

# FOR SALE

**3620 Birch Street, Newport Beach, CA 92660**

Extremely Rare 100% Leased Medical Investment Opportunity in Newport Beach



**ECONOMOS DEWOLF**  
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —





# TABLE OF CONTENTS

**Property.** This section opens with a brief property description followed by the property's compelling highlights, and an aerial showcasing its prominent location and a nearby amenities map. **Pages 3-6**

**Images.** Here you'll find attractive photographs of 3620 Birch St. **Pages 7-10**

**Market.** This section contains a rent roll and cap rate analysis, tenant info, City of Newport Beach info, and key sale comps demonstrating 3620 Birch Street is priced attractively. **Pages 11-15**

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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)  
4.02% Cap Rate

**Rent Roll** **First Floor**

Suite 100 - ±4,927-SF (usable) – Expires 9/30/2029  
(4% increase scheduled in January 2026)

**Second Floor**

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 2024 were \$1,484.



# 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 10/01/2025

Suite	Tenant	Usable SF	% of Electrical	Term Yrs	Rent Mo	Rent SF	Exp	Rent Increases	Options
100	Forever Ageless	4,927	42.00%	5	\$20,939	\$4.25	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	\$9,600	\$4.00	10/30/2028	6%	N/A
230	E. Johnson & Z. Robertson	900	10.0%	5	\$3,705	\$4.12	3/31/2028	5%	N/A

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

\$44,066 Monthly  
 \$528,795 Annually

<b>Asking Price</b>	<b>\$8,772,000</b>
<b>Gross Income</b> As of 10/1/2025	<b>\$528,795</b>
<b>Operating Expenses</b>	<b>(\$175,789)</b>
<b>Net Operating Income</b>	<b>\$353,006</b>
<b>In-Place Cap Rate</b>	<b>4.02%</b>

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

## 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



F | A

FOREVER AGELESS  
AESTHETICS

*Newport Beach*

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.

PSYCHIATRY



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.



PILATES ■ TRX ■ CYCLE ■ BARRE ■ YOGA

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  
BUDGET**

\*City of  
Newport Beach

**\$158K  
MEDIAN  
HOUSEHOLD  
INCOME**

\*U.S. News

**8<sup>th</sup>  
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	Price P.S.F.	Market Insight
 1419 Superior Ave Newport Beach	Mar 2025	8,935 SF	<u>\$5,000,000</u> <b>\$560/sf</b> <b>3.3% Cap</b>	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 0.7% higher cap rate.
 1333 Avocado Ave Newport Beach	Feb 2025	7,736 SF	<u>\$5,100,000</u> <b>\$653/sf</b> <b>3% Cap</b>	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 a 1.0% higher cap rate.
 24896 S Chrisanta Dr Mission Viejo	Apr 2023	7,872 SF	<u>\$4,530,000</u> <b>\$575/sf</b> <b>5.1% Cap</b>	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.





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