

Mariner's Mile Medical Plaza

➤ MEDICAL OFFICE FOR LEASE



**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

Stacey Hall

LIC#01924089

(949) 331 - 0845

Stacey@MedWestRealty.com

Casey Immel

LIC#01312850

(949) 278 - 5376

Casey@MedWestRealty.com

Bryan McKenney

LIC#01505792

(949) 478 - 0087

Bryan@MedWestRealty.com

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

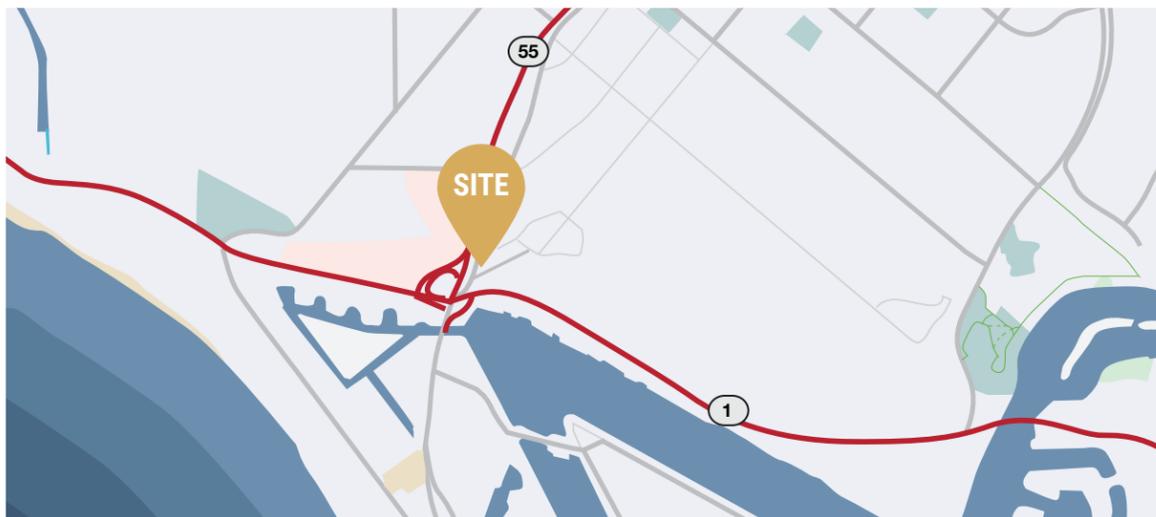


MARINER'S MILE MEDICAL PLAZA

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

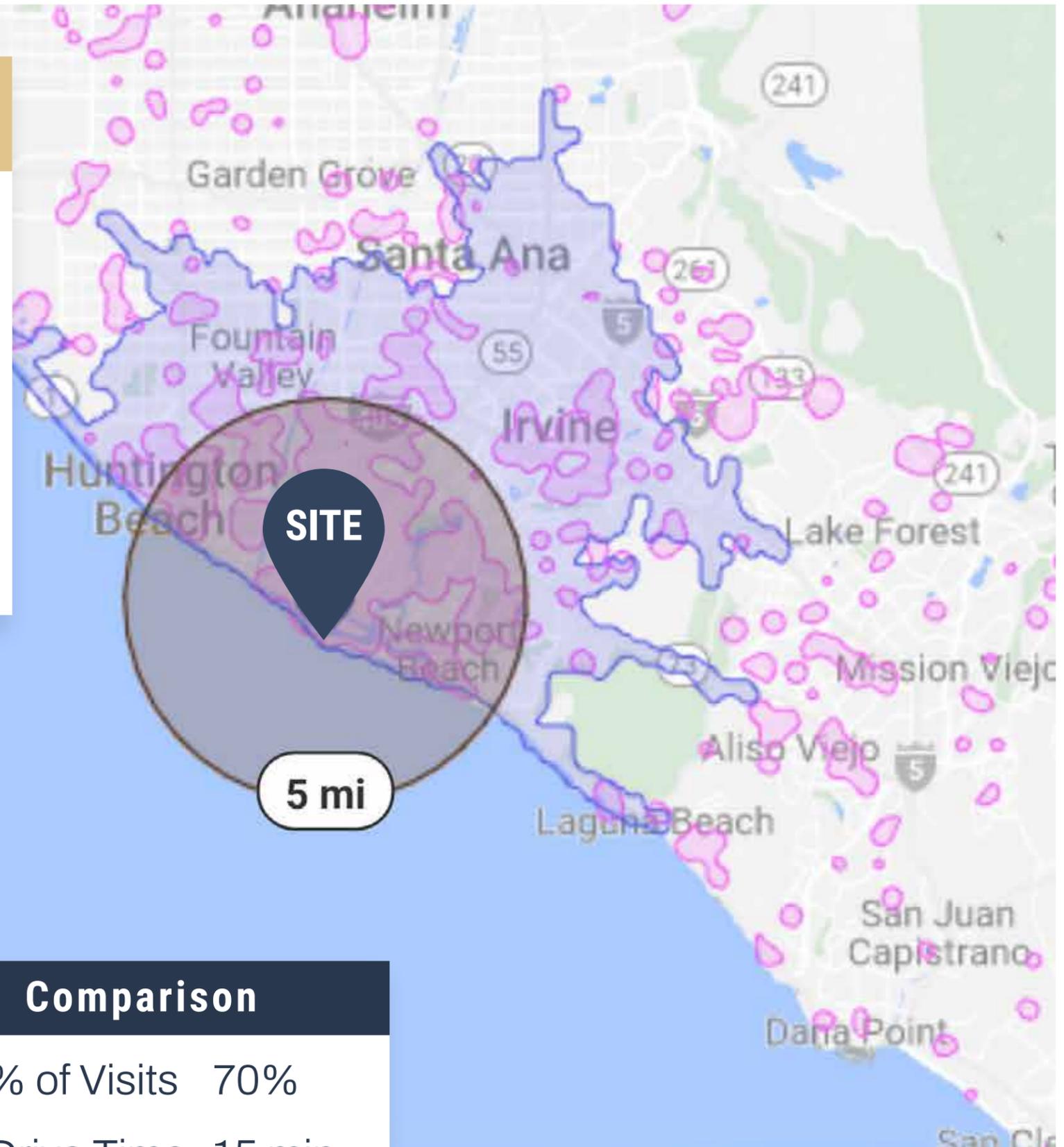
45-64 110,103

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



53,557
cars/day

53,527
cars/day

12,300
cars/day

1,400
cars/day

1

SITE

NEWPORT BLVD

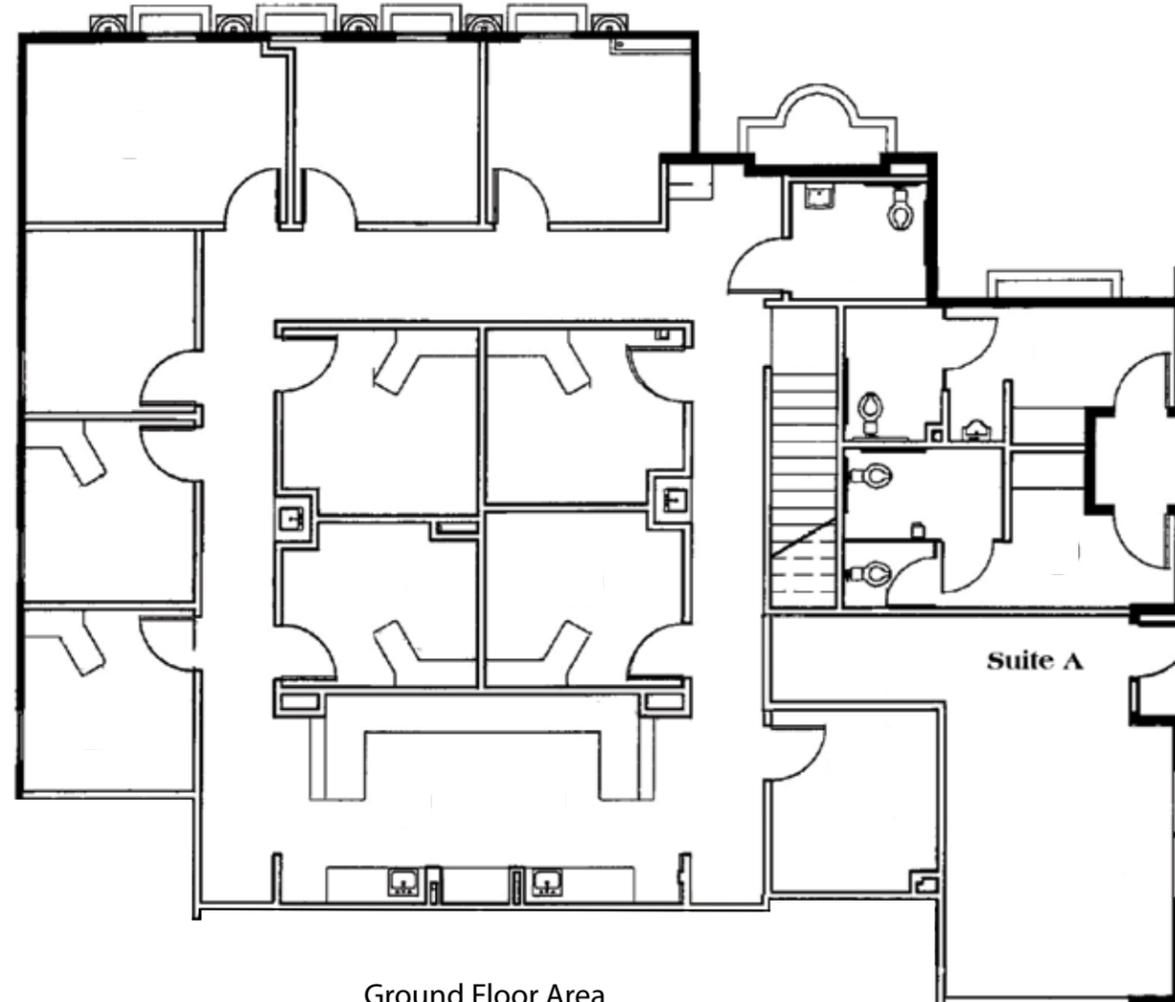
OLD NEWPORT BLVD

SANTA ANA AVE

WEST COAST HWY



Mezzanine Area
1,138 RSF



Ground Floor Area
3,266 RSF

Suite A - Proposed Floor Plan Post Common Area Remodel

CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
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Suite A	Approx. 3,266 to 4,404
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SUITE DESCRIPTION

Ground floor suite

Direct access to suite from parking area

Former urgent care suite

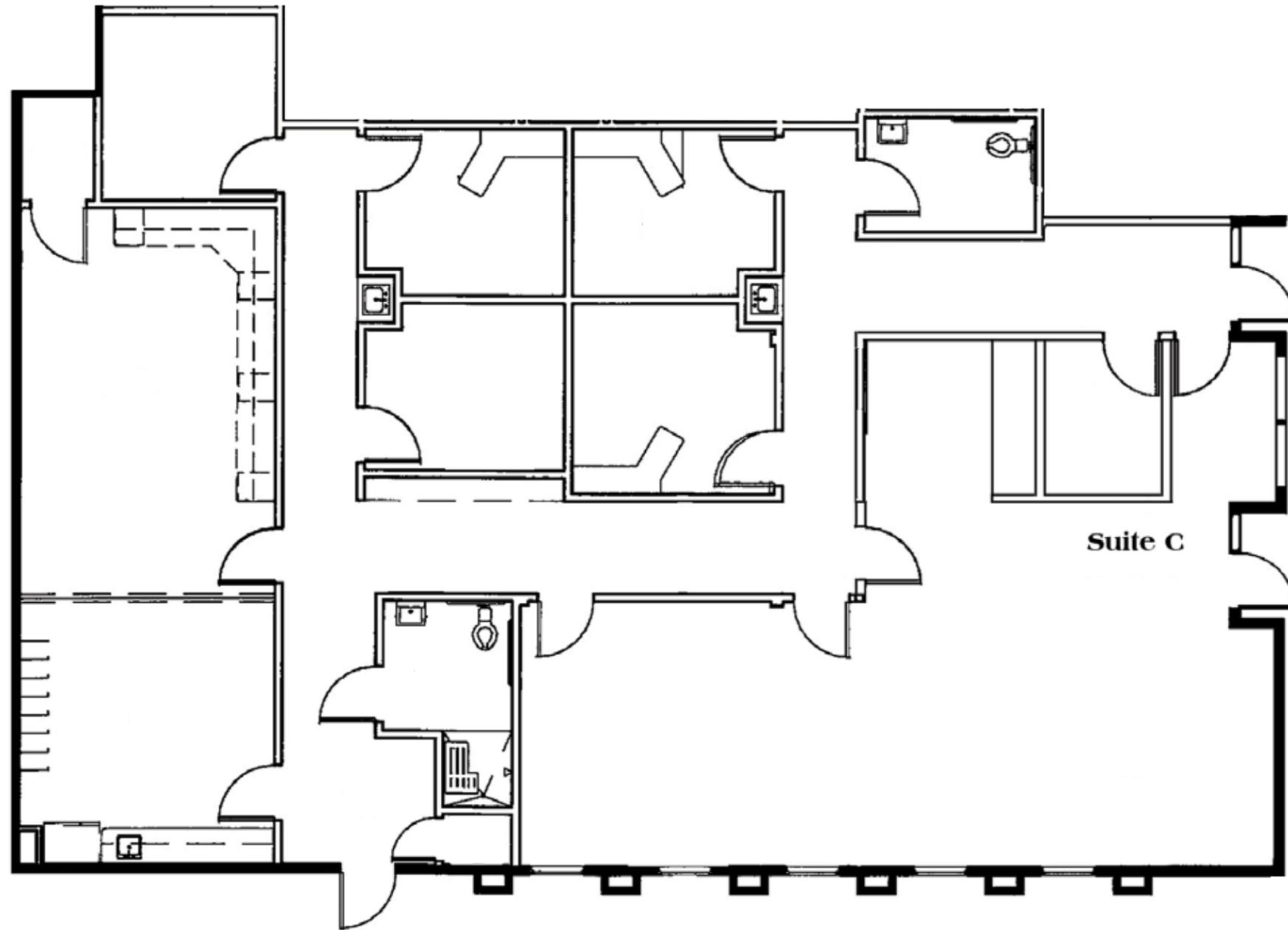
Efficient race track loop design

Contiguous with Suite C

LEASE RATE

\$4.95 MG





Suite C - Proposed Floor Plan Post Common Area Remodel

CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
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Suite C	Approx. 3,152
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SUITE DESCRIPTION

Ground floor suite

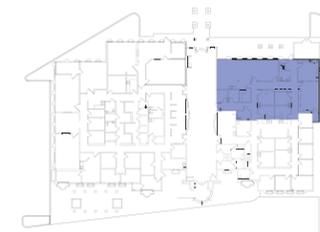
Direct access to suite from parking area

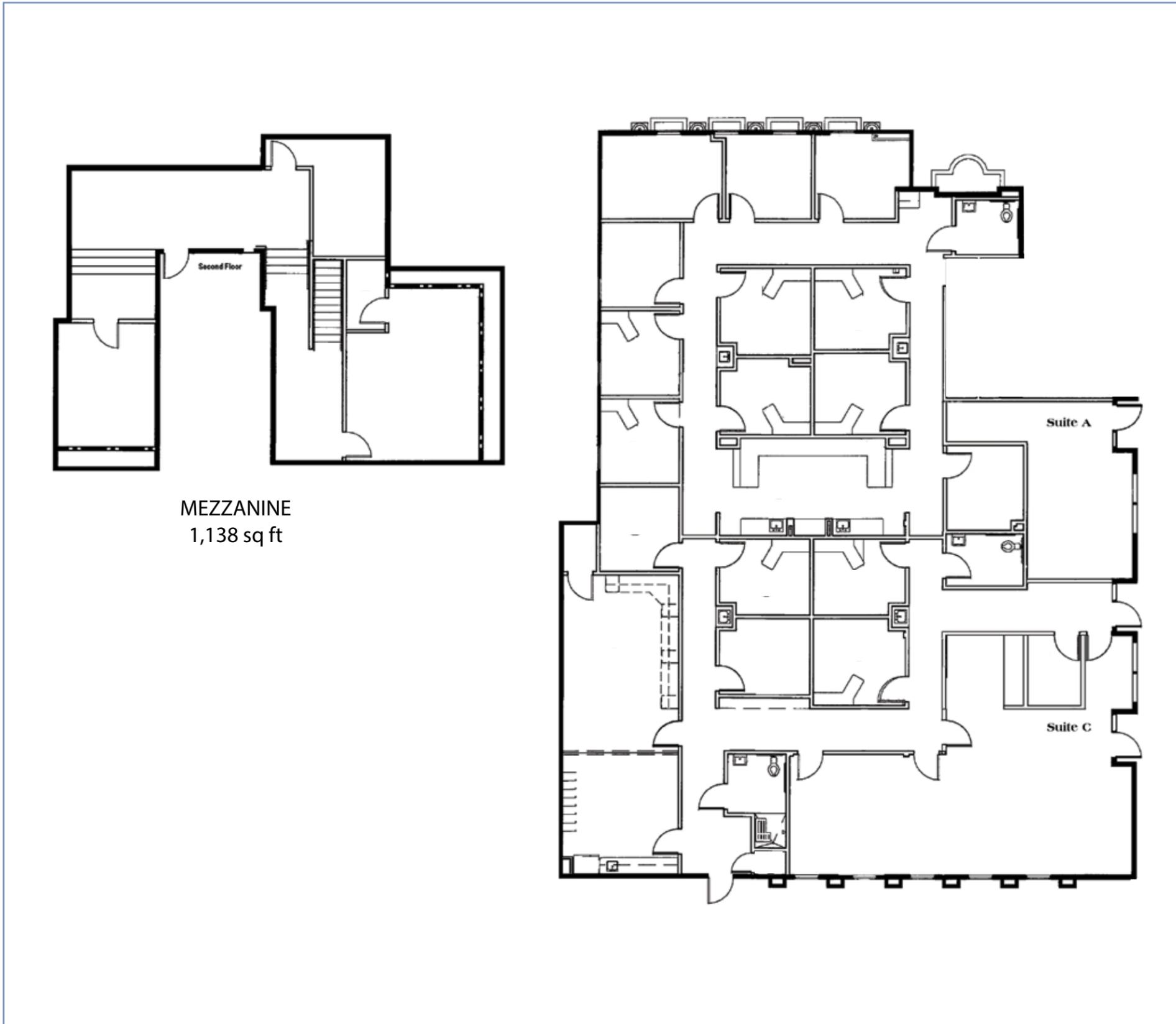
Suite can be designed to utilize large lobby, or have private entrance and exit for exclusive access.

Contiguous with Suite A

LEASE RATE

\$4.95 MG





CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
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Suite A & C	Approx. 6,418 to 7,556
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SUITE DESCRIPTION

Ground floor space

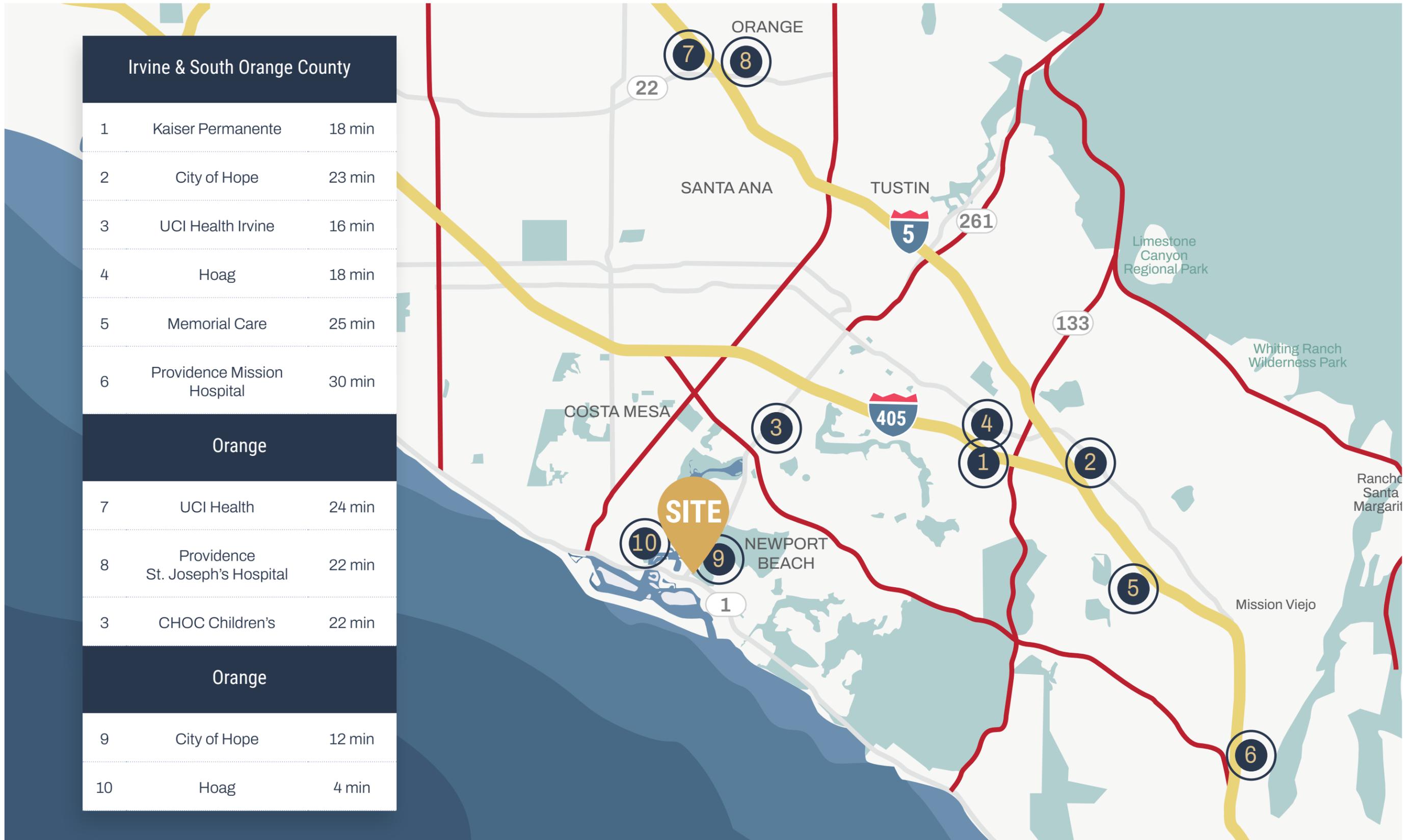
Rare large block of medical space
in coastal Newport Beach

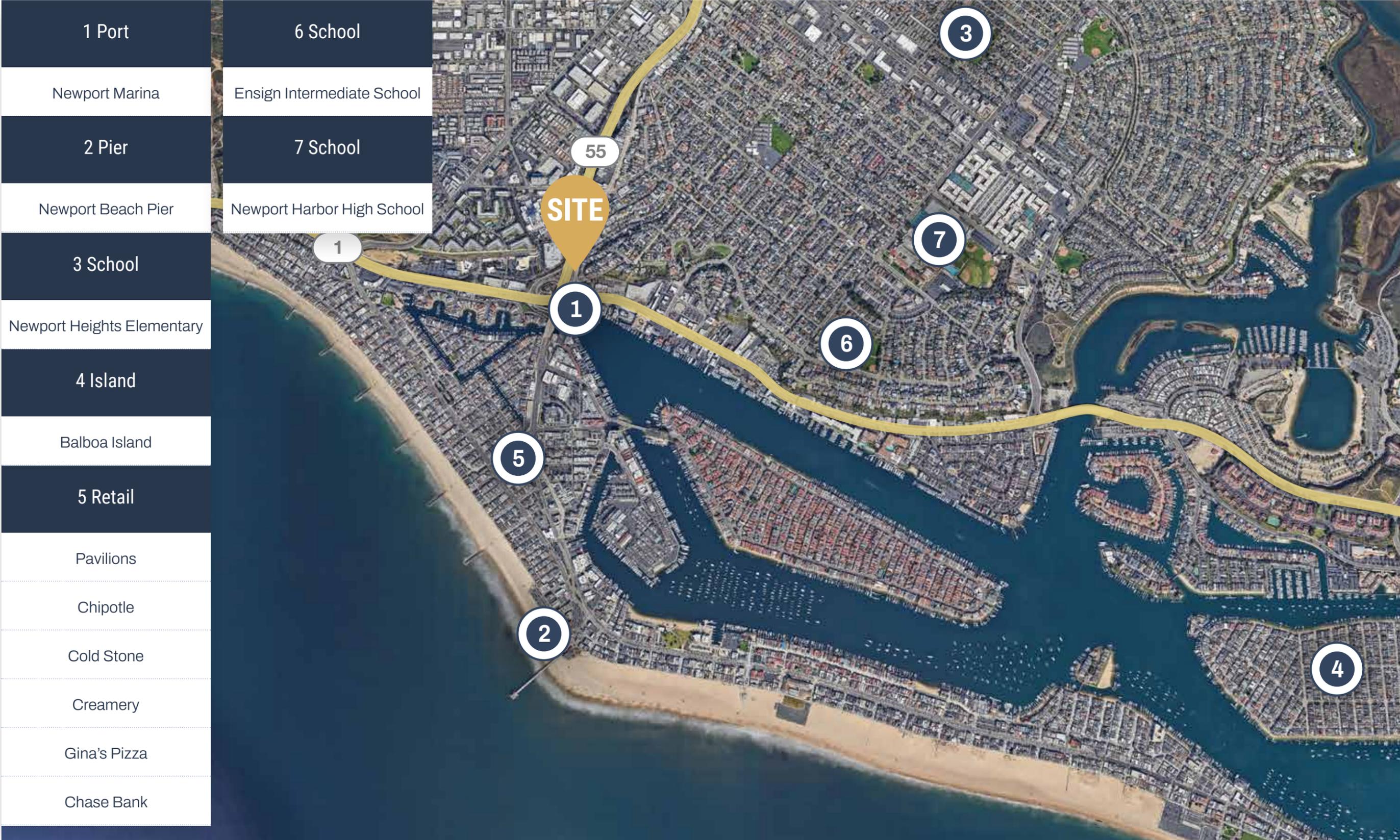
Building and monument signage
opportunity available for strong visibility

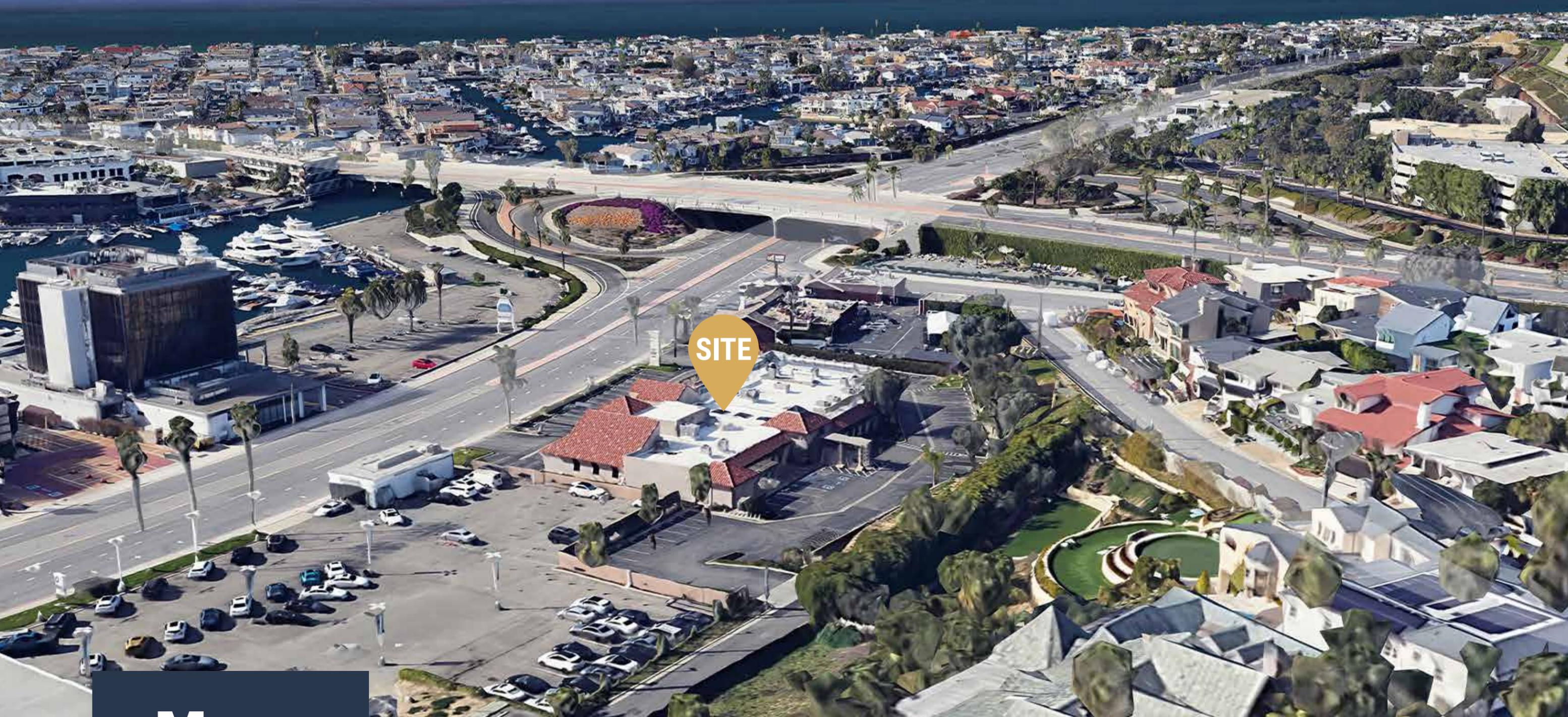
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