

Mariner's Mile Medical Plaza

☒ MEDICAL OFFICE FOR LEASE



**MED
WEST**
REALTY

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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.

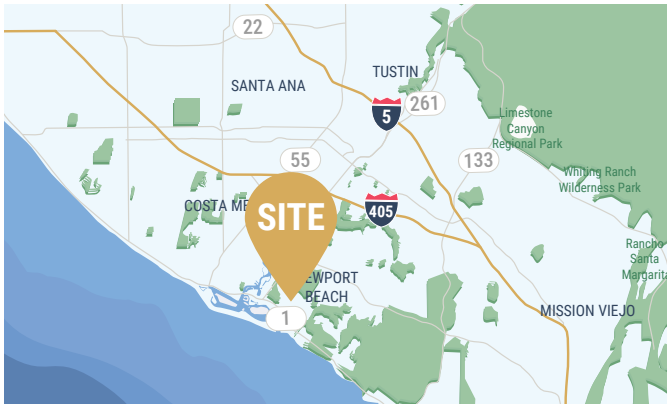
New Common Area
Flythrough Tour





PROMINENT LOCATION & ACCESSIBILITY

- Minutes to Hoag Hospital Newport Beach
- Close proximity to 55 freeway



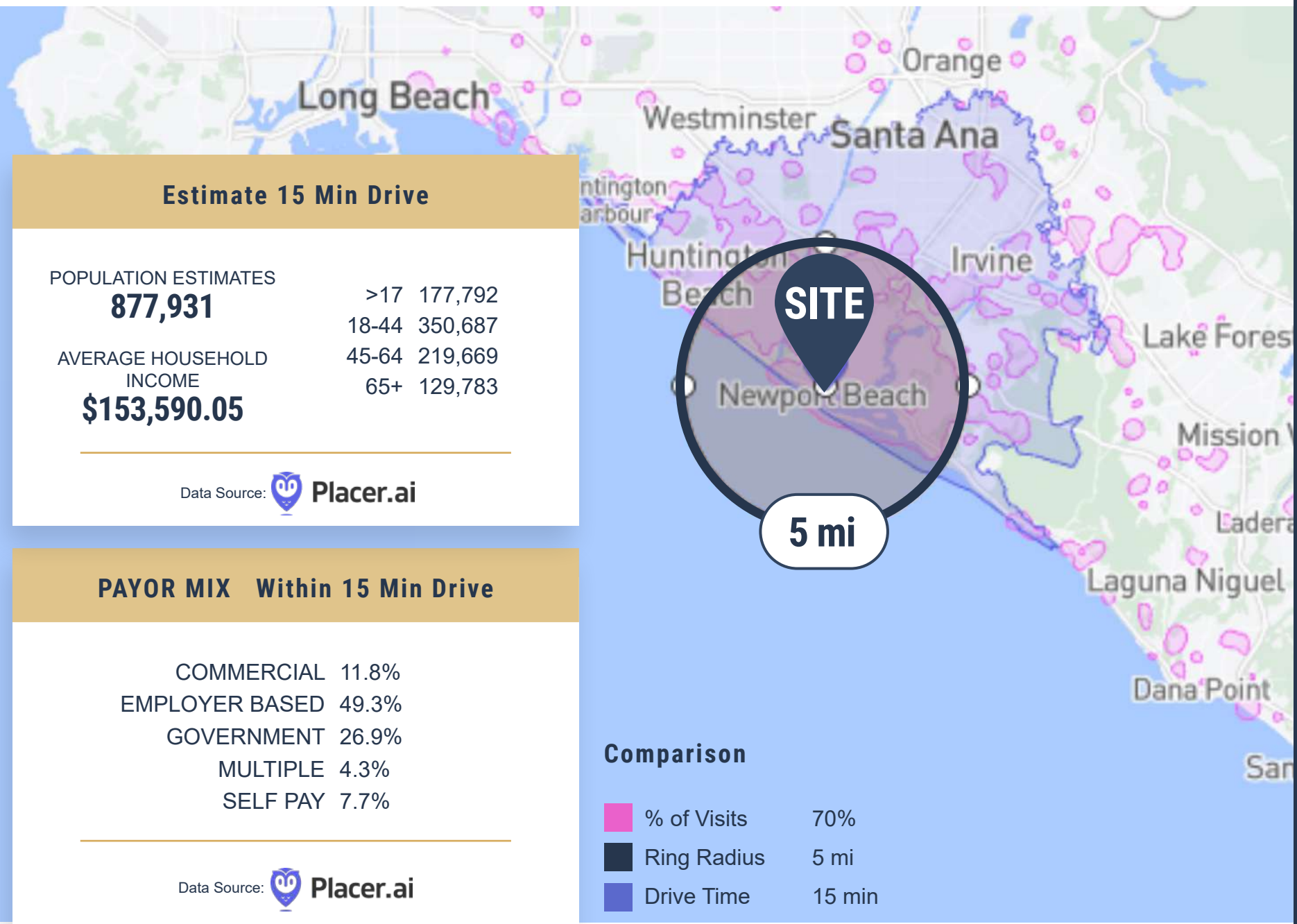
IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 877,000 patients within a 15 minute drive time
 - 236,000 patients within a 5 mile radius



BUILDING HIGHLIGHTS

- 16,500 SF
- Common area renovations underway
- Abundant surface parking
- Building top and monument signage available
- Professionally managed



Estimate 15 Min Drive

POPULATION ESTIMATES		
877,931	>17	177,792
	18-44	350,687
AVERAGE HOUSEHOLD INCOME	45-64	219,669
\$153,590.05	65+	129,783

Data Source:  Placer.ai

PAYOR MIX Within 15 Min Drive

COMMERCIAL	11.8%
EMPLOYER BASED	49.3%
GOVERNMENT	26.9%
MULTIPLE	4.3%
SELF PAY	7.7%

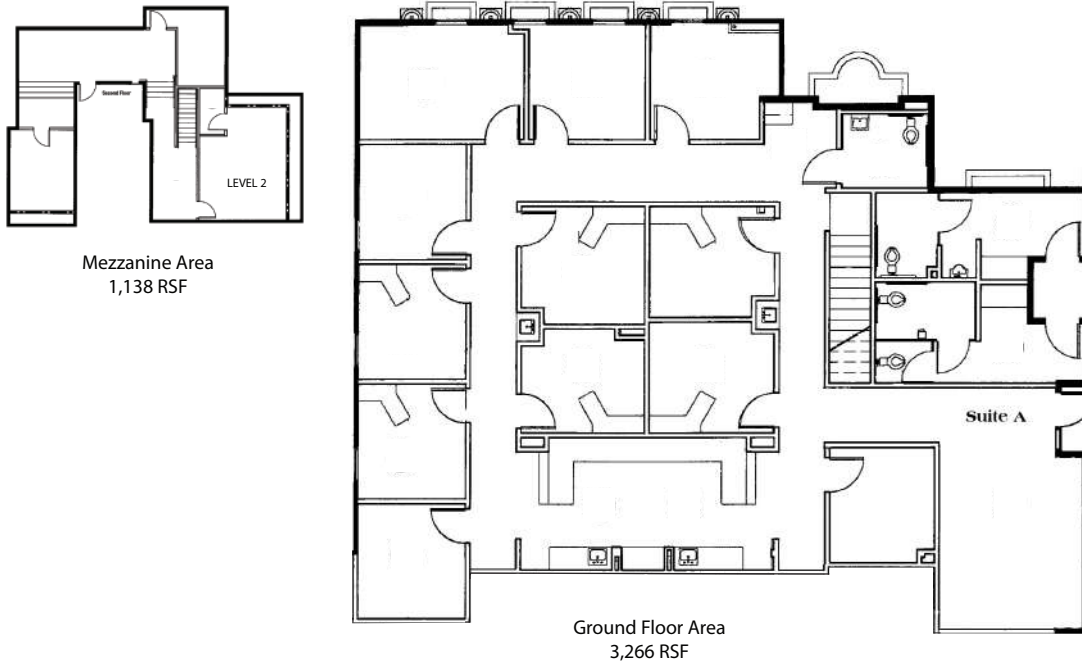
Data Source:  Placer.ai

SITE

5 mi

Comparison

	% of Visits	70%
	Ring Radius	5 mi
	Drive Time	15 min



AVAILABLE SUITE

Suite A

Approx. 3,266 RSF - 4,404 RSF

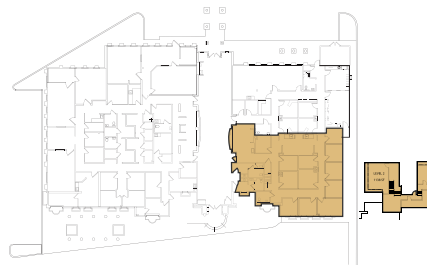
SUITE DESCRIPTION

Ground floor suite customization.
Direct access to suite from parking area.
Former urgent care suite.
Efficient race track loop design.
Contiguous with Suite C.

ASKING LEASE RATE

\$4.95 MG

Suite A - Proposed Floor Plan Post Common Area Remodel



Virtual Floor Plan

CLICK OR SCAN



AVAILABLE SUITE

Suite C

Approx. 3,152 RSF

SUITE DESCRIPTION

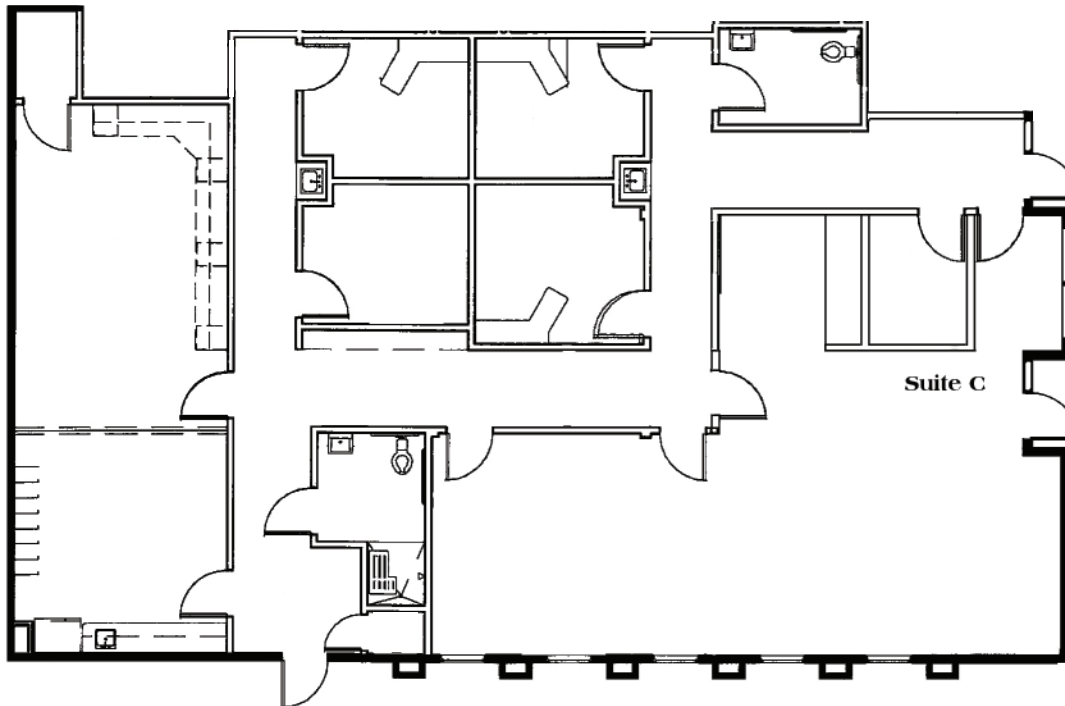
Ground floor suite.

Direct access to suite from parking area. Suite can be designed to utilize large lobby, or have private entrance and exit for exclusive access.

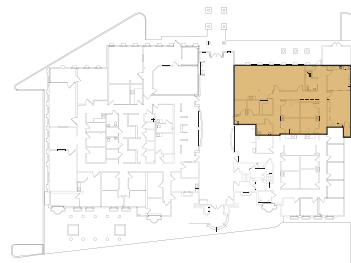
Contiguous with Suite A.

ASKING LEASE RATE

\$4.95 MG



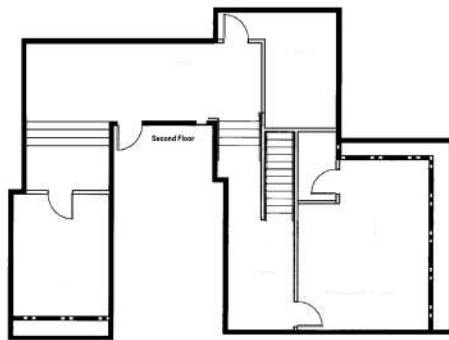
Suite C - Proposed Floor Plan Post Common Area Remodel



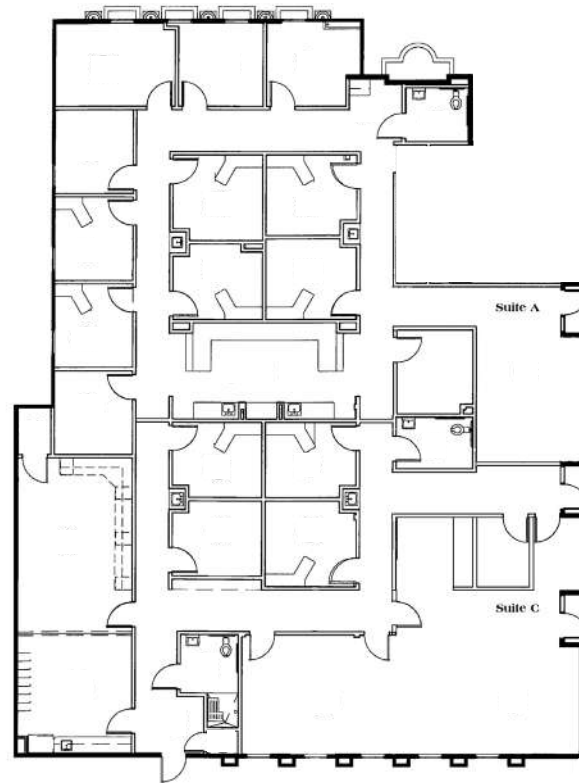
Virtual Floor Plan

CLICK OR SCAN





MEZZANINE
1,138 sq ft



AVAILABLE SUITE

Suite C

Approx. 3,266 RSF - 4,404 RSF

SUITE DESCRIPTION

Ground floor suite customization. Rare large block of medical space in coastal Newport Beach. Building and monument signage opportunity available for strong visibility.

ASKING LEASE RATE

\$4.95 MG





53,400
cars/day

51,700
cars/day

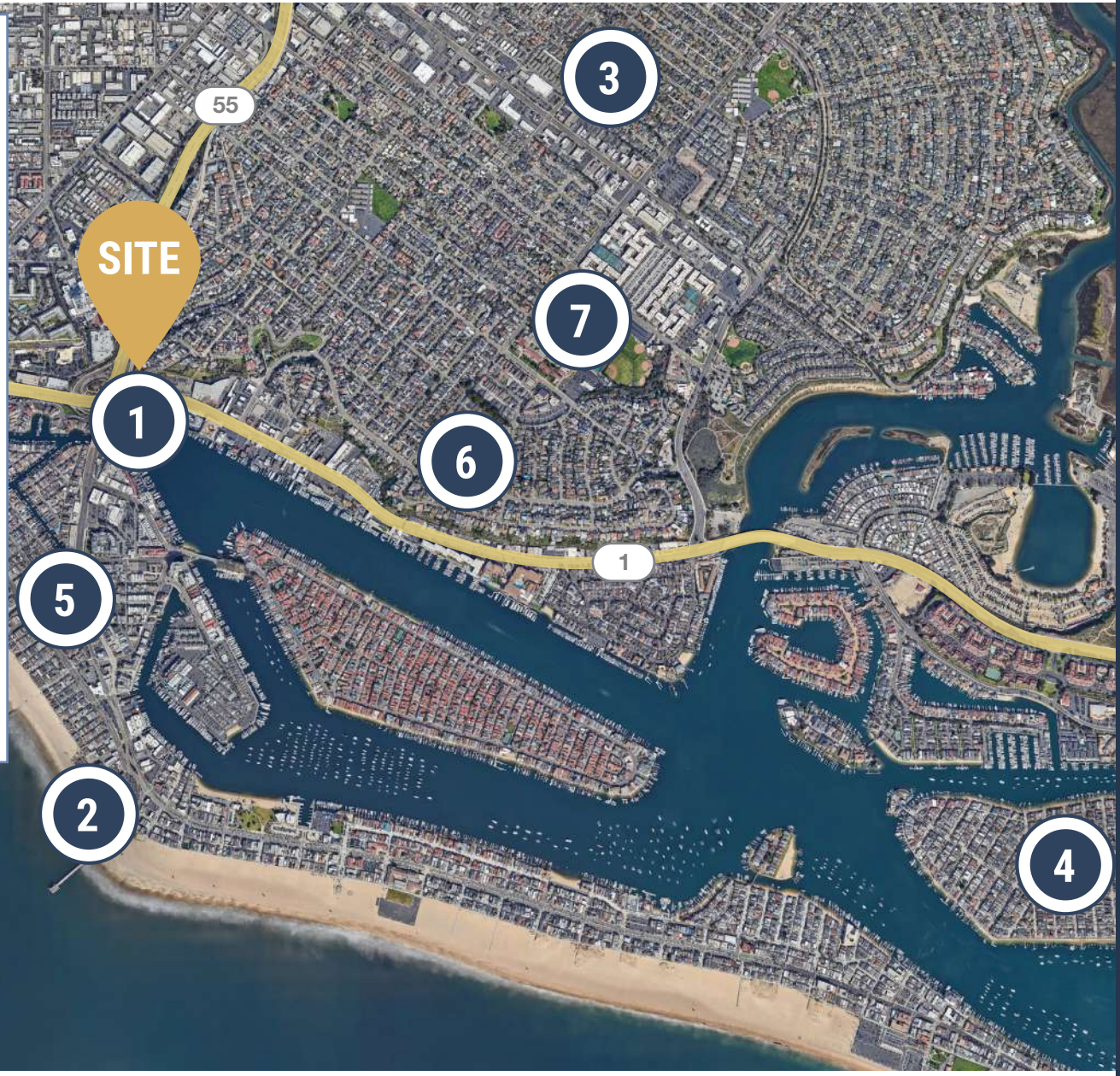
12,300
cars/day

SITE

1,800
cars/day

LOCAL HOSPITAL DISTANCE MAP





SITE

- ❶ Newport Marina
- ❷ Newport Beach Pier
- ❸ Education
Newport Heights Elementary
- ❹ Balboa Island
- ❺ Retail
Pavilions
Chipotle
Cold Stone
Creamery
Gina's Pizza
Chase Bank
- ❻ Education
Ensign Intermediate School
- ❼ Education
Newport Harbor High School



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