

1501 WESTCLIFF DR

NEWPORT BEACH



NOW LEASING

Office / Medical Space

LEASED BY:

RW | REDWOOD
WEST

WELCOME TO

1501 WESTCLIFF DR

1501 Westcliff Drive is a mixed-use general office and medical office building located in the heart of Dover Shores. The property is newly renovated, has ample parking and neighbors many desirable retail locations. The property is situated among some of Southern California's most distinguished neighborhoods, restaurants and beaches creating an irreplaceable coastal business environment where employees can truly live, work and play.





NICK'S



THE AMENITIES

The *Features* & Amenities

FEATURED LOCATION



NICK'S

Opening a new location in Newport Beach in 2025, Nick's mission is to operate restaurants in a spirit of excellence. They are committed to being among the best in the industry, operating friendly, relaxed, comfortable restaurants for all guests. Nick' will serves great food and maintain high standards along with reasonable prices.

- Build to Suit and/or Move in Ready Space Available
- Remodeled in 2019
- Walking distance to High-end amenities and restaurants
- Creative Space
- Floor to ceiling windows
- Convenient access to the 55 Fwy, Dover Shores & Eastside Costa Mesa
- Elevator Service



KIT COFFEE



PLAYA MESA

NEIGHBORHOOD HOT SPOTS



NICK'S



HAUTE CAKES CAFE



WILD GOOSE TAVERN



FASHION
ISLAND

NEWPORT
CENTER

NEWPORT
BACK BAY

DOVER
SHORES

1501 WESTCLIFF DR

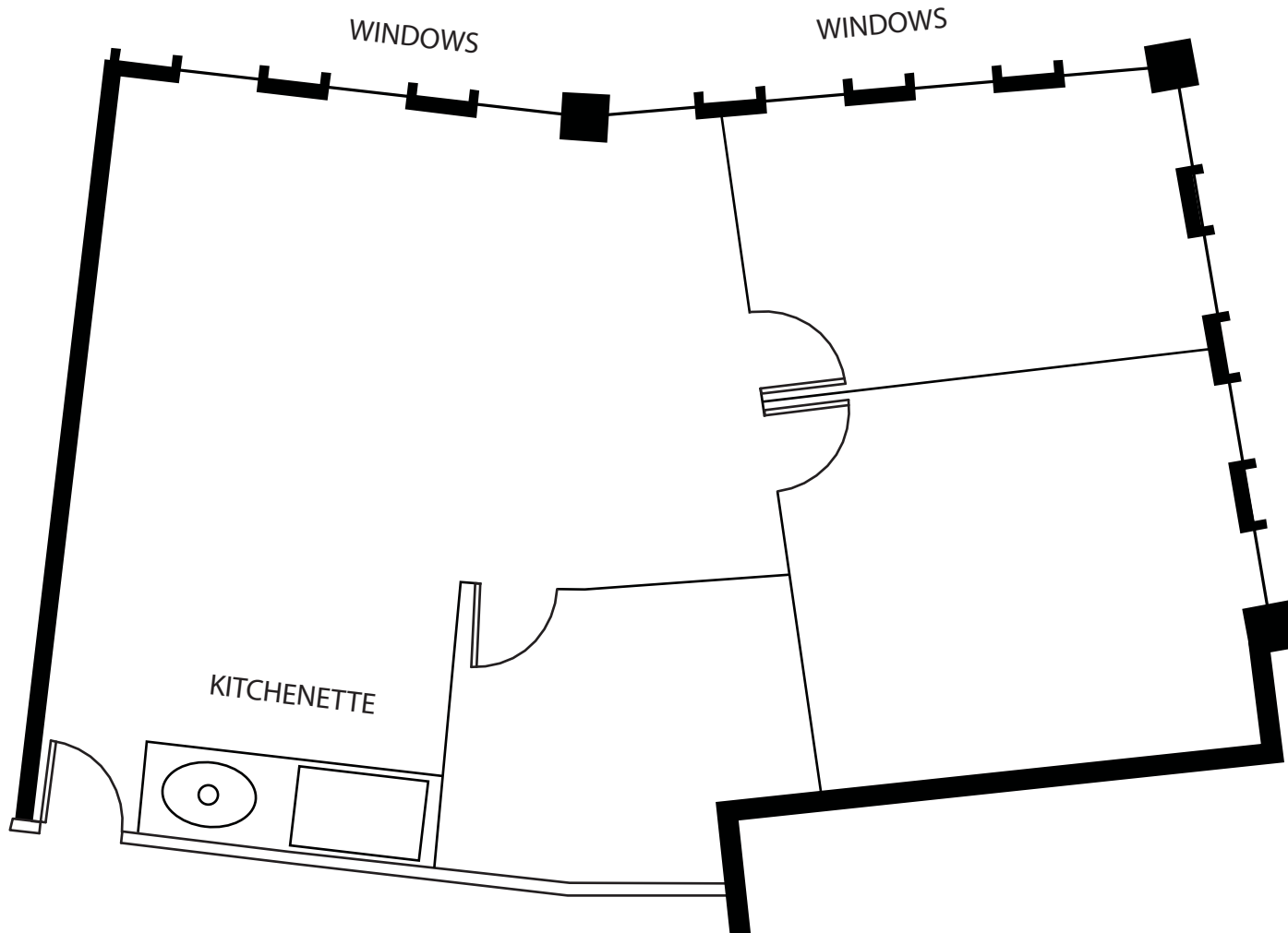
17TH STREET /
EASTSIDE COSTA MESA

Suite 270

+/- 1,226 SF

AVAILABLE JAN 1 2026

EXPOSED
CEILINGS



WESTCLIFF DRIVE

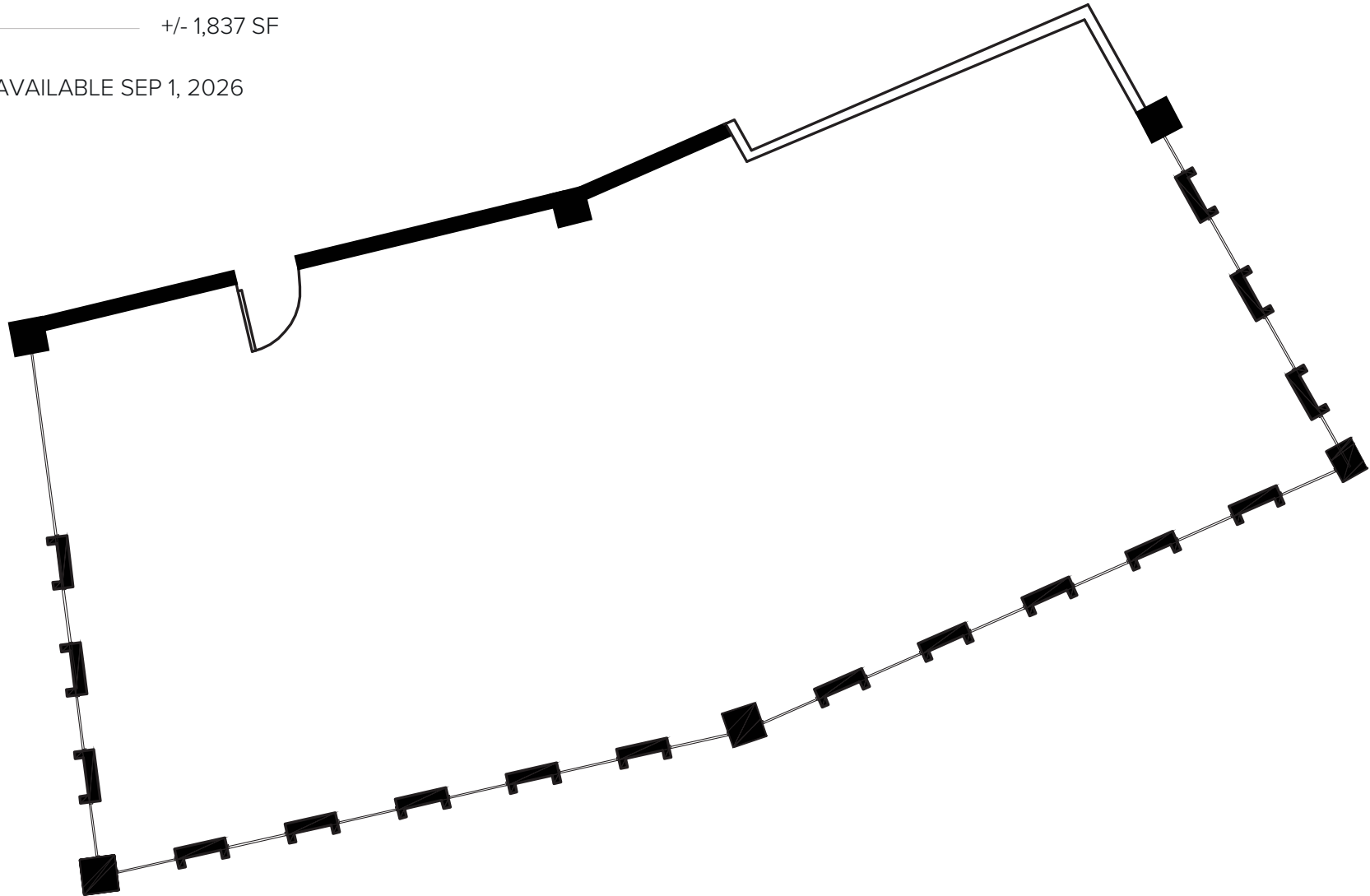
LEASED BY:

RW | REDWOOD
WEST

Suite 280 & 285

+/- 1,837 SF

AVAILABLE SEP 1, 2026



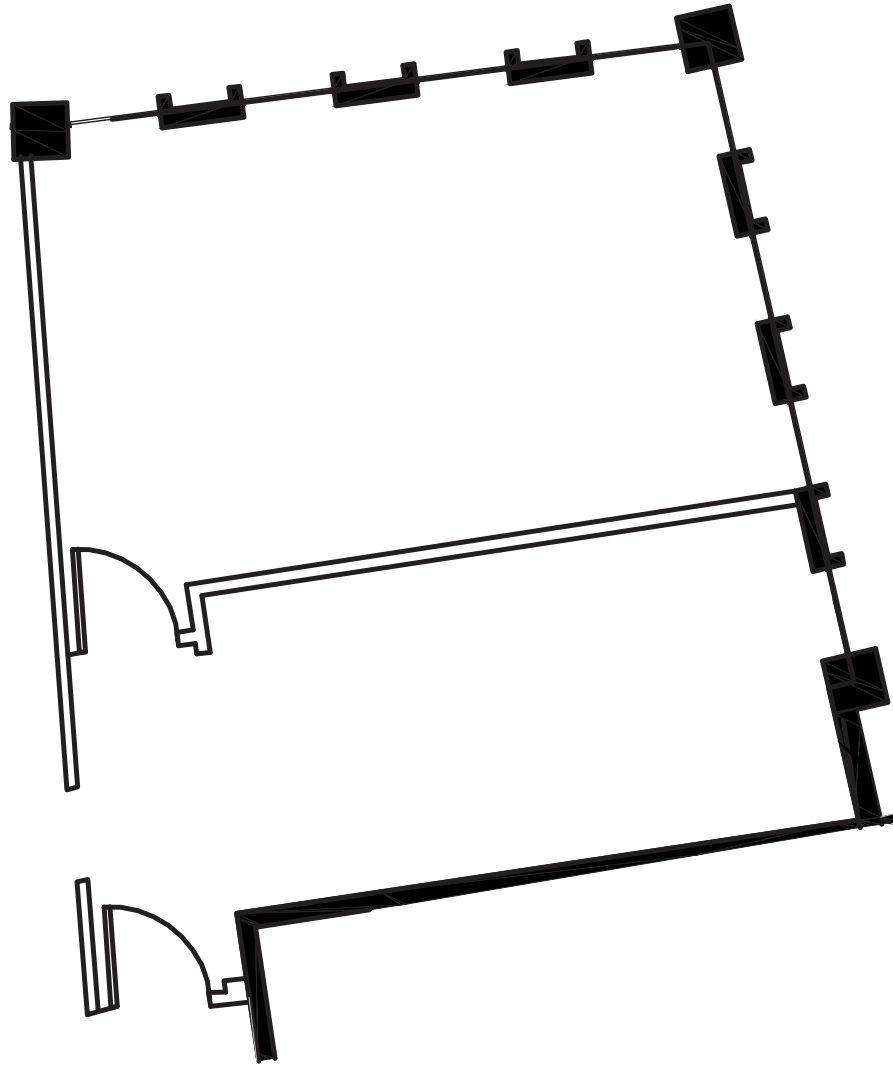
LEASED BY:

RW | REDWOOD
WEST

Suite 306

+/- 677 SF

AVAILABLE OCT 1, 2026



LEASED BY:

RW | REDWOOD
WEST

1501 WESTCLIFF DR

NEWPORT BEACH

For more information, please contact:

John Pomer

949.945.2649

john@redwoodwest.com

Lic. #01440689

Ben Gott

949.945.2648

ben@redwoodwest.com

Lic. #01724507

Christian Heffelman

949.945.2645

christian@redwoodwest.com

Lic. #02101426

Julie Johnson

949.945.2644

julie@redwoodwest.com

Lic. #02156626

LEASED BY:

RW | REDWOOD
WEST

The information contained in this document has been obtained from sources believed reliable. While Redwood West does not doubt its accuracy, Redwood West has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction to the suitability of the property for your needs.