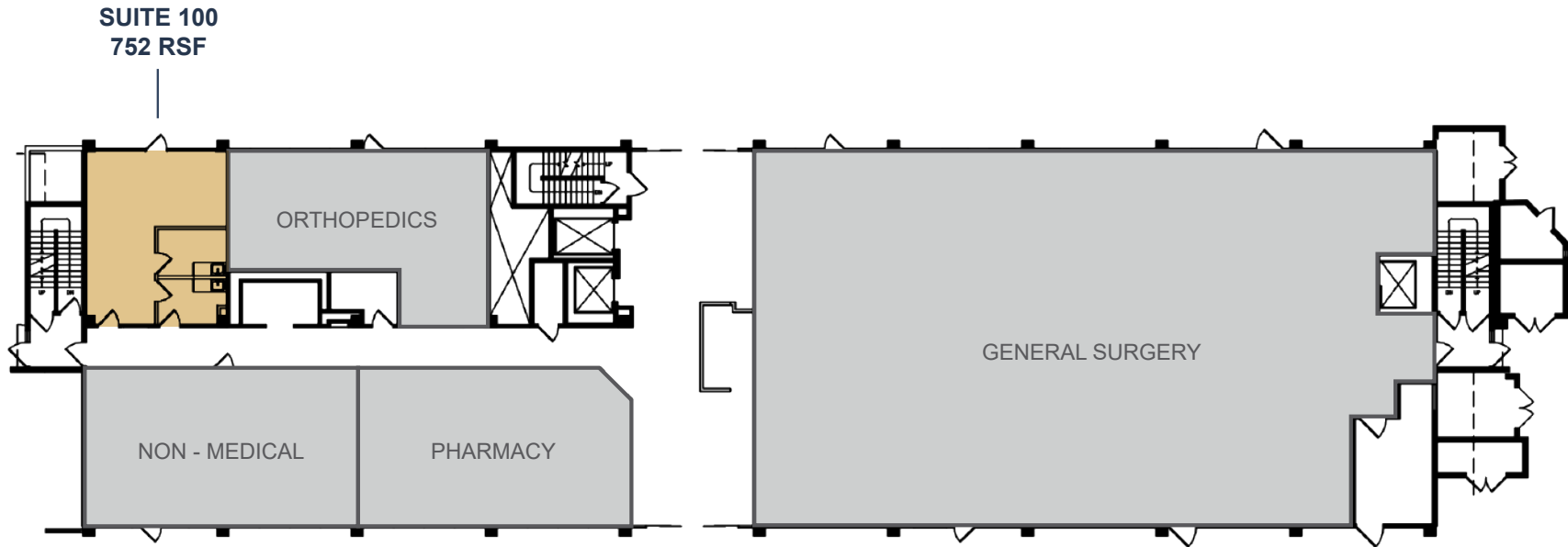




SUITE 007
6,934 RSF

AVAILABLE SUITE

SUITE	RSF
007	6,934



AVAILABLE SUITE

SUITE

RSF

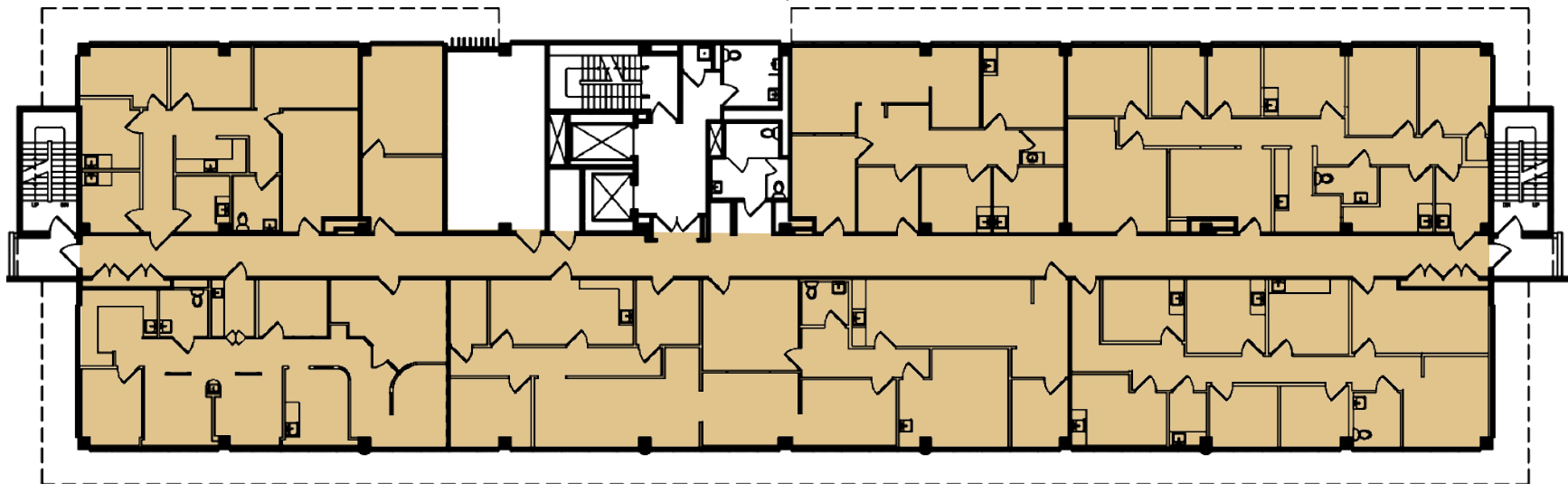
100

752

LARGEST BLOCK OF MEDICAL SPACE NEAR HOAG HOSPITAL

Full Floor Opportunity

SUITE 200
12,354 RSF



AVAILABLE SUITE

SUITE	RSF
200	12,354

FLOOR PLAN - TOWER I - 351- THIRD FLOOR

8



AVAILABLE SUITES

SUITE	RSF
306	1,713
309*	1,856
319*	2,280

*Contiguous up to 4,136 RSF

Key:

Click for Virtual Tour

[illegible]

SUITE 401
1,889 RSF



SUITE	RSF
401	1,889
406	1,913



Ocean View Suite



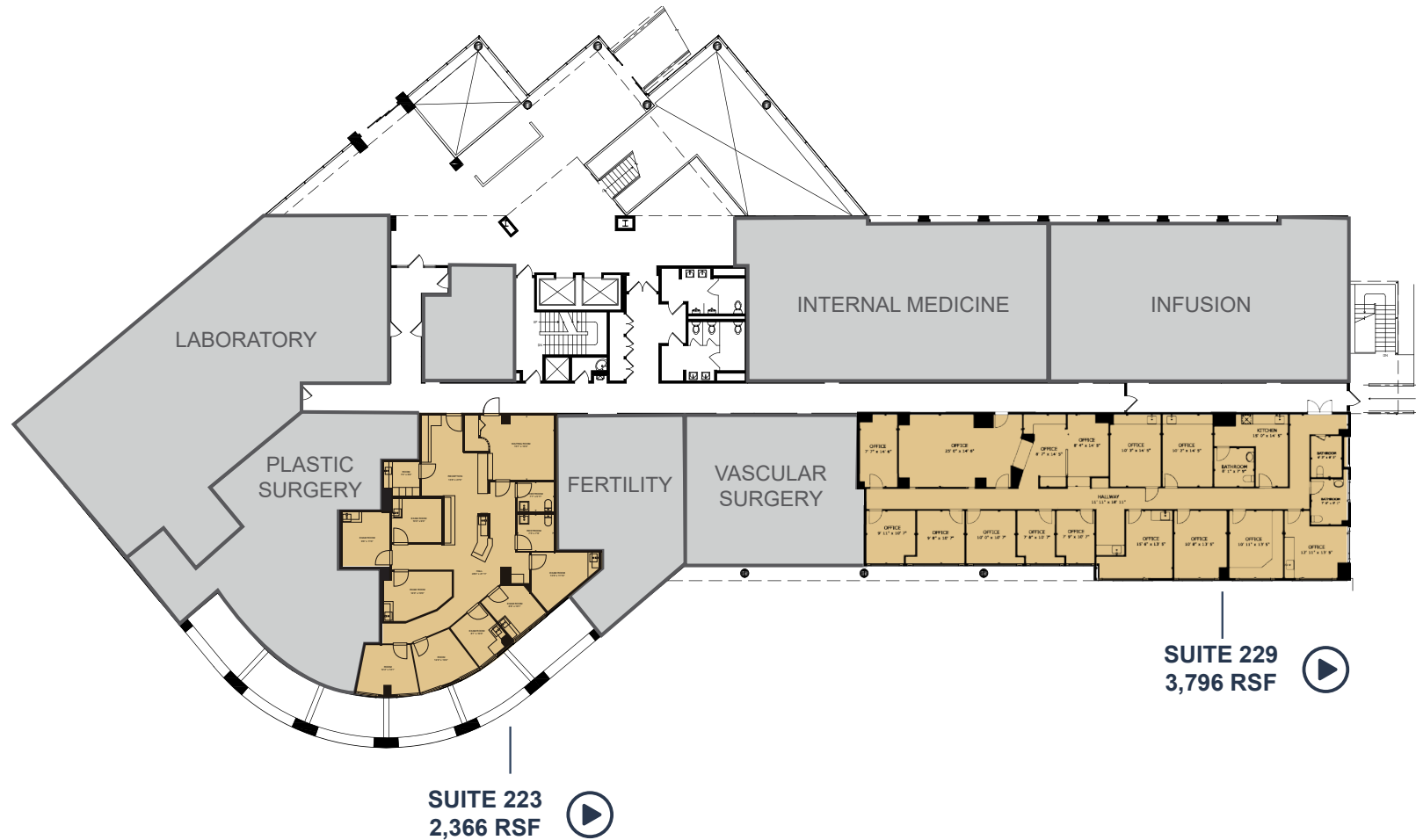
***Contiguous up to 3,407 RSF**

 [Click for Virtual Tour](#)

 [Ocean View Suite](#)

FLOOR PLAN - TOWER II - 361- SECOND FLOOR

11

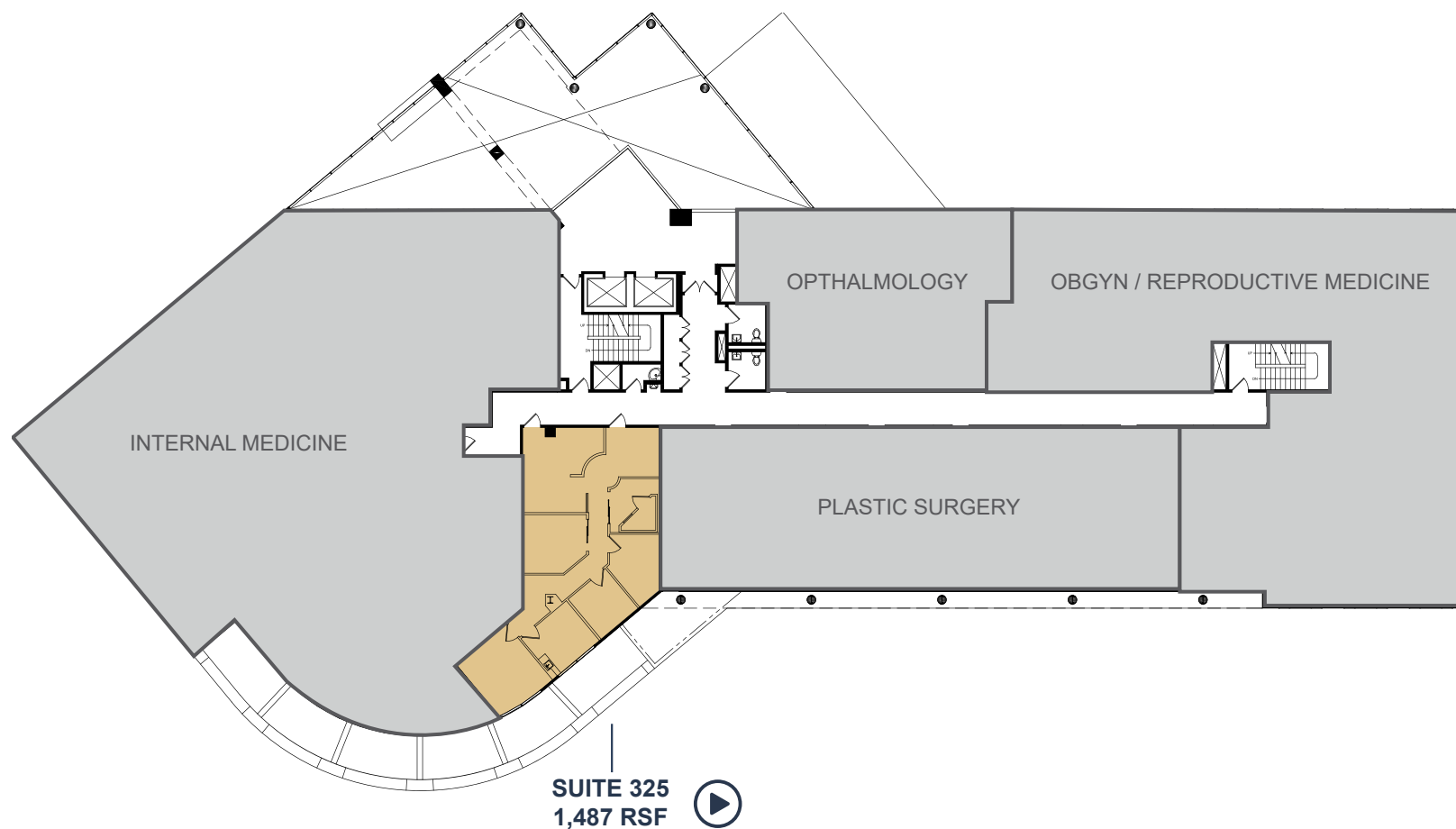


AVAILABLE SUITES

SUITE	RSF
223	2,366
229	3,796

Key:

 Click for Virtual Tour



AVAILABLE SUITE

SUITE

RSF

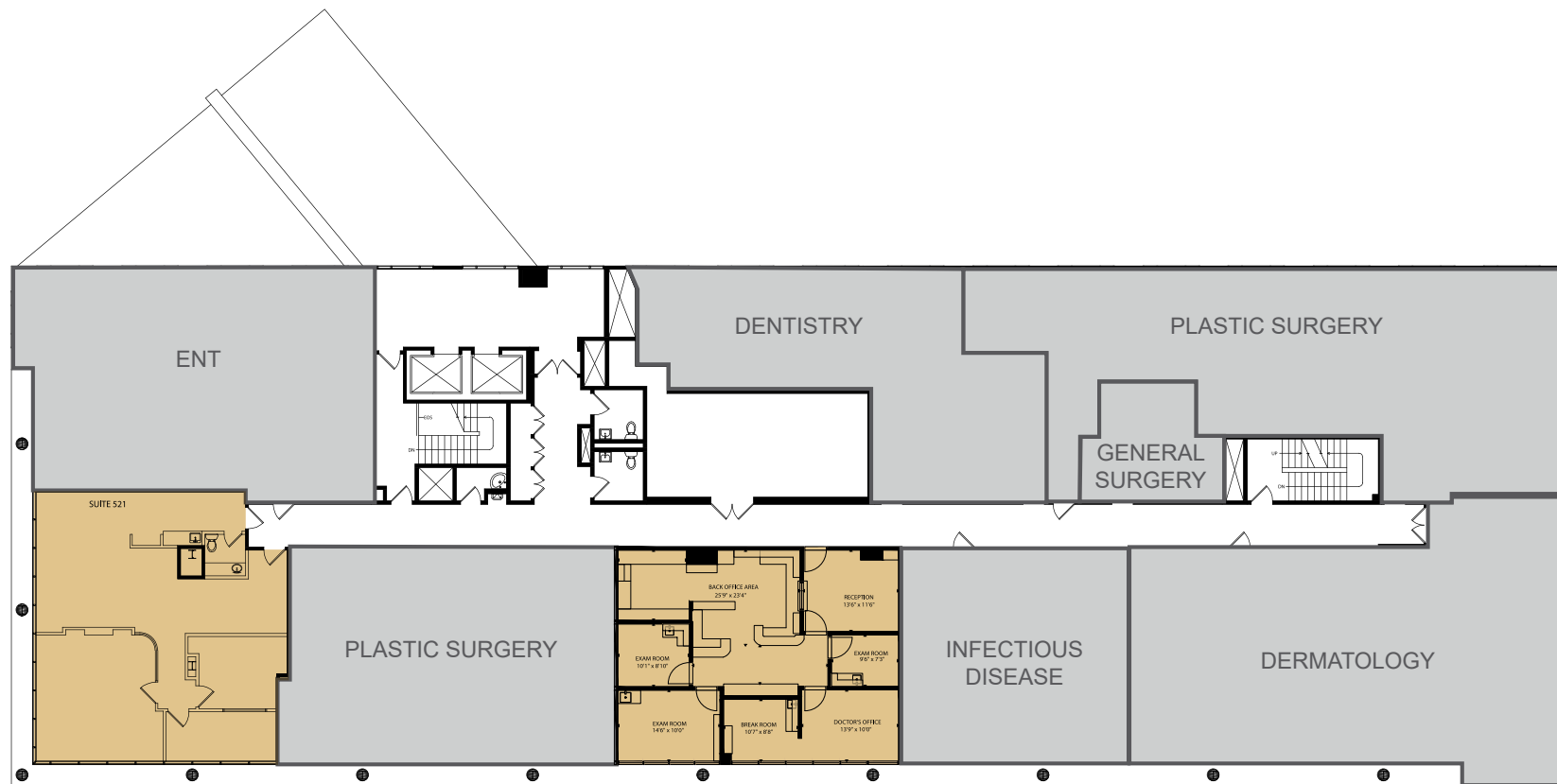
325

1,487

Key:



Click for Virtual Tour



SUITE 521
1,455 RSF

SUITE 527
1,520 RSF



AVAILABLE SUITE

SUITE	RSF
527	1,520
521	1,455

SCAN FOR SPEC PLAN
FOR SUITE 527



Key:



Click for Virtual Tour



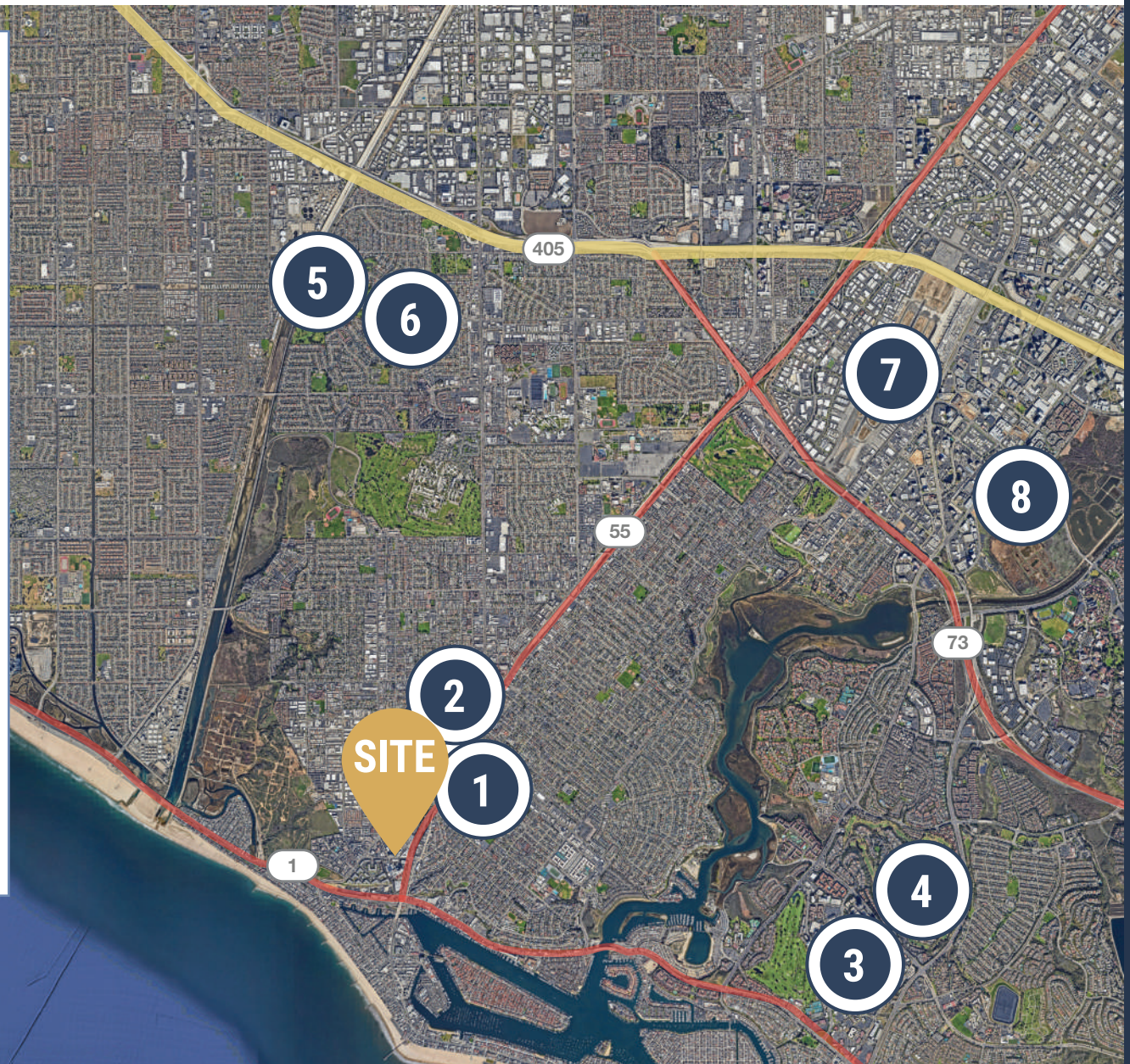


① Retail

Target
Hi-Time Wine Cellars
Vons
Sprouts Farmers Market
Staples
Ulta Beauty

② Trader Joe's**③ Fashion Island****④ Big Canyon Country Club****⑤ Mesa Verde Country Club****⑥ Retails**

CVS
BevMo!
Wells Fargo
Yard House

⑦ John Wayne Airport**⑧ University of California, Irvine**



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