

Mariner's Mile Medical Plaza

3300 W. Coast Highway, Newport Beach, CA 92663



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**Medical Suites
for Lease**

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FEATURES:

- Highly sought after single story medical office building with prestigious Newport Beach, CA address.
- Ample parking with retail parking features – no parking structure, or complicated building access.
- One Block to Hoag Hospital Newport Beach, the only Orange County Hospital to rank in the Top 10 Hospitals in the Los Angeles Metro Area. Building location allows for easy ingress to Hoag Hospital.
- Amazing signage opportunities with Building top signage facing Newport Boulevard (Highway 55) and monument signage along West Coast Highway with 100,000 cars passing by signage daily.
- Many retail amenities within walking distance of property.

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MAXIMUM SIGNAGE OPPORTUNITY IN NEWPORT BEACH



With Building Top Signage Available



Monument Sign along Coast Highway



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AERIAL VIEW:



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SITE PLAN:



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FLOORPLAN

LEVEL I

AVAILABLE SUITE:

Suite A - 4,404 RSF

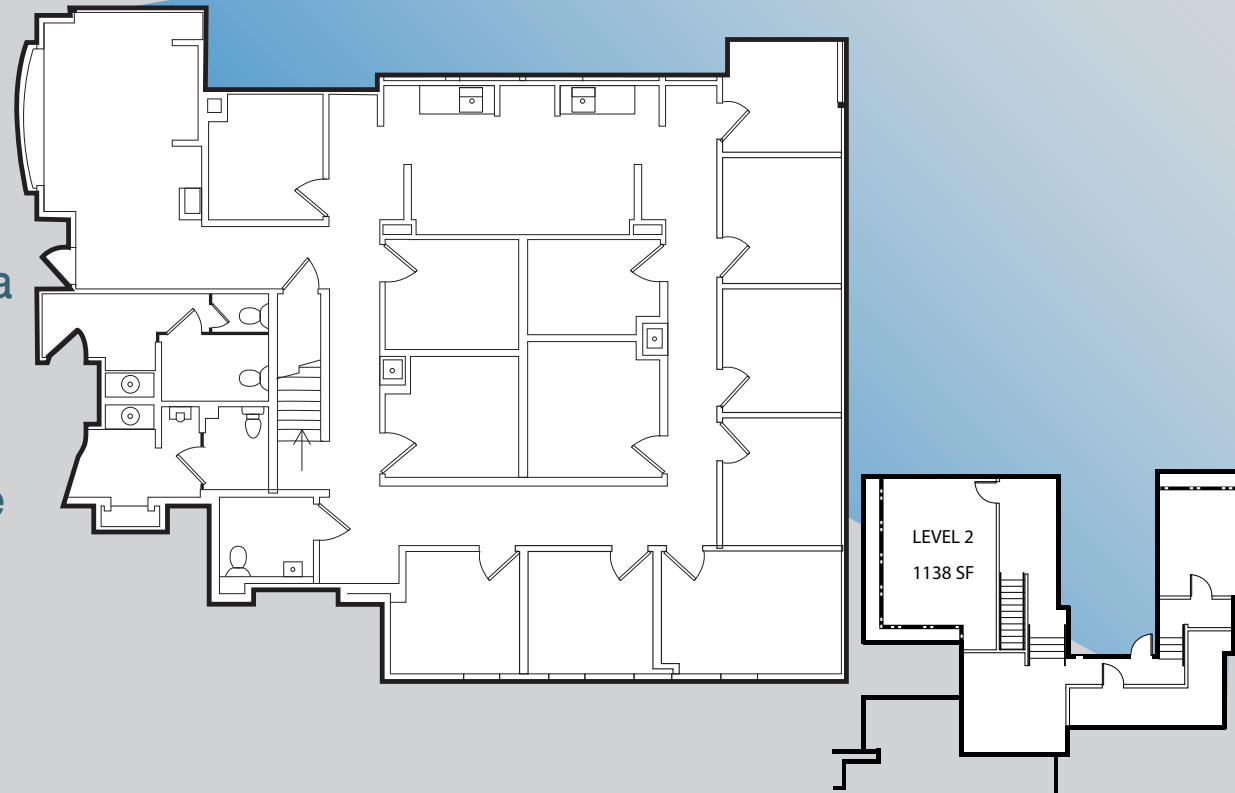
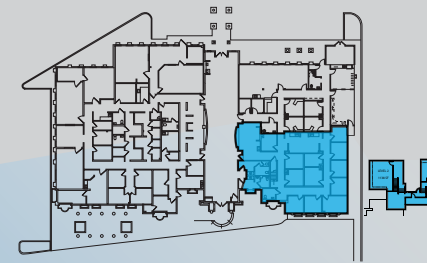
(Contiguous with Suite C to 7,500 RSF)

SUITE DESCRIPTION:

- Ground Floor Suite
- Direct access to suite from parking area
- Former Urgent Care Suite
- Efficient race track loop design
- Private Mezzanine for physician's office

LEASE RATE:

Call for Pricing



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FLOORPLAN

LEVEL I

AVAILABLE SUITE:

Suite C - 3,152 RSF

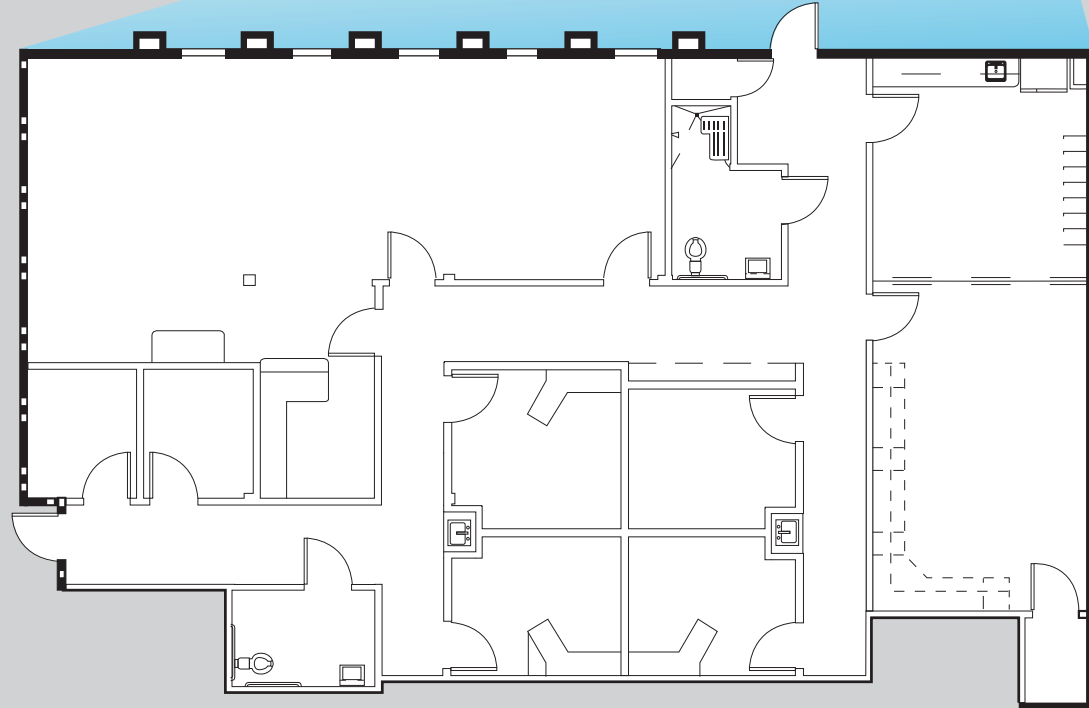
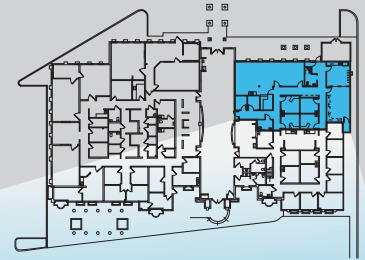
(Contiguous with Suite A to 7,500 RSF)

SUITE DESCRIPTION:

- Ground Floor Suite
- Direct access to suite from parking area
- Suite can be designed to utilize large shared lobby, or have private entrance and exit for exclusive access.
- Great co-tenancy with imaging center to help drive in-house referral sources

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FLOORPLAN

LEVEL I

AVAILABLE SUITE:

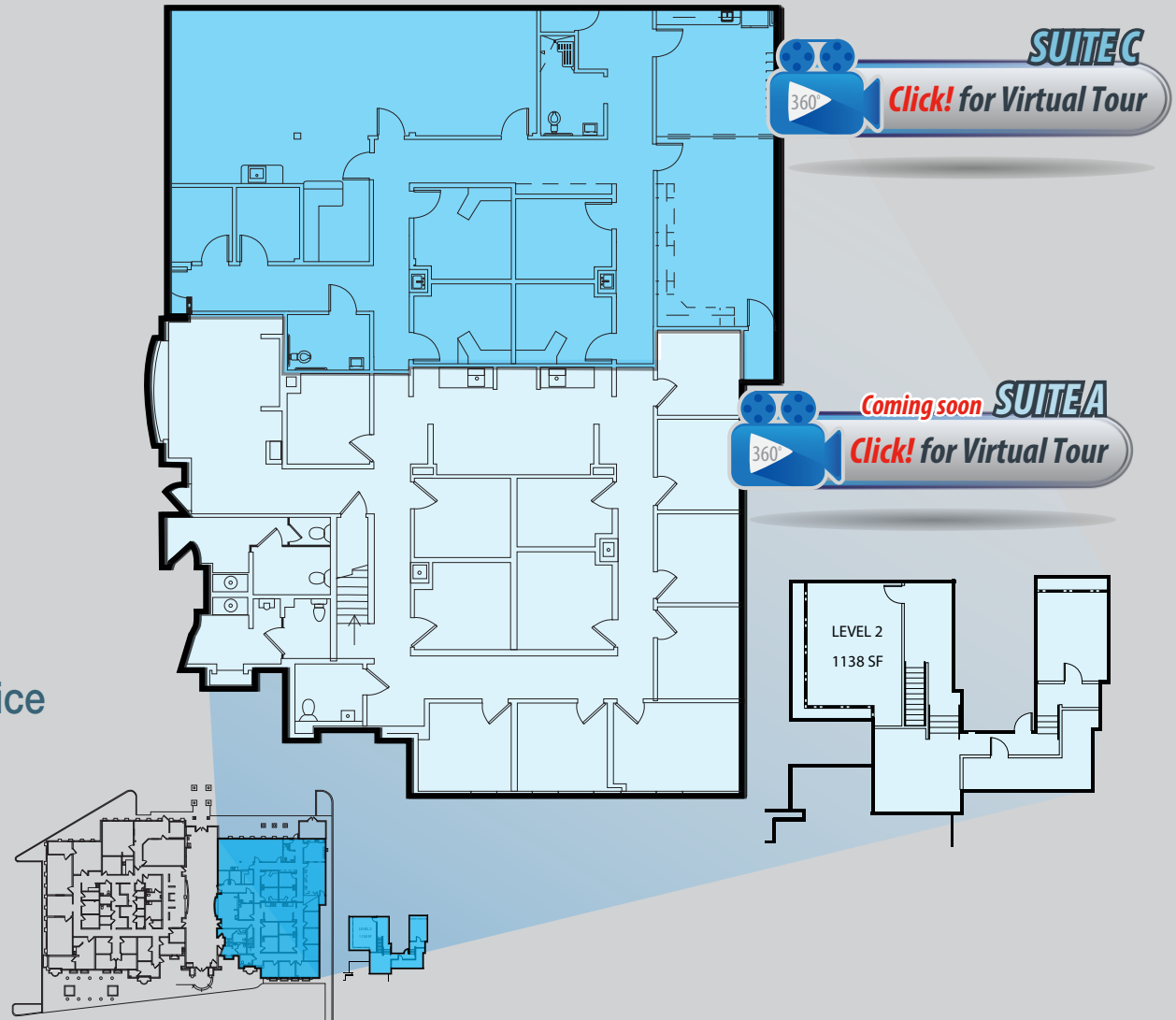
Suites A & C - 7,500 RSF

SUITE DESCRIPTION:

- Ground Floor Space
- Rare large block of medical space in coastal Newport Beach
- Complete medical build out for ease of practice opening
- Private Mezzanine for physician's office

LEASE RATE:

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	19,967	118,283	242,470
2022 Average Household Income	\$155,116	\$102,679	\$108,188
2022 Population: 55 & Older	n/a	30%	n/a
2027 Population: 55 & Older	n/a	35%	n/a
2022 Healthcare Spend	\$58M	\$309M	\$512M
2022 Healthcare Average spend per person	\$7,832	\$6,330	\$10,010
2022 Health Insurance Index*	157	135	141



*The Health Insurance Index is the average demand for health insurance. The average demand is determined to be 100. For Example: If the index is 157, this demonstrates the demand for health insurance is 57% higher for than the national average. The higher the index, the higher the number of people in the area are determined to have health insurance.



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