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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

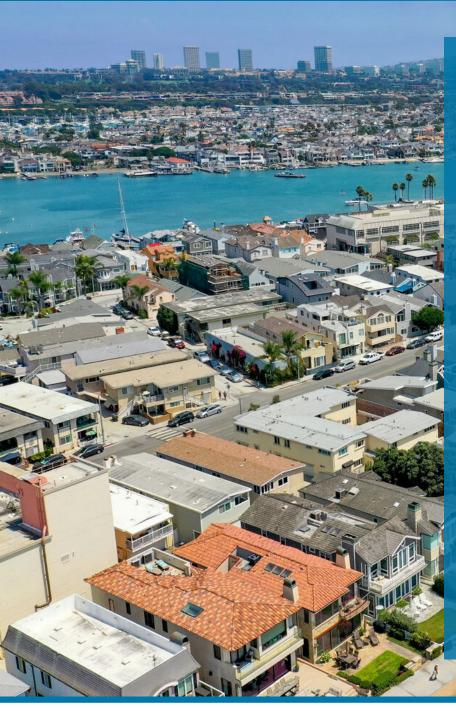
1 MILE \$118,271 3 MILES \$108,100 5 MILES \$107,580



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.



