

1515
Westcliff Drive
NEWPORT BEACH, CA 92660

LEASING BROCHURE

±13,256 SF TWO-STORY FREESTANDING BUILDING

ICONIC NEWPORT BEACH LOCATION & GATEWAY TO 17TH STREET RETAIL CORRIDOR

(RETAIL/MEDICAL/OFFICE OPPORTUNITY)



DOVER DR (APPROX. 25,400 CPD)

1501
Westcliff

Medical Offices

1515
Westcliff Drive

Juliette's
CAFE & COFFEE CULTURE

NICK'S
RESTAURANTS
RAYOGA
— BREATHE IN LIGHT —
DNA
CO
ARTISTIC SALON
KIT

Little France
BAKERY
facialworks
Good Vibes. Flawless Facials.

HAUTE CAKES
CAFFE

1901
Westcliff
Medical Offices

WEST CLIFF DR (APPROX. 16,200 CPD)

SRS
Real Estate Partners

RW REDWOOD
WEST

1515

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NEWPORT BEACH, CA 92660

±13,256 SF TWO-STORY FREESTANDING BUILDING

(RETAIL/MEDICAL/OFFICE OPPORTUNITY)

OVERVIEW

Opportunity to join one of the most desirable commercial corridors in Orange County

Sought after Newport Beach demographics, with **platinum incomes (over \$200,000 within 1 mile)** and local tenant mix

Benefits from strong traffic counts, healthy disposable incomes and strong residential density
(over 7,500 daytime resident population within 1 mile)

Caters to the greater Newport Beach & Costa Mesa area, including Newport Heights, Dover Shores, Eastside Costa Mesa and 17th Street Promenade



SUBJECT

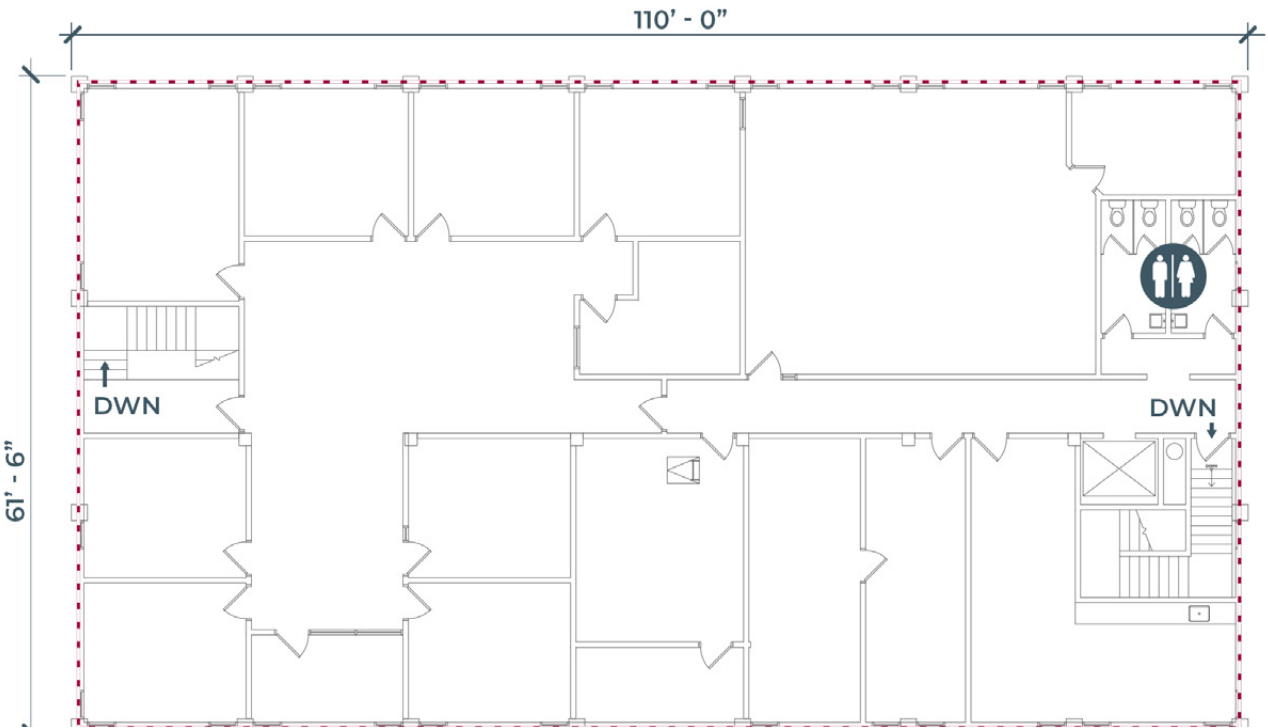


NEW MONUMENT

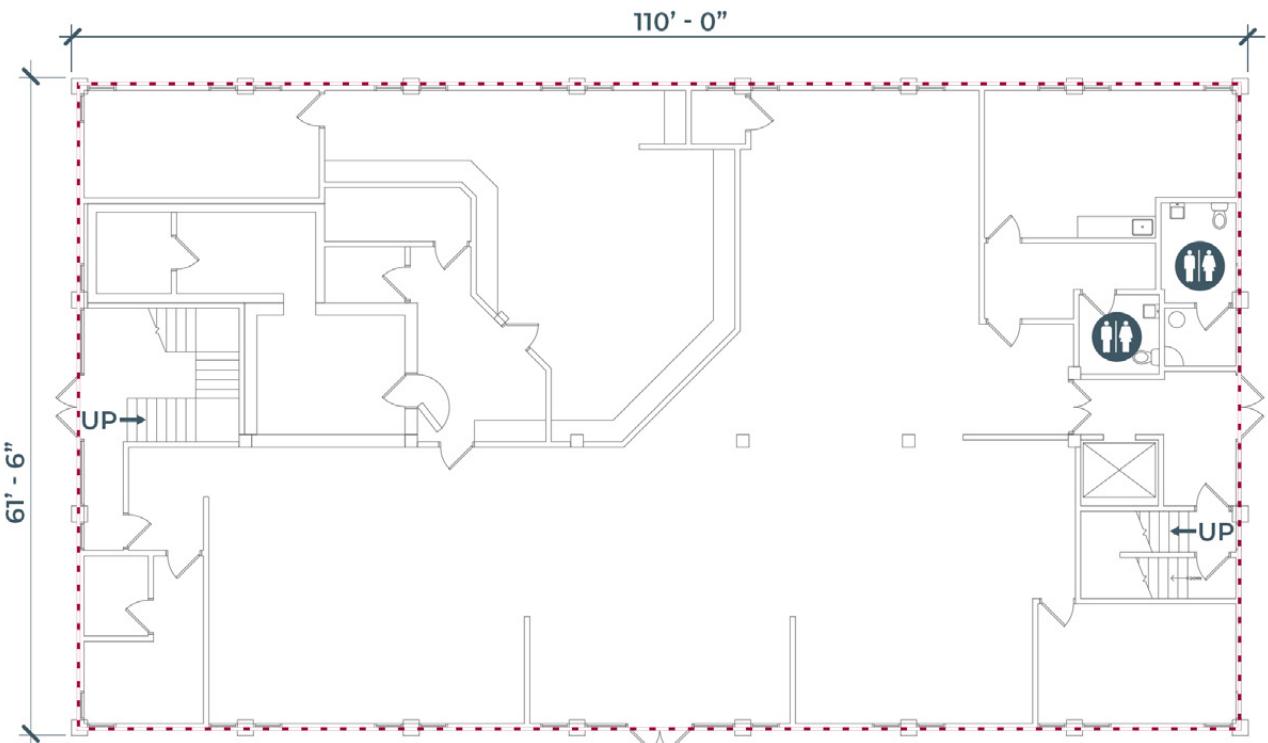


±13,256 SF TWO-STORY FREESTANDING BUILDING AVAILABLE

- 20FT high floor to ceiling windows • Major building signage available



±6,491 SF
2ND FLOOR

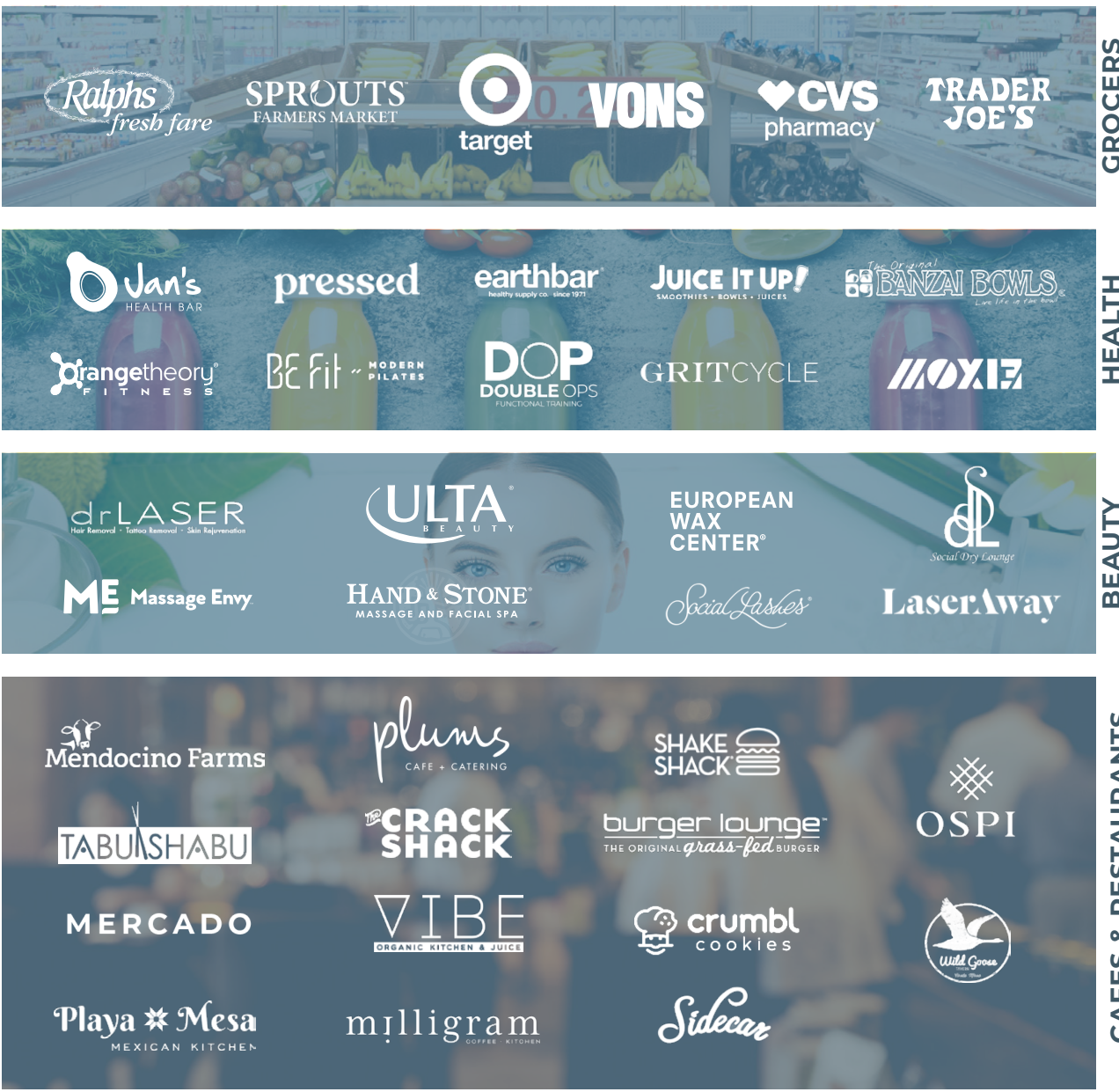


±6,765 SF
1ST FLOOR

NEIGHBORING TENANTS
within walking distance:



SURROUNDING TENANTS ALONG 17TH STREET
Great mix of daily needs, beauty, restaurants, wellness and fun



TRADE AREA

1515 WESTCLIFF DRIVE is central to the most desirable corridors within a 15 minute drive or less

SOUTH
COAST
PLAZA

PENDRY

FASHION ISLAND
NEWPORT CENTER ~ NEWPORT BEACH

NEWPORT BEACH, CA | EST. 1971
LIDO MARINA
VILLAGE

LIDO HOUSE
NEWPORT BEACH

Balboa Bay
CLUB

THE RESORT AT
PELICAN HILL
NEWPORT BEACH



Newport Beach

POPULATION

84,304

MEDIAN AGE

46

MEDIAN HH INCOME

\$158,461

6.01% 1-YEAR GROWTH

NUMBER OF EMPLOYED
POPULATION

42,583

1.75% 1-YEAR DECLINE

MEDIAN PROPERTY VALUE

\$2M

Est 2026 Demographics source: Esri

	1-Mile	3-Mile	5-Mile
Population:	17,521	133,627	276,453
Average Household Income:	\$219,341	\$192,050	\$175,408
2026 Total Daytime Population:	19,283	153,678	392,186
Workers	11,780	94,427	258,741
Residents	7,503	59,251	133,445

Traffic Counts source: Costar

17th Street	approx. 30,000 cpd
Irvine Street	approx. 21,200 cpd
Westcliff Drive	approx. 16,200 cpd
Dover Drive	approx. 25,400 cpd

FOR LEASING INFORMATION

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