

Urgent MED
URGENT CARE



**2ND GENERATION
MEDICAL FOR
SUBLEASE**

**3300 W. COAST HWY.
NEWPORT BEACH, CA**

OFFICIAL LEASING BROCHURE

www.QREAdvisors.com
CalBRE #02123722

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PROPERTY HIGHLIGHTS



AVAILABILITY

4,653 SF ground floor urgent care facility in a 16,500 SF medical office building



TENANCY

Co-tenancy includes SimonMed Imaging, Radnet Inc., and Newport Care Medical Group



3 MILE RADIUS

6.3M SF Retail Space
4.1M SF Office Space
3M SF Industrial Space
45,493 Households



LOCATION

1/4 Mile to Hoag Hospital



PROPERTY FEATURES

2nd generation medical buildout
Full frontage visibility to Pacific Coast Highway



TRAFFIC COUNTS

Pacific Coast Hwy. 49,095 VPD
Riverside Ave. 9,135 VPD



POPULATION

1 MILE 19,442
3 MILES 61,918
5 MILES 115,075



MEDIAN HH INCOME

1 MILE \$118,271
3 MILES \$108,100
5 MILES \$107,580



DAYTIME POPULATION

1 MILE 23,835
3 MILES 41,746
5 MILES 59,075





OVERVIEW

Newport Beach is a coastal city located in Orange County, California. It is known for its picturesque beaches, upscale residential areas, and vibrant waterfront lifestyle. The city is situated on the Pacific Ocean and encompasses the Balboa Peninsula, Balboa Island, Corona del Mar, and several other neighborhoods.

One of the main attractions of Newport Beach is its beautiful coastline, featuring sandy beaches, stunning ocean views, and a range of recreational activities. The city offers opportunities for swimming, surfing, paddleboarding, boating, and fishing, making it a popular destination for outdoor enthusiasts and beachgoers.

The city of Newport Beach is renowned for its affluent residential areas and luxurious lifestyle. It features upscale neighborhoods with beautiful homes, gated communities, and waterfront properties. Fashion Island, an open-air shopping center, offers high-end shopping and dining experiences, attracting both locals and visitors.

Newport Beach is also famous for its harbor, which is one of the largest recreational boat harbors on the West Coast. The harbor is home to numerous marinas, yacht clubs, and private docks, creating a lively boating and sailing culture. Visitors can rent boats, take harbor cruises, or enjoy waterfront dining along the scenic harbor.

Newport Beach has a thriving tourism industry, with numerous hotels, resorts, and vacation rentals catering to visitors from around the world. The city also hosts various events and festivals throughout the year, including the Newport Beach Film Festival and the Newport Beach Christmas Boat Parade, which attract large crowds and contribute to the local economy.

In addition to tourism, Newport Beach has a diverse economy with sectors such as finance, real estate, healthcare, technology, and professional services playing significant roles. The city is home to several corporate headquarters, business parks, and office complexes, providing employment opportunities for residents and contributing to the local economy.



GROCERY OUTLET
BevMo! FITNESS
 Yard House
 BUFFALO WILD WINGS
 KUMON
 petco
 PAPA JOHN'S
 CVS pharmacy
 Jamba Juice
 IN-N-OUT
 McDonald's

TRADER JOE'S
 PETSMART
 Michaels

crumbl COOKIES
 ULTA beauty
 Sprinkles
 nékter
 CAVA
 PACIFIC SOCIAL SERVICE
 citibank
 OUTBACK STEAKHOUSE
 Ralphs
 pure bar
 FLAME BROILER
 PEARLE VISION
 Starbucks
 KFC
 Peet's coffee
 Jack in the box
 RITE AID
 ELEVEN
 H&R BLOCK
 verizon

The Home Code
 Ralphs
 VISA
 LICENT CARE
 BANK OF AMERICA
 YOGASIX
 CVS pharmacy

Hoag Hospital
 Newport Beach

OrangeTheory
 Ralphs
 CHASE
 BANK OF AMERICA
 ACE
 CVS pharmacy

FLAME BROILER
 Jack in the box
 CHRONIC TACOS

repower YOGA
 RH
 FIVE GUYS
 ATHLETA
 ULTA
 Neiman Marcus
 URBAN OUTFITTERS
 blanningdale
 FLEMING'S
 BANK OF AMERICA
 NORDSTROM
 CHASE
 BLAZE
 Starbucks
 Peet's coffee
 Tesla
 WHOLE FOODS
 LUSH
 KENDEA SCOTT
 SOULCYCLE

SUBJECT PROPERTY

PAVILIONS
 CHIPOTLE MEXICAN GRILL
 CHASE

drybar

Chevron
 SUBWAY
 Starbucks

Newport Beach Country Club

CLUB PILATES
 PAVILIONS
 RITE AID
 JAVA
 UPS

Sus La Torte
 WHITEBLACK
 blumercury
 chico's
 Peet's coffee
 Bristol Farms

PACIFIC COAST HWY: 49,095-VPD

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