

Mariner's Mile Medical Plaza

➤ MEDICAL OFFICE FOR LEASE



**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

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**3300 W. Coast Highway
Newport Beach, CA**

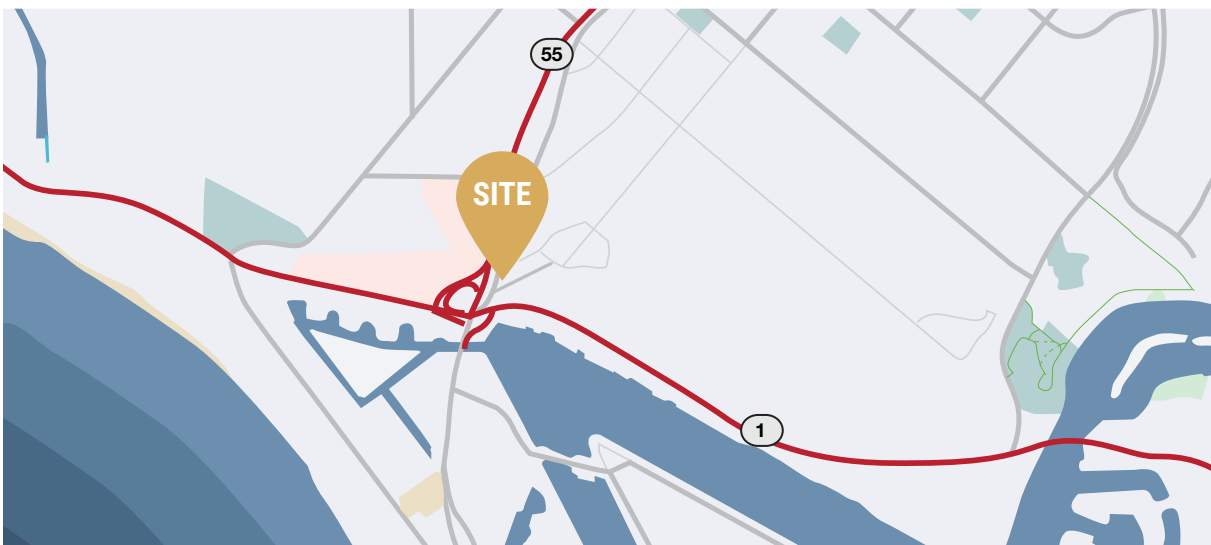


MARINER'S MILE MEDICAL PLAZA

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

- One block 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:
 - 883,000 patients within a 15 minute drive time
 - 236,000 patients within a 5 mile radius

➤ BUILDING HIGHLIGHTS

- 16,500 SF
- Common area renovations scheduled for completion by end of year
- Abundant surface parking
- Building top and monument signage available
- Professionally managed

New Common Area
Flythrough Tour



Estimate 15 Min Drive

POPULATION ESTIMATES

888,973

>17 87,119

18-44 118,031

45-64 110,103

65+ 70,344

AVERAGE HOUSEHOLD INCOME

\$148,293.68

Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

COMMERCIAL 12.4%

EMPLOYER BASED 51.3%

GOVERNMENT 24.5%

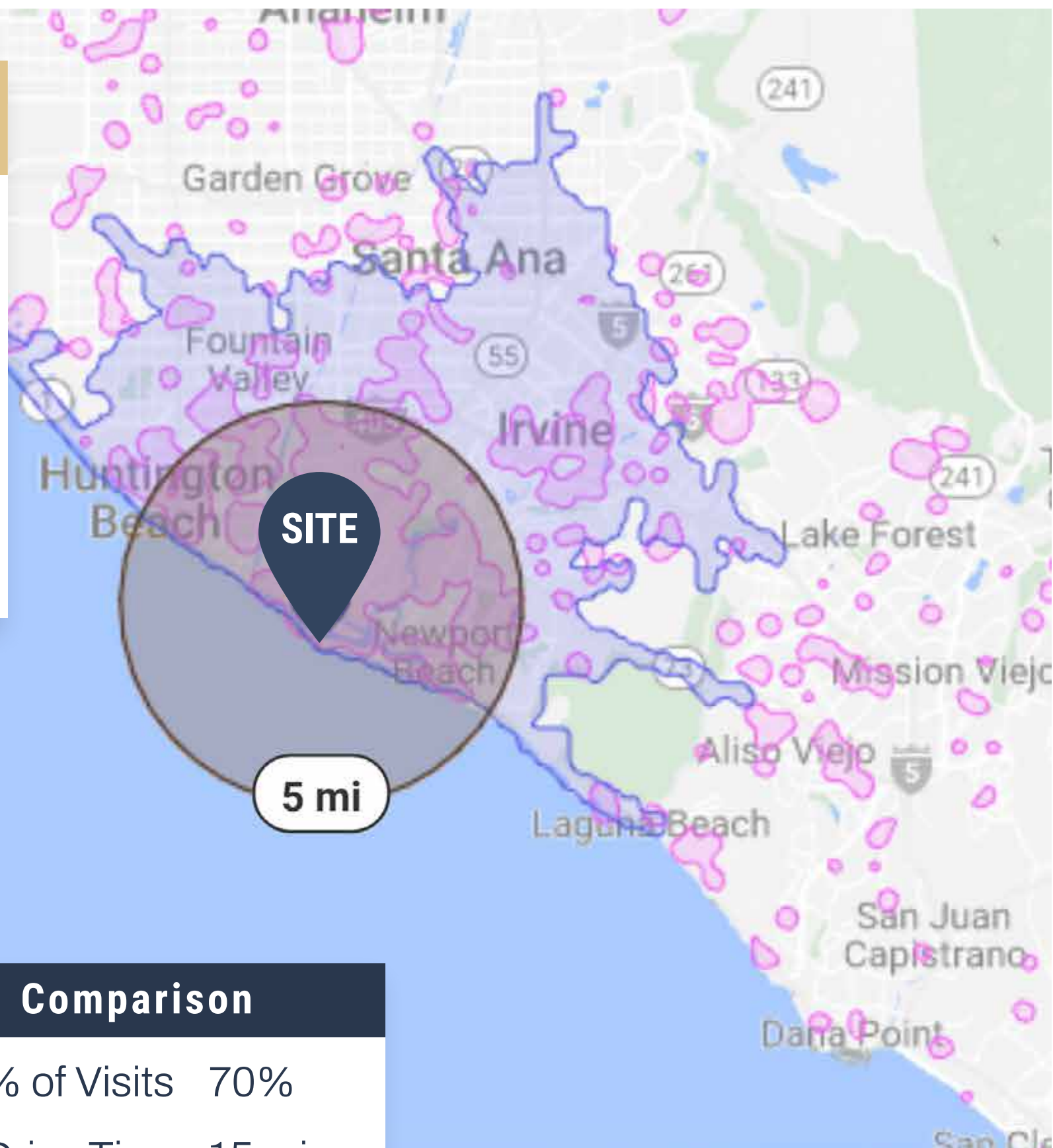
MULTIPLE 4.3%

Data Source:  revista med

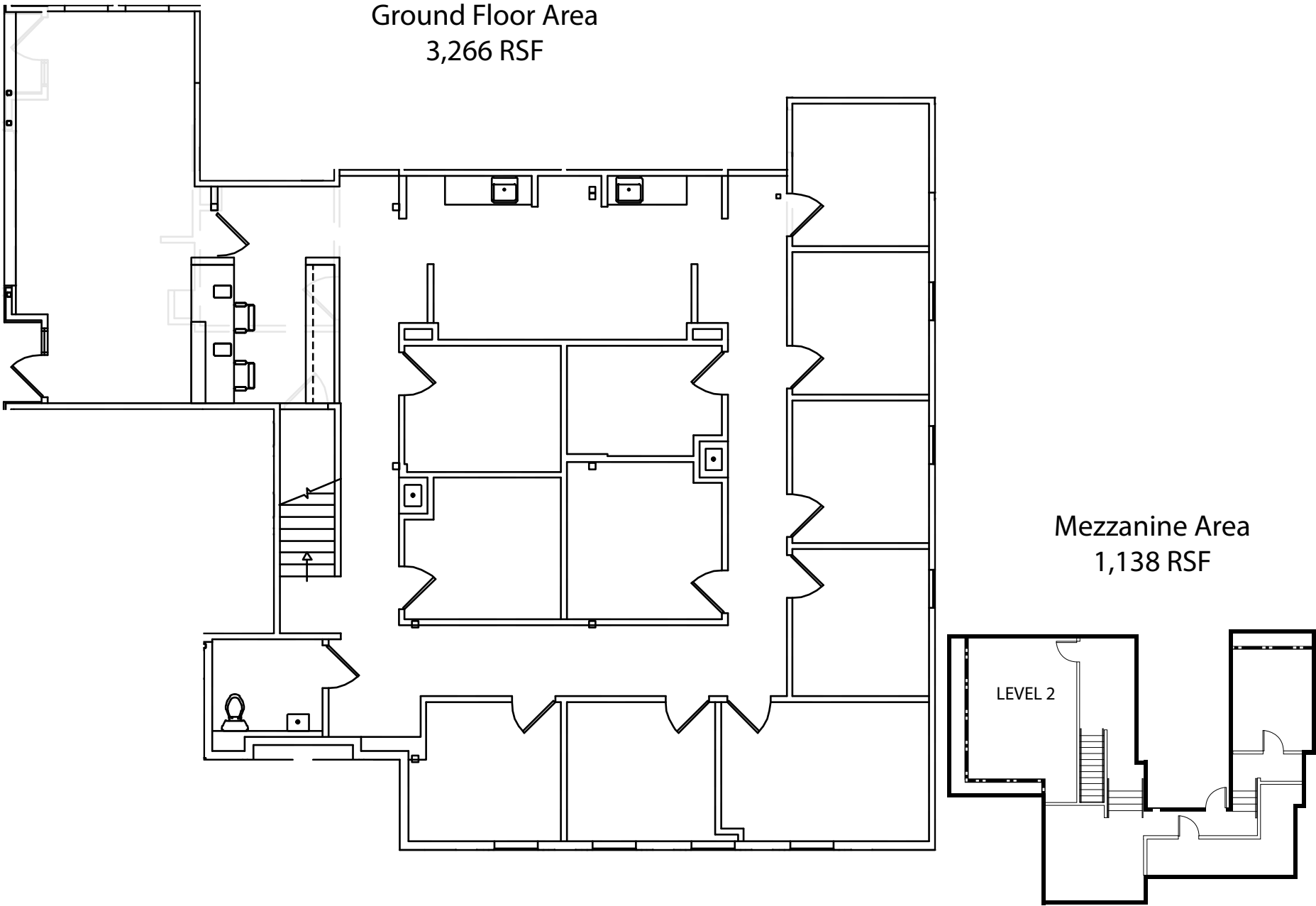
Comparison

 % of Visits 70%

 Drive Time 15 min



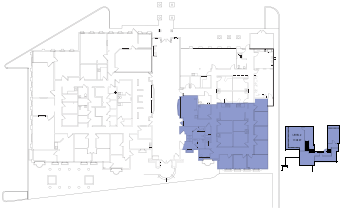


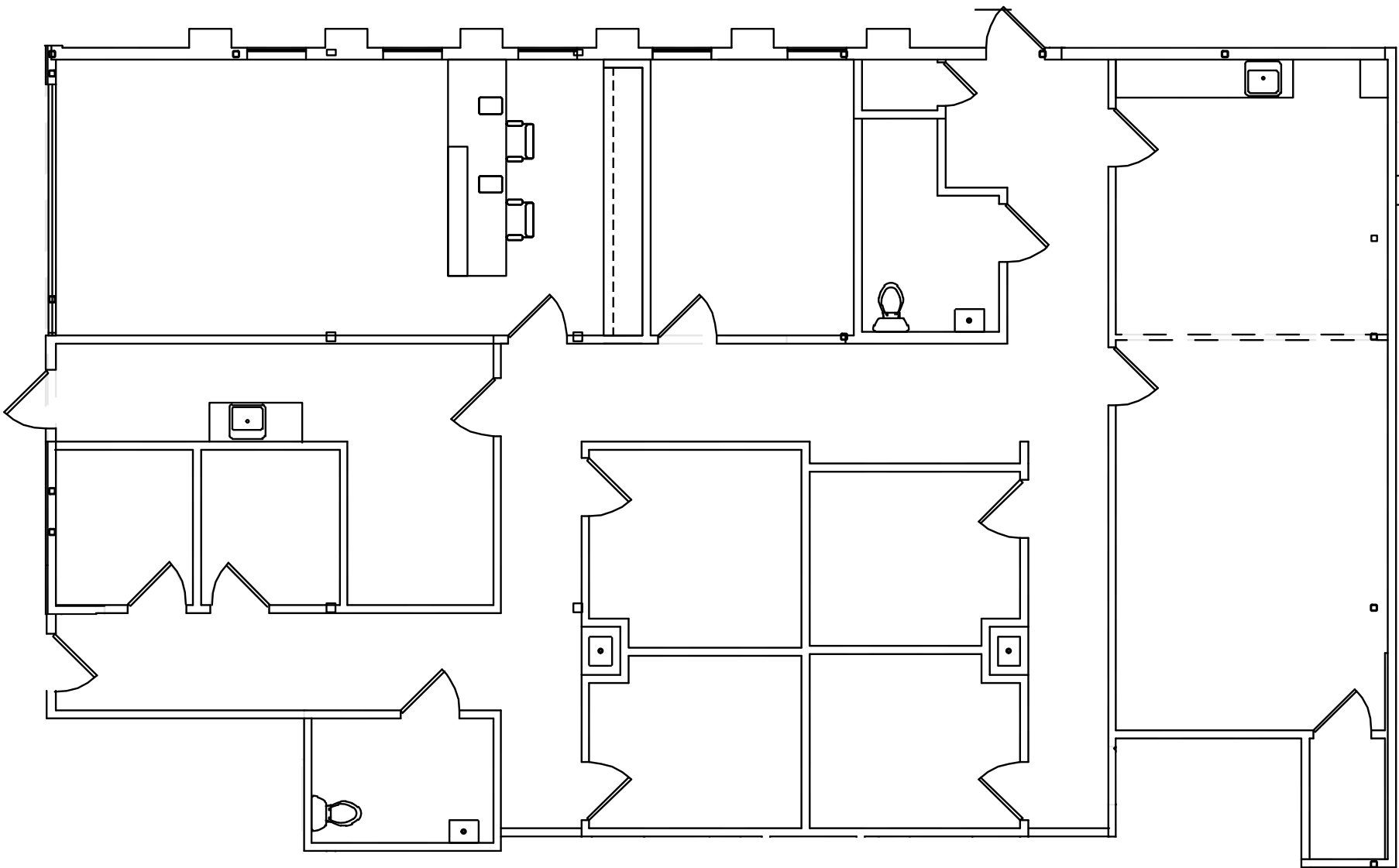


Suite A - Proposed Floor Plan Post Common Area Remodel

CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
Suite A	Approx. 3,266 to 4,404
SUITE DESCRIPTION	
Ground floor suite	
Direct access to suite from parking area	
Former urgent care suite	
Efficient race track loop design	
Contiguous with Suite C	
LEASE RATE	
\$4.95 MG	

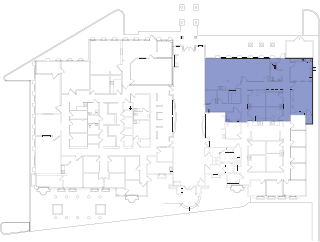


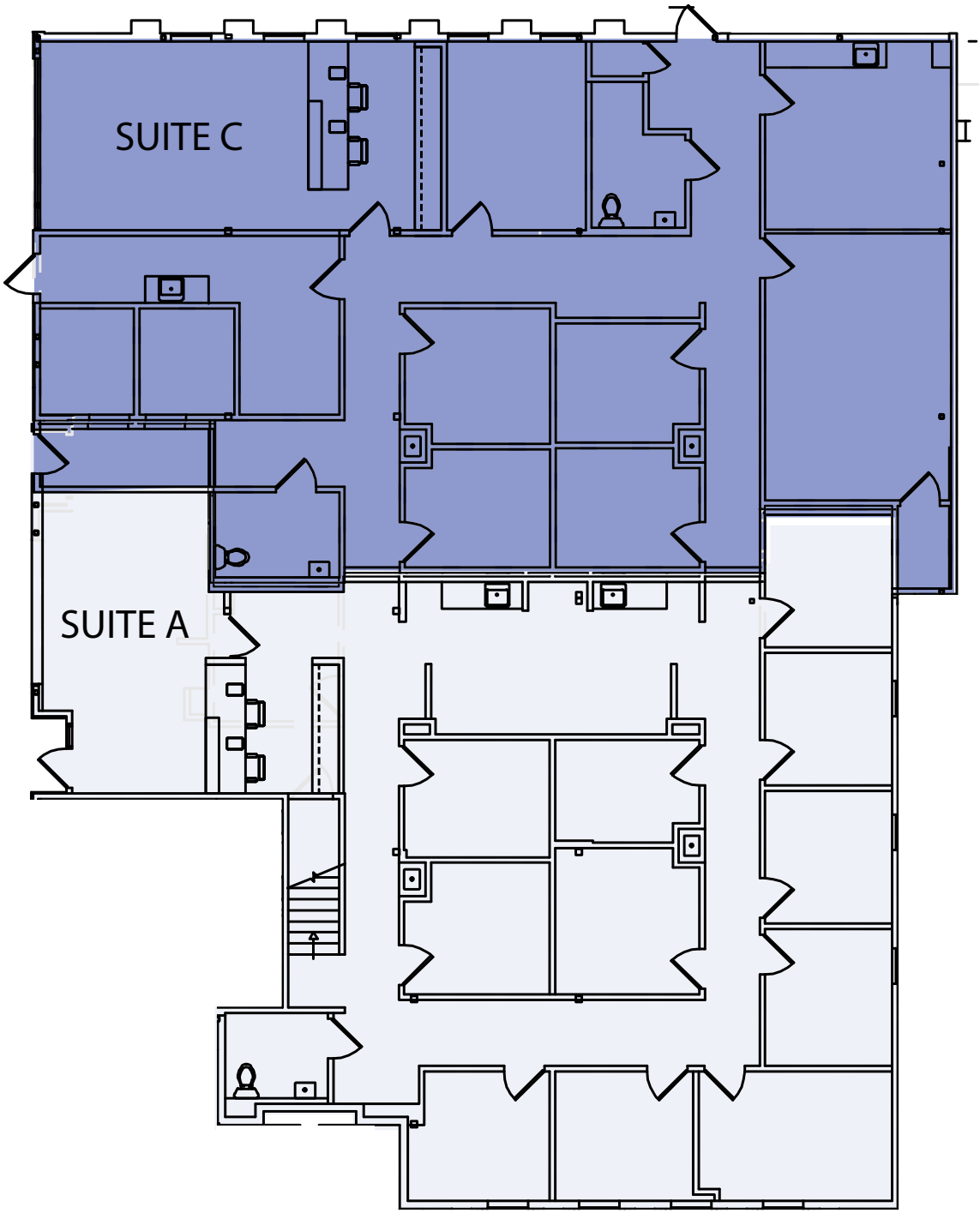


Suite C - Proposed Floor Plan Post Common Area Remodel

CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
Suite C	Approx. 3,152
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	
LEASE RATE	
\$4.95 MG	





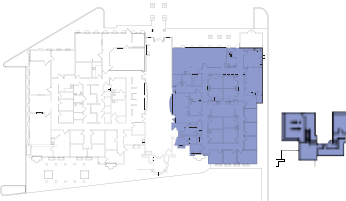
COMBINED GROUND FLOOR AVAILABILITY
6,418 RSF

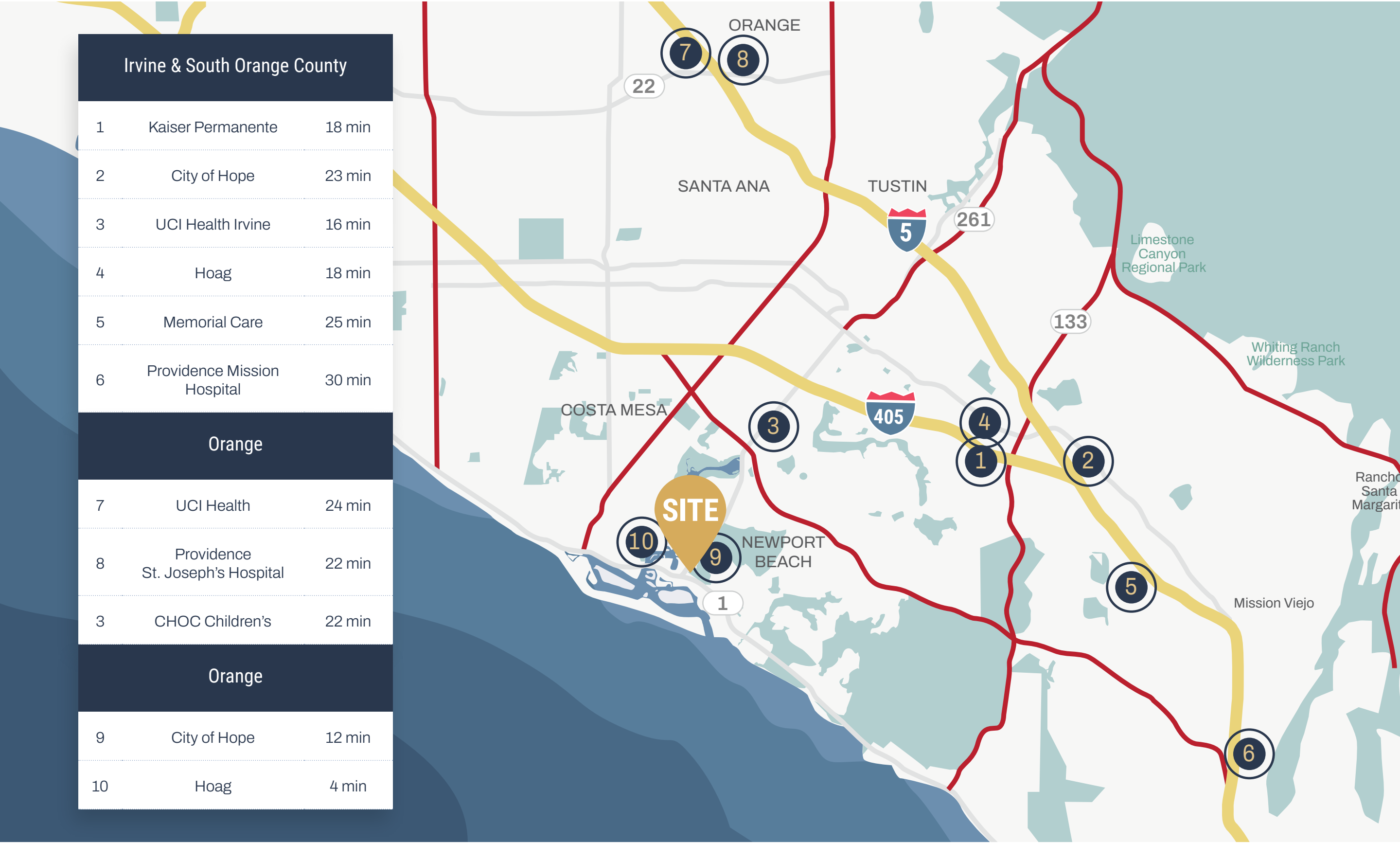
Mezzanine Area
1,138 sq ft

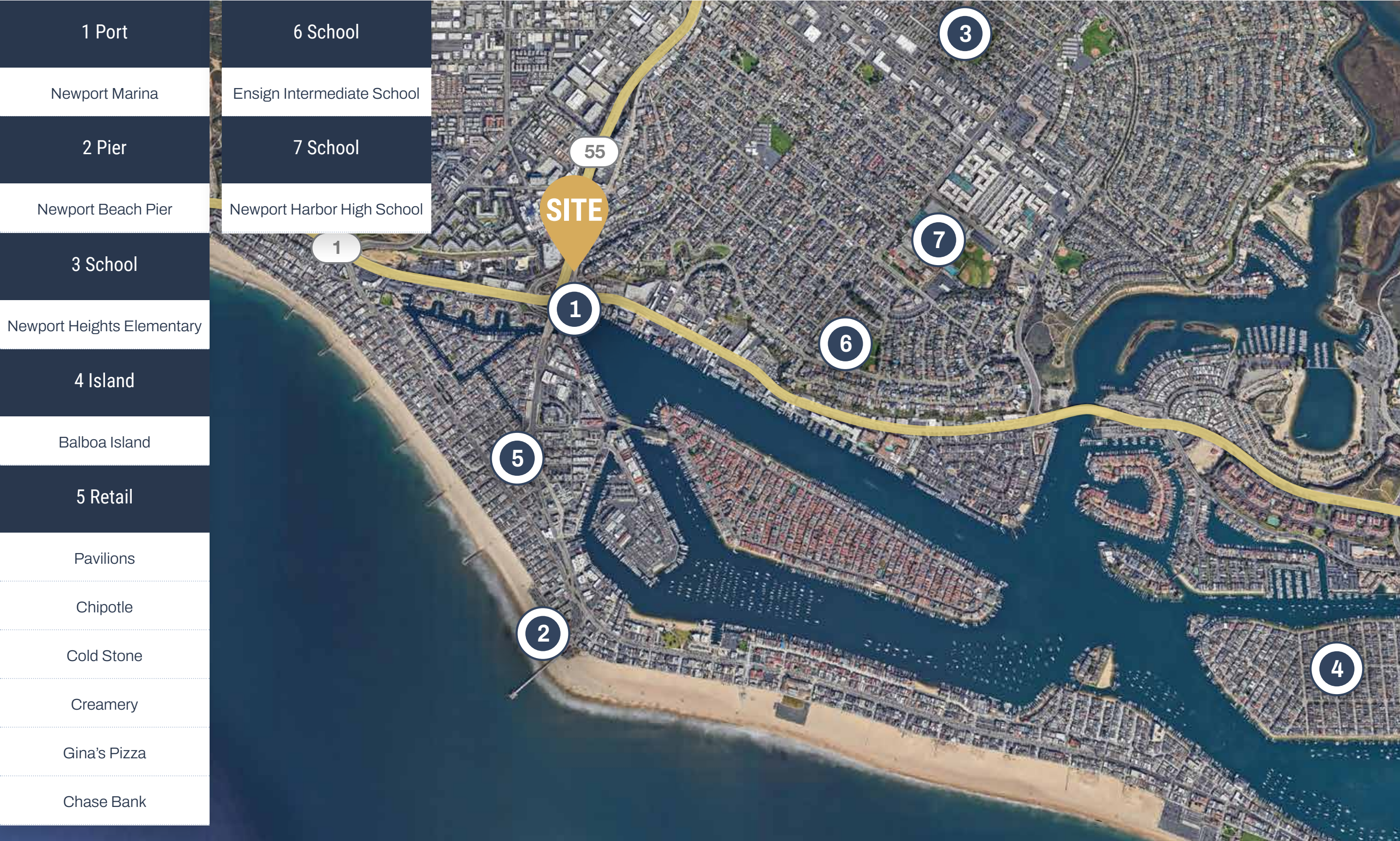


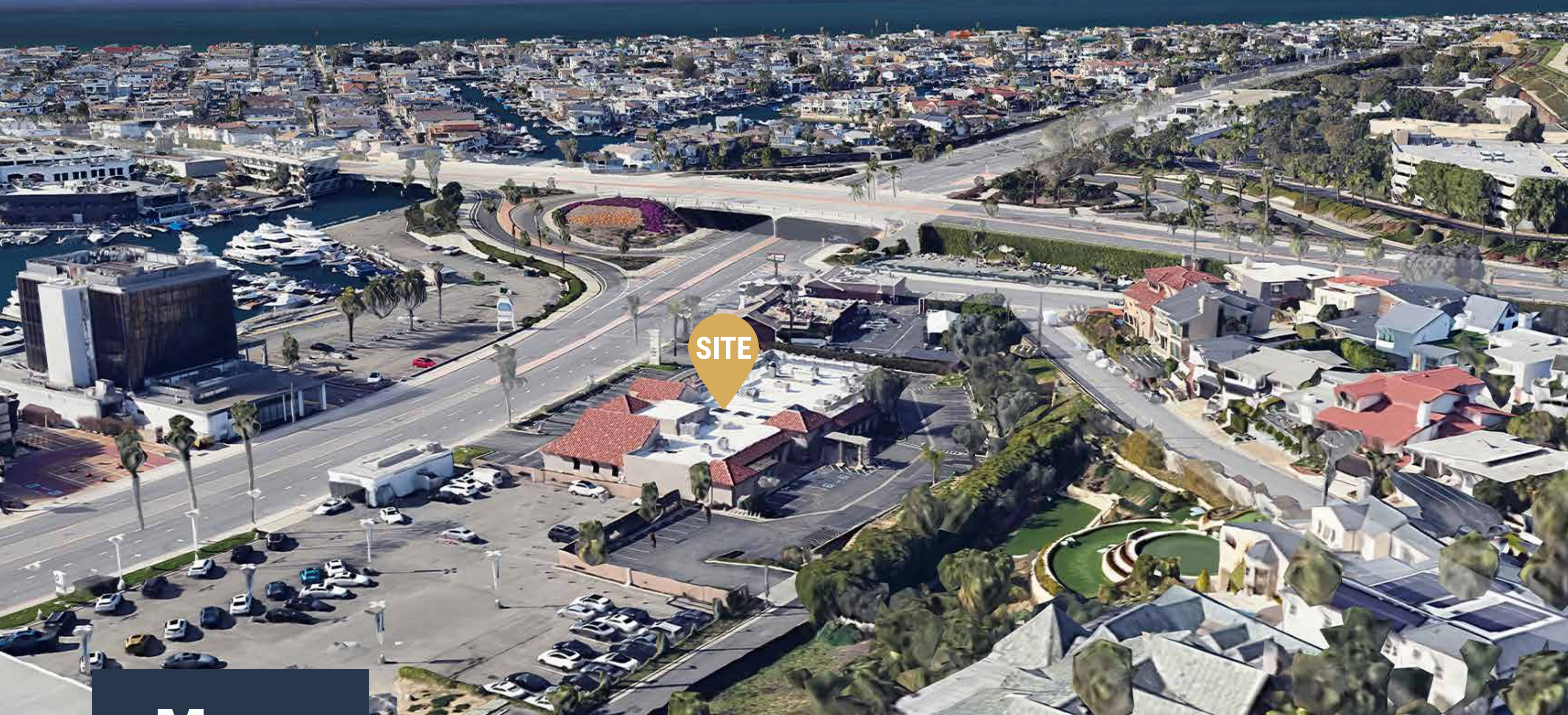
CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
Suite A & C	Approx. 6,418 to 7,556
SUITE DESCRIPTION	
Ground floor space	
Rare large block of medical space in coastal Newport Beach	
Building and monument signage opportunity available for strong visibility	
LEASE RATE	
\$4.95 MG	









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