

FOR SALE

3620 Birch Street, Newport Beach, CA 92660

Extremely Rare 100% Leased Medical Investment Opportunity in Newport Beach





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Market. This section contains a rent roll and cap rate analysis, tenant info, City of Newport Beach info, key sale comps demonstrating 3620 Birch Street is priced attractively, and a page showing the future owner user potential. **Pages 11-16**

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SUMMARY



Offering	3620 Birch Street, Newport Beach, California 92660 Two-story, freestanding medical office building built in 1990 with an elevator and incredible street presence.
Size	±12,381 square feet on a ±0.79-acre lot
Sale Price	\$8,772,000 (±\$709 per square foot) 4.12% In-Place Cap Rate
Rent Roll	<u>First Floor</u> Suite 100 - ±4,927-SF (usable) – Expires 9/30/2029 (4% increase scheduled in October 2026) <u>Second Floor</u> Suite 210 - ±1,500-SF (usable) – Expires 11/30/2028 Suite 211 - ±875-SF (usable) – Expires 2/29/2028 Suite 220 - ±2,400-SF (usable) – Expires 10/30/2028 Suite 230 - ±900-SF (usable) – Expires 3/31/2028
Parking	Even though there is an association, there is parking exclusive to this building. There are 11 private parking stalls, 9 of which are covered, and the rest of the parking is shared between the three buildings.
Condition	The property is sprinklered and elevator served. The roof has two years left on its 10-year warranty.
Association	There is an association that covers the parking lot, common areas, landscaping, pest control, lighting, and trash. Monthly dues for 2025 were \$1,815.

HIGHLIGHTS

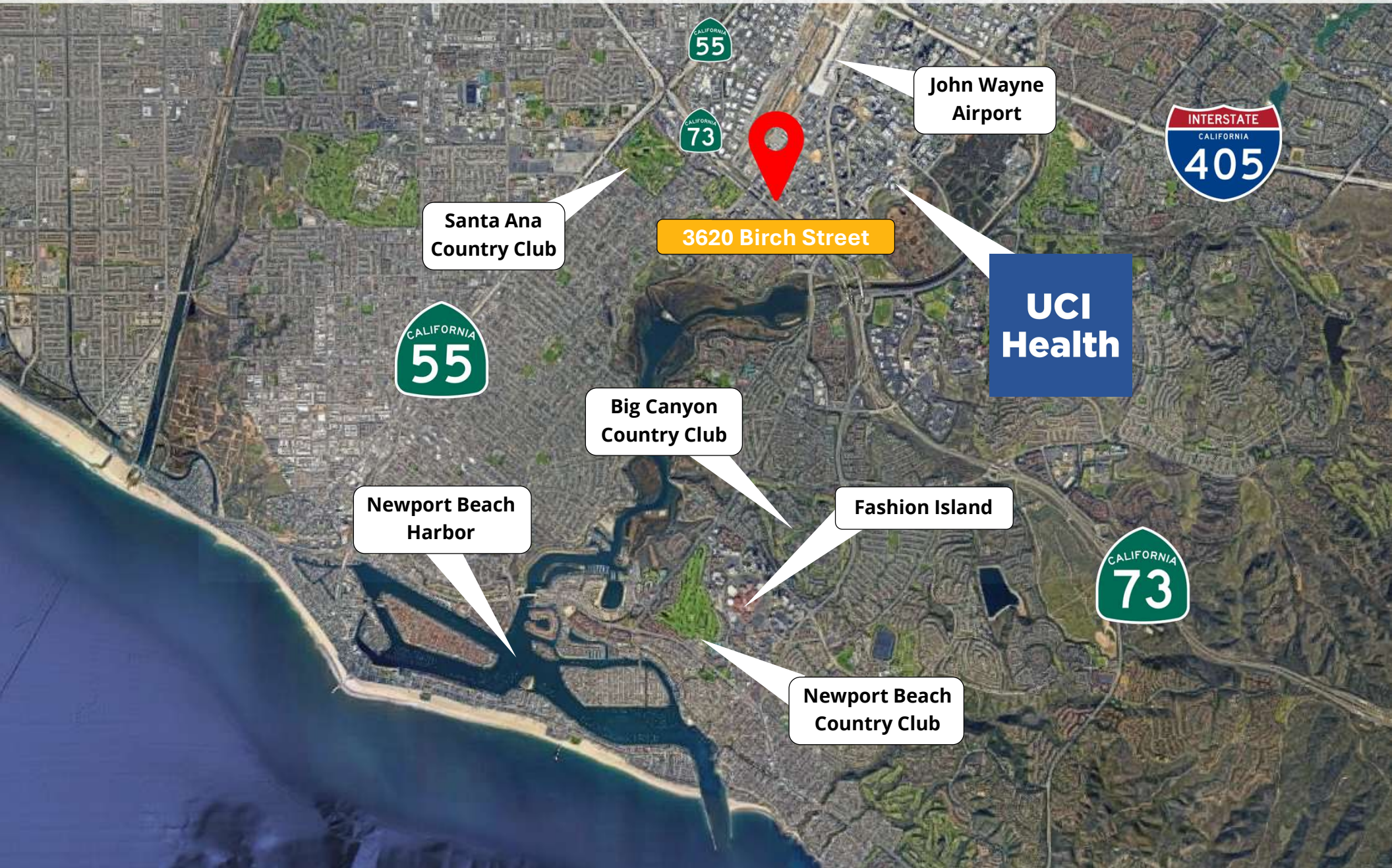
What Makes 3620 Birch St Unique?

- **Freestanding, multi-tenant medical office building** located in the immediate vicinity of John Wayne Airport, the 73, 55, and 405 freeways.
- In 2024, ownership went through a medical conversion process and the **city approved for 96% medical**. The leftover 482-SF must remain professional office space.
- **High-image interior buildout** with modern and creative finishes.
- **Extremely rare opportunity** to purchase a **Newport Beach freestanding medical office building**.
- Located **near the UCI Health Center in Irvine**, a 1.2 million square foot state of the art medical campus.
- Newport Beach boasts the **highest median home price in Orange County**, with Zillow reporting it at over \$3.4M.
- John Wayne Airport, located just blocks away, is **planned to go through a \$1B renovation** in the next 5-7 years.
- According to the OCBJ, the airport area of Newport Beach, all within a few blocks of 3620 Birch Street, could see **upwards of 2,577 new housing units** in the coming years.
- **Priced to sell**, this offering is an attractive value compared to the sale comps on Page 15.



LOCATION

Dynamic Location in the Immediate Vicinity of the 405, 55, and 73 Freeways



AMENITIES

Surrounded by Local Favorites, Endless Recreation, and Easy Transportation



\$1B Planned Renovation in the Next 5-7 Years



Newport Beach Golf Course



193-Unit Multifamily Development Planned



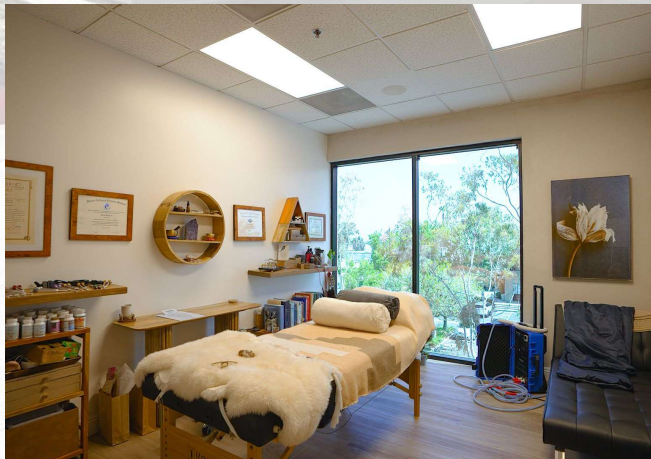
PHOTOGRAPHS

Two-Story Freestanding Medical Office Building with Exclusive Covered Parking









RENT ROLL & ANALYSIS



As of 10/01/2026

Suite	Tenant	Usable SF	% of Electrical	Term Yrs	Rent Mo	Rent SF	Exp	Rent Increases	Options
100	Forever Ageless	4,927	42.00%	5	\$21,777	\$4.42	9/30/2029	4-5%	Five 1-year with 4% increases annually
210	Sina Safahich MD	1,500	13.0%	5	\$6,202	\$4.13	11/30/2028	5%	N/A
211	Sina Safahich MD	875		5	\$3,620	\$4.14	2/29/2028	5%	N/A
220	Culture Troy Lang	2,400	35.0%	5	\$9,261	\$3.86	10/30/2028	6%	N/A
230	E. Johnson & Z. Robertson	900	10.0%	5	\$3,890	\$4.32	3/31/2028	5%	N/A

Usable SF Per Leases: 10,602
 Load Factor (not in leases) 1,779
 Total Square Footage 12,381

\$44,750 Monthly
\$537,002 Annually

As of 10/1/2026

Asking Price	\$8,772,000
Gross Income As of 10/1/2026	\$537,002
Operating Expenses	(\$175,789)
Net Operating Income	\$361,213
In-Place Cap Rate	4.12%

\$709 PSF	
Operating Expenses	\$76,219
New Tax Basis (1.11285% rate + assessments)	\$99,570
Total	\$175,789

Operating Expenses

2024

HOA	\$ 17,811.00
Electricity*	
Maintenance	\$ 33,655.49
Janitorial	\$ 7,090.00
Water	\$ 3,583.40
Clerical	\$ 3,624.00
Insurance	\$ 10,455.00
	\$ 76,218.89

\$53,739 *paid for by the tenants

TENANT INFO



Forever Ageless, Inc. is a premier private medical spa specializing in non-surgical aesthetic and regenerative treatments. Led by board-certified Dr. Joe Cerni, consistently recognized for his artistry with injectables (Botox, Fillers) and his leadership in cutting-edge anti-aging and skin-rejuvenation technologies, the clinic delivers a full suite of services including advanced injectables, laser resurfacing, CoolSculpting, thread lifts, skin tightening, body contouring, and tailored wellness therapies.

The practice doubled its space in the past year and offers a luxurious, tranquil setting with ample private parking. It enjoys a stellar reputation across Orange County, maintaining a 4.4-star average from more than 350 reviews on its site (4.7 Google, 4.2 Yelp) praised for its expert, natural-looking results, personalized care, and high professionalism.



Sina Safahieh, M.D., Psychiatry OC, is a dual board-certified adult and child/adolescent psychiatrist who founded Psychiatry OC in 2014. Associated with Hoag and CHOC hospitals, Dr. Safahieh also serves as team psychiatrist for the Los Angeles Chargers and holds certifications for the NFL and MLB. With 17+ years of clinical experience, he leads a full-service psychiatric practice offering medication management, individual/family/group therapy, couples counseling, evidence-based modalities (CBT, DBT, EMDR), and ketamine therapy.

The Newport Beach location provides modern office space with flexible in-person and virtual care options, a strong local referral network, and excellent patient satisfaction supported by a high number of positive reviews.

TENANT INFO



BROWHOUSE

Orange County's premier cosmetic tattoo and microblading studio, Brow House offers master-class semi-permanent makeup services including brows (microblading, combo, ombré), lip blushing, eyeliner enhancement, scalp pigmentation, skin tightening, and scar camouflage. Staffed by certified experts with over 16 years of experience, the boutique is renowned for its attention to detail, natural-looking artistry, rigorous hygiene, and a relaxing spa ambiance. With a near-perfect 4.9–5.0 star rating from over 60 local reviews, it's a trusted destination for clients seeking low-maintenance, confidence-boosting beauty enhancements.



Founded by Australian entrepreneur Troy Laing, Culture OC is a state-of-the-art biohacking and longevity center offering a curated suite of scientifically grounded therapies. The in-demand services include hyperbaric oxygen therapy, full-body red light (LED) sessions, cold-plunge immersion, infrared sauna, floatation tanks, PEMF (pulse electromagnetic field) treatments, BrainTap, and peptide protocols.



Neaumix Fit is a vibrant boutique fitness studio specializing in a dynamic blend of Reformer Pilates, TRX, cycling, barre, and yoga. Franchised since 2015, the studio offers lively, music-driven group classes for all fitness levels aimed at improving strength, cardio, flexibility, and body tone. With modern equipment, an energetic community atmosphere, and convenient ClassPass access—including over 4.9-star ratings from 22,500+ reviews—Neaumix Fit is a sought-after wellness tenant in Newport Beach.

CITY OF NEWPORT BEACH



\$500M

**ANNUAL CITY
BUDGET**

*City of Newport Beach

\$158K

**MEDIAN
HOUSEHOLD
INCOME**

*U.S. News

8th

**SAFEST CITY IN
THE NATION**

*Daily Breeze

\$3.4M

**AVERAGE HOME
VALUE**

*Zillow

SALE COMPS

3620 Birch Street is a Clear Value



Property	Sale Date	Size	<u>Price</u> P.S.F.	Market Insight
 1419 Superior Ave Newport Beach	Mar 2025	8,935 SF	<u>\$5,000,000</u> \$560/sf 3.3% Cap	This Newport Beach medical building sold in March of 2025 for \$560/sf. 1419 Superior Ave is in far inferior condition and does not have the same street presence compared to 3620 Birch Street and should be worth much less per square foot and at a higher cap rate, though 3620 Birch Street is priced at a 0.82% higher cap rate.
 1333 Avocado Ave Newport Beach	Feb 2025	7,736 SF	<u>\$5,100,000</u> \$653/sf 3% Cap	This Newport Beach medical building occupied by an animal hospital sold in February of 2025 for \$653/sf. 3620 Birch Street is in much better condition and should command a large premium yet is only priced \$55/sf higher and is priced more attractively at over a 1.0% higher cap rate.
 24896 S Chrisanta Dr Mission Viejo	Apr 2023	7,872 SF	<u>\$4,530,000</u> \$575/sf 5.1% Cap	This investment sale is in an inferior location, single-story, and smaller than 3620 Birch Street. 3620 Birch Street is in better condition with a more prominent street presence and located in Newport Beach, which should command a large premium.

OWNER-USER ANALYSIS

Future Owner-User Potential

- 20280 Acacia St is a 27,000-SF office building that recently was approved for medical office condos.
- There have been five recent sales in 20280 Acacia St in 2026 **ranging from \$873/SF to \$1,056/SF.**
- 3620 Birch St is much bigger than the condos, but that's counterbalanced by it being a **freestanding building and in a better location** north of the 73 Freeway.
- As a user deal 3620 Birch is a **very low price-per-square-foot by comparison at the \$709/SF asking price.** Compared to the most recent 20280 Acacia St condo sale, \$1,056/SF, **3620 Birch is being offered at a \$347 per square foot discount. This spread represents large potential future value.**
- Unlike 20280 Acacia St, **3620 Birch St already has a medical buildout**, whereas the 20280 Acacia St condos are being sold as-is with office buildouts requiring additional capital, likely upwards of \$200+ per square foot, for medical tenant improvements.





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