

# Mariner's Mile Medical Plaza

➤ MEDICAL OFFICE FOR LEASE



**MED  
WEST**  
REALTY

Lease with Confidence, Choose MedWest

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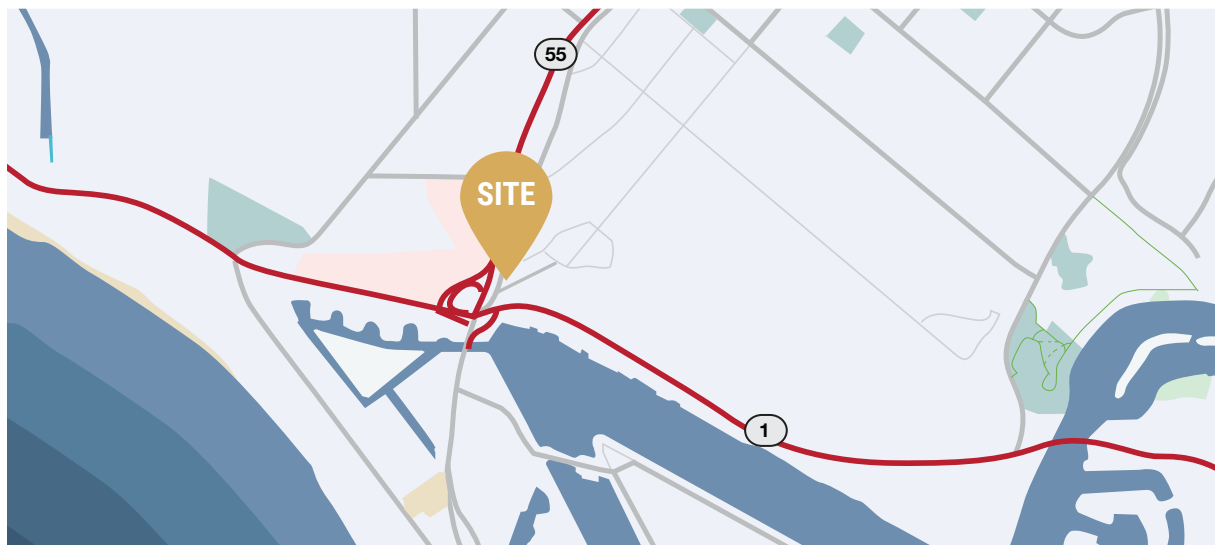
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**3300 W. Coast Highway  
Newport Beach, CA**



# MARINER'S MILE MEDICAL PLAZA

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
- Abundant surface parking
- Building top and monument signage available
- Professionally managed

### Estimate 15 Min Drive

POPULATION ESTIMATES

**888,973**

>17 87,119

18-44 118,031

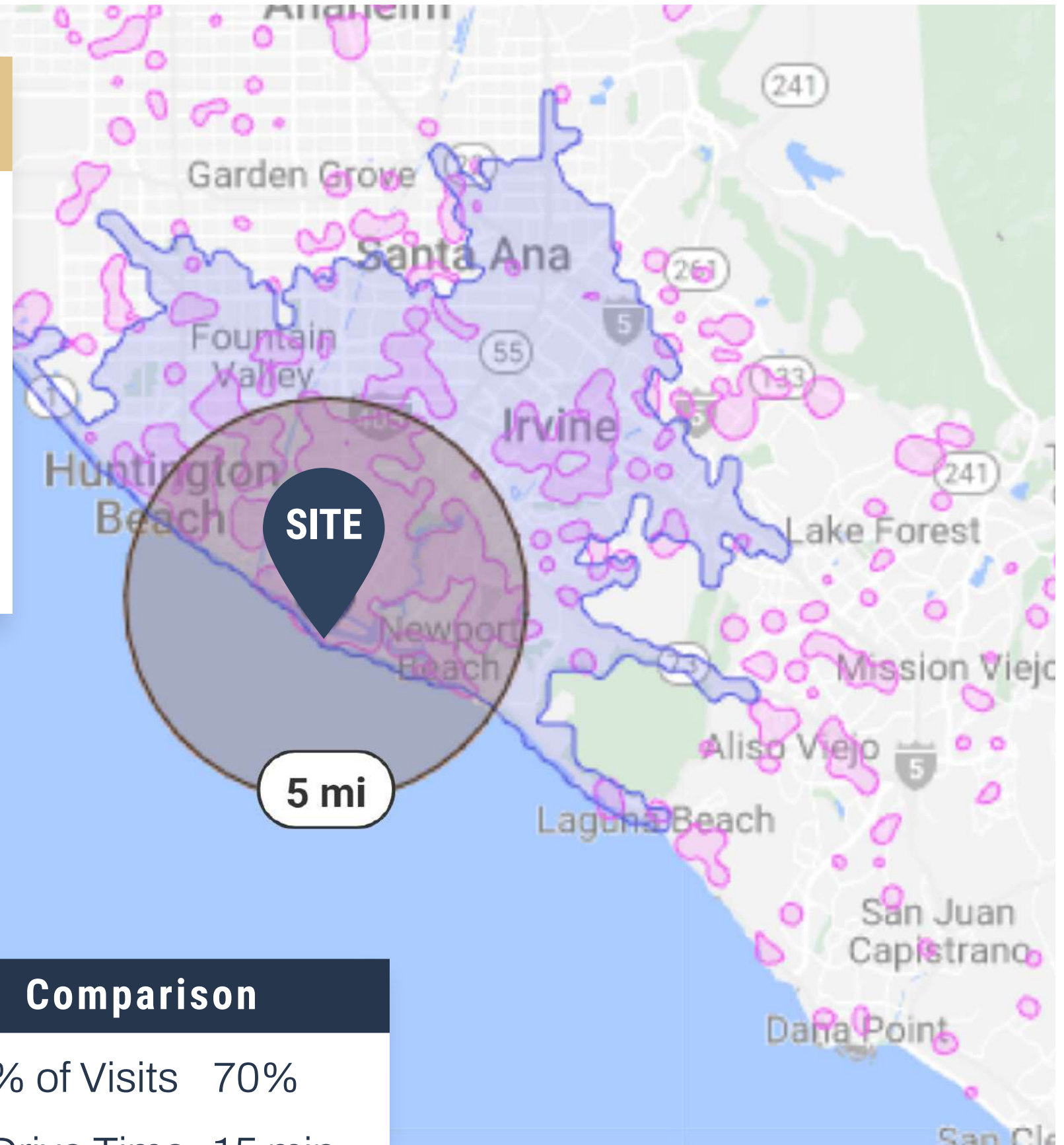
45-64 110,103

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%

Data Source:  revista med

### Comparison

 % of Visits 70%

 Drive Time 15 min



**53,557**  
cars/day

1

**53,527**  
cars/day

**12,300**  
cars/day

**SITE**

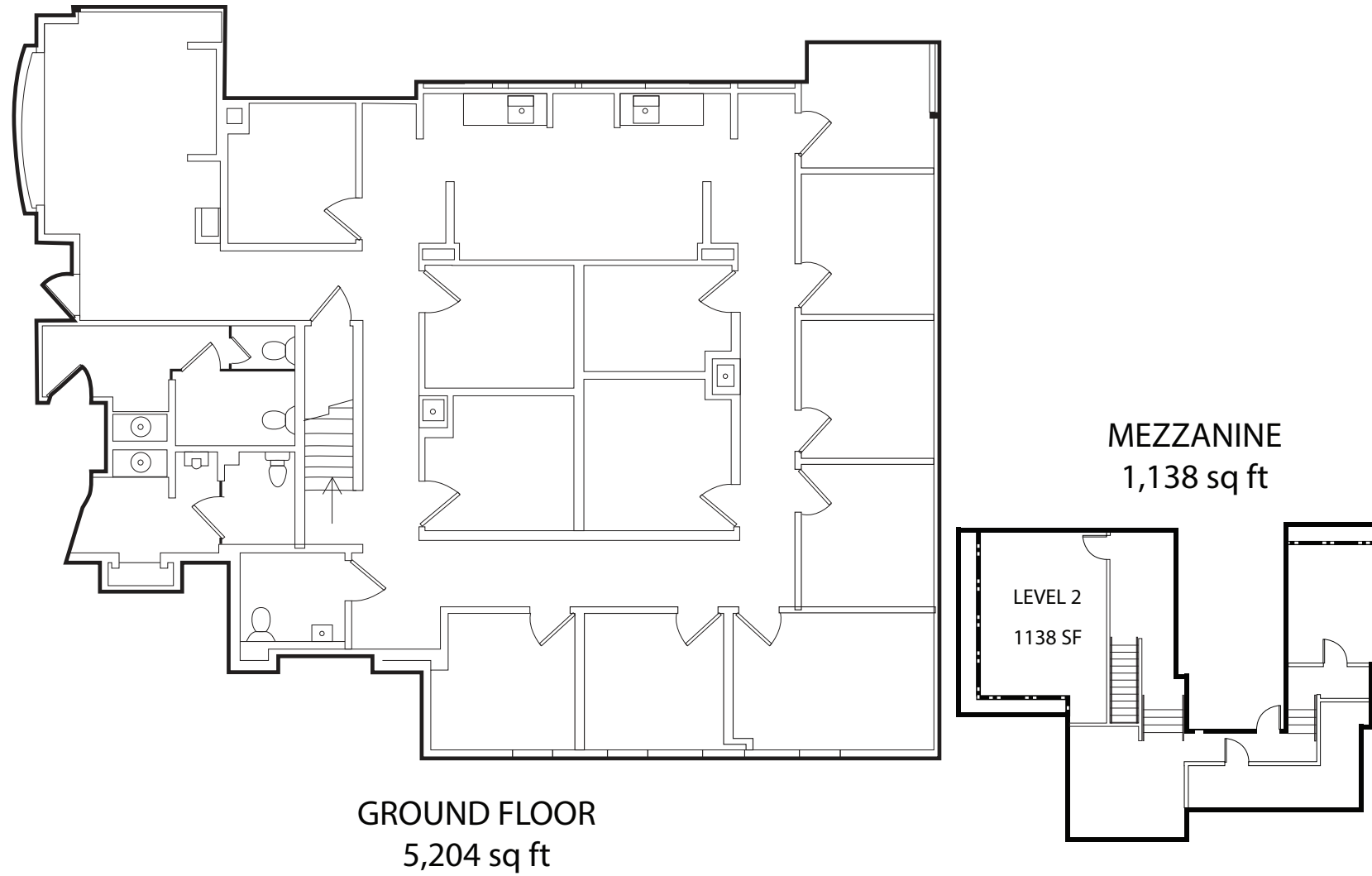
**1,400**  
cars/day

NEWPORT BLVD

OLD NEWPORT BLVD

SANTA ANA AVE

WEST COAST HWY



### CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
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Suite A <i>(Contiguous with Suite C)</i>	4,404
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### SUITE DESCRIPTION

Ground floor suite

Direct access to suite from parking area

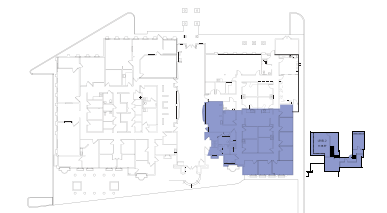
Former urgent care suite

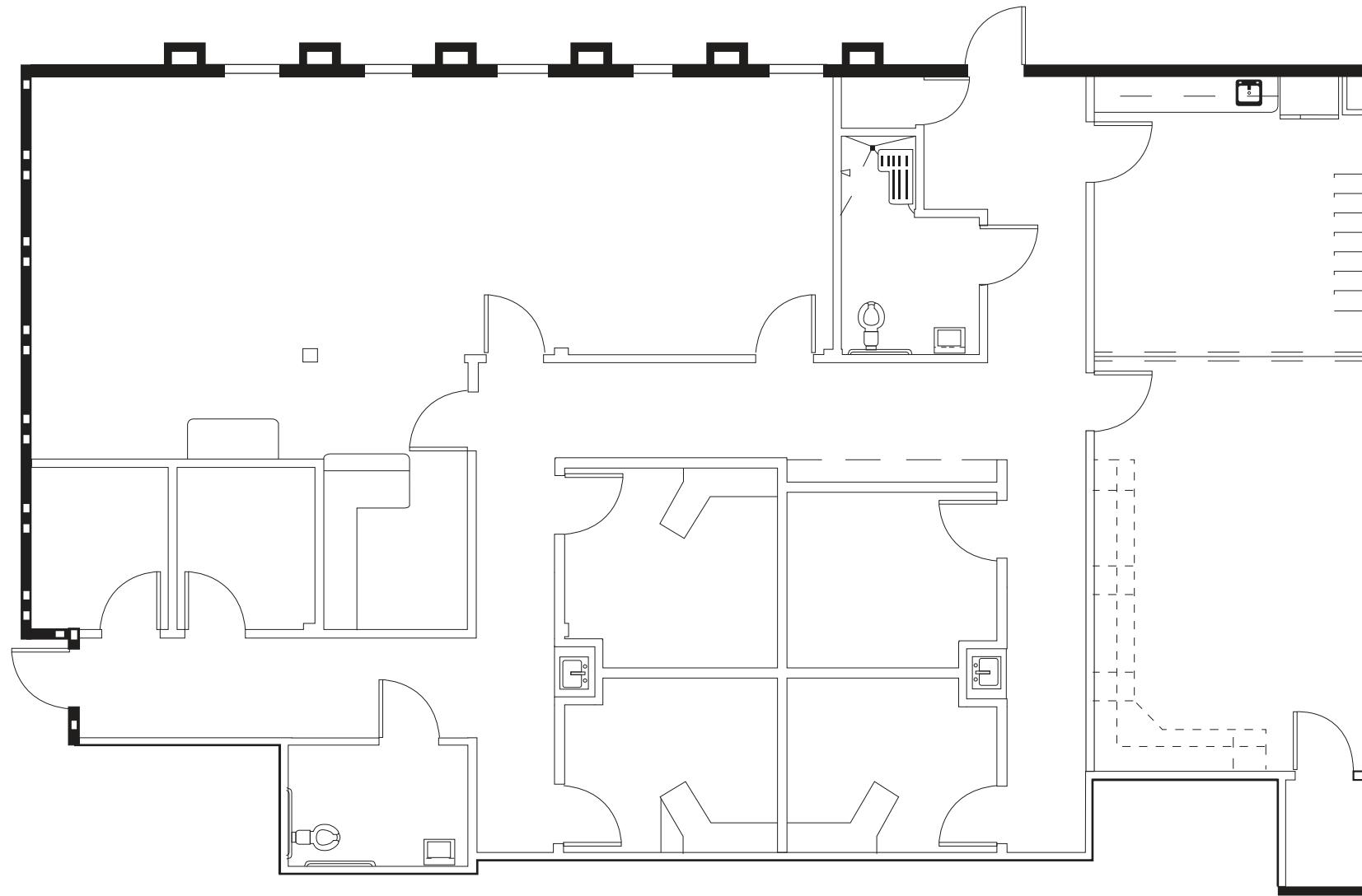
Efficient race track loop design

Private mezzanine for physician's office

### LEASE RATE

\$4.95 MG





### CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
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Suite C  
*(Contiguous with Suite A)*

3,152

### SUITE DESCRIPTION

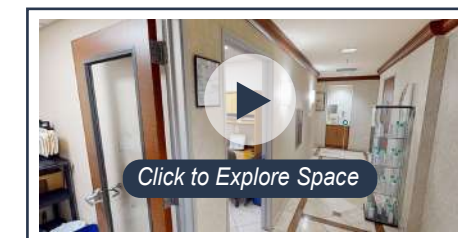
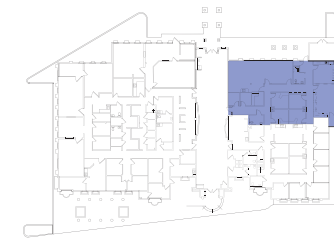
Ground floor suite

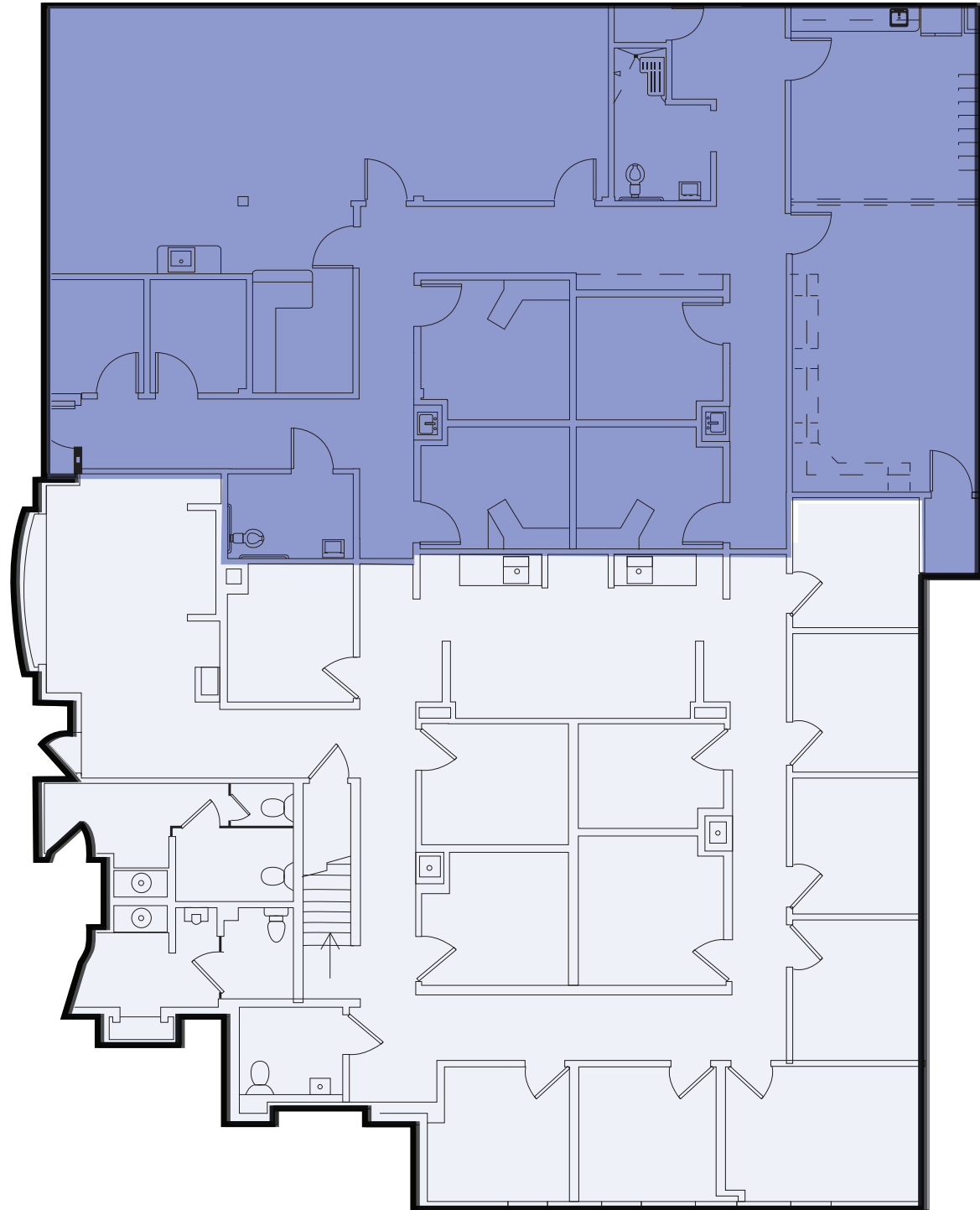
Direct access to suite from parking area

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

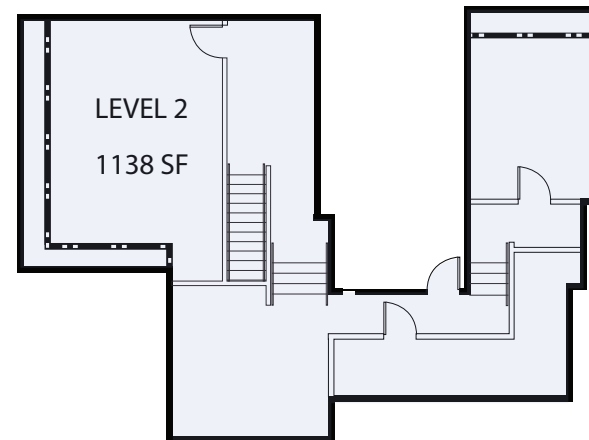
### LEASE RATE

\$4.95 MG





**GROUND FLOOR**  
5,204 sq ft



**MEZZANINE**  
1,138 sq ft

**CURRENT AVAILABILITIES**

AVAILABLE SUITE	RSF
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Suite A & C	7,556
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**SUITE DESCRIPTION**

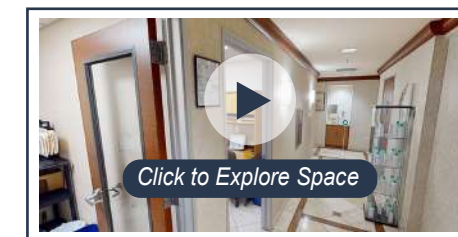
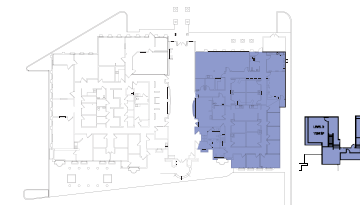
Ground floor space

Rare large block of medical space  
in coastal Newport Beach

Building and monument signage  
opportunity available for strong visibility

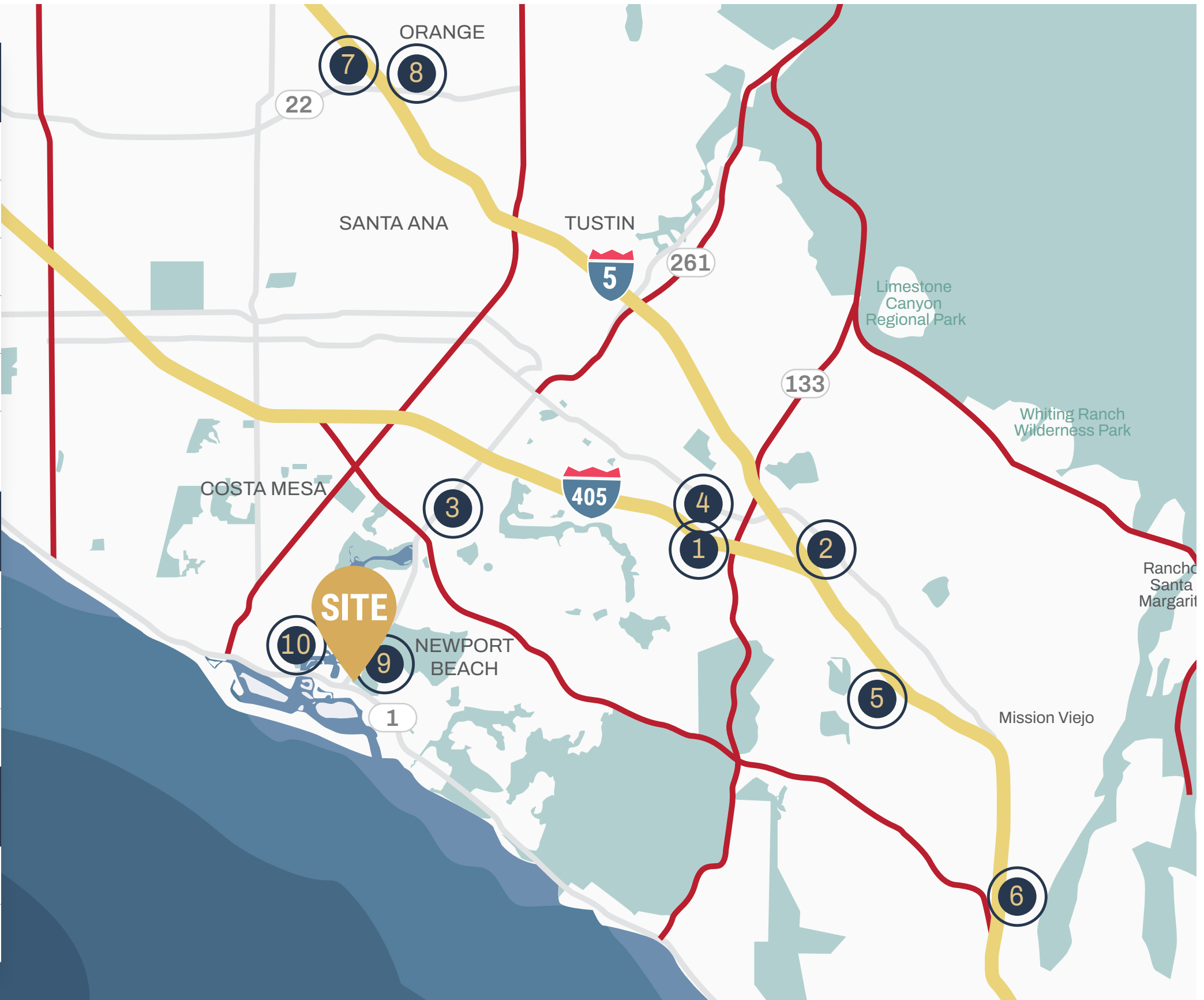
**LEASE RATE**

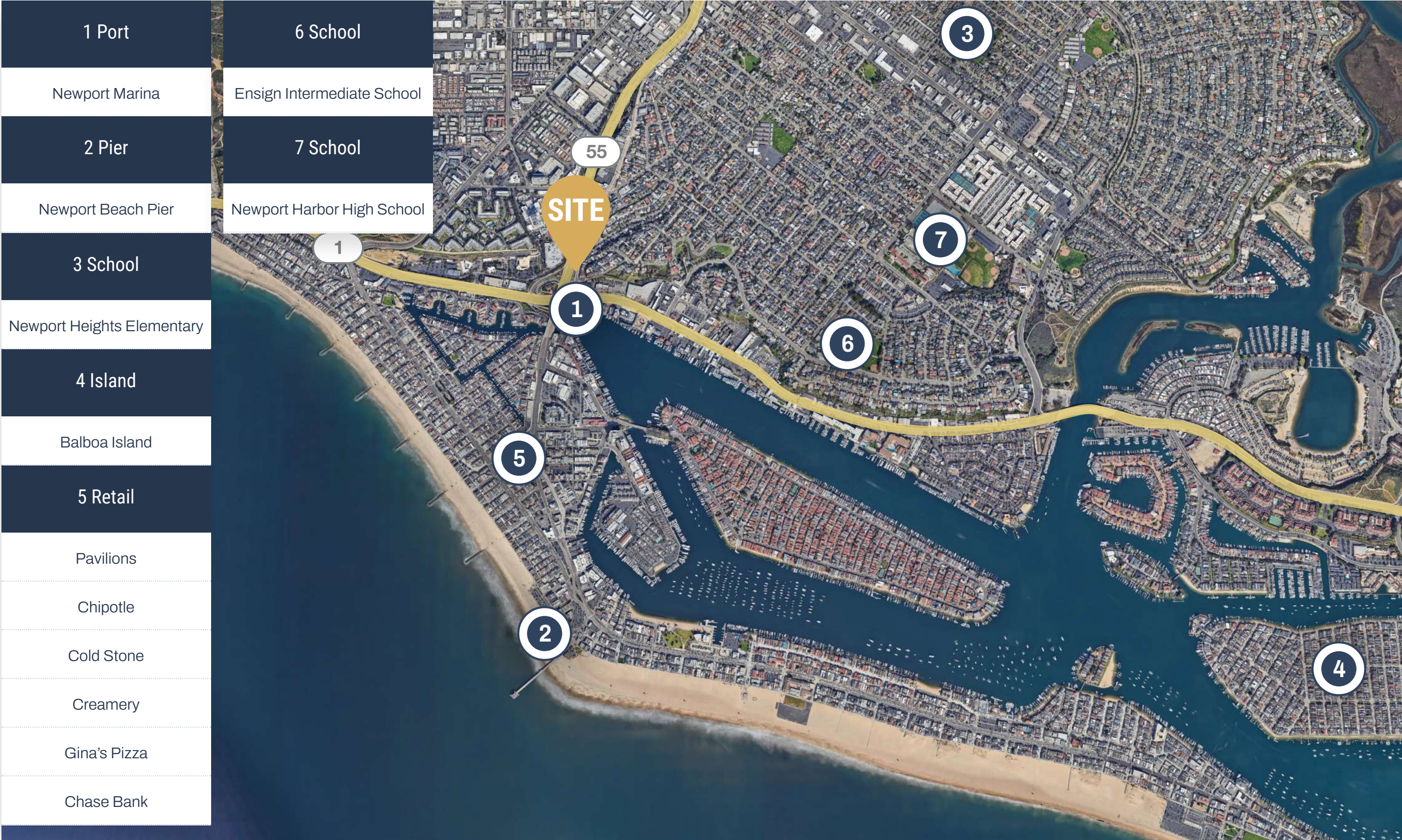
\$4.95 MG

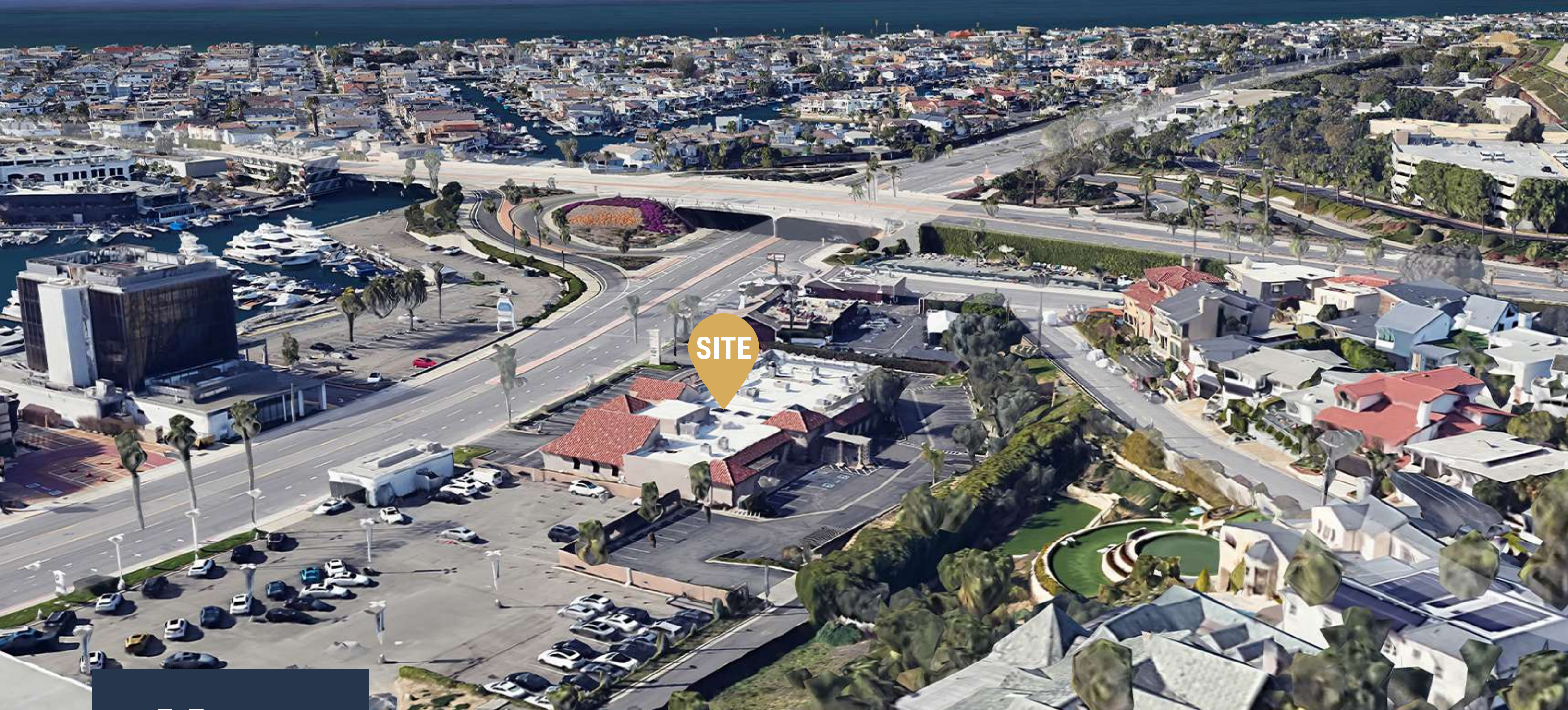




Irvine & South Orange County		
1	Kaiser Permanente	18 min
2	City of Hope	23 min
3	UCI Health Irvine	16 min
4	Hoag	18 min
5	Memorial Care	25 min
6	Providence Mission Hospital	30 min
Orange		
7	UCI Health	24 min
8	Providence St. Joseph's Hospital	22 min
3	CHOC Children's	22 min
Orange		
9	City of Hope	12 min
10	Hoag	4 min







SITE

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