

CLIFF HAVEN MEDICAL CENTER

1501 E. 16TH STREET, NEWPORT BEACH, CA 92663



BRYAN MCKENNEY
(949) 478 - 0087 | LIC#01505792
Bryan@MedWestRealty.com

STACEY HALL
(949) 331 - 0845 | LIC#01924089
Stacey@MedWestRealty.com

MEDICAL BUILDING FOR LEASE

PROPERTY FEATURES



New 20,000 SF Medical Building



Surface Parking



High End Demographics



Direct Suite Access



Signage Opportunities

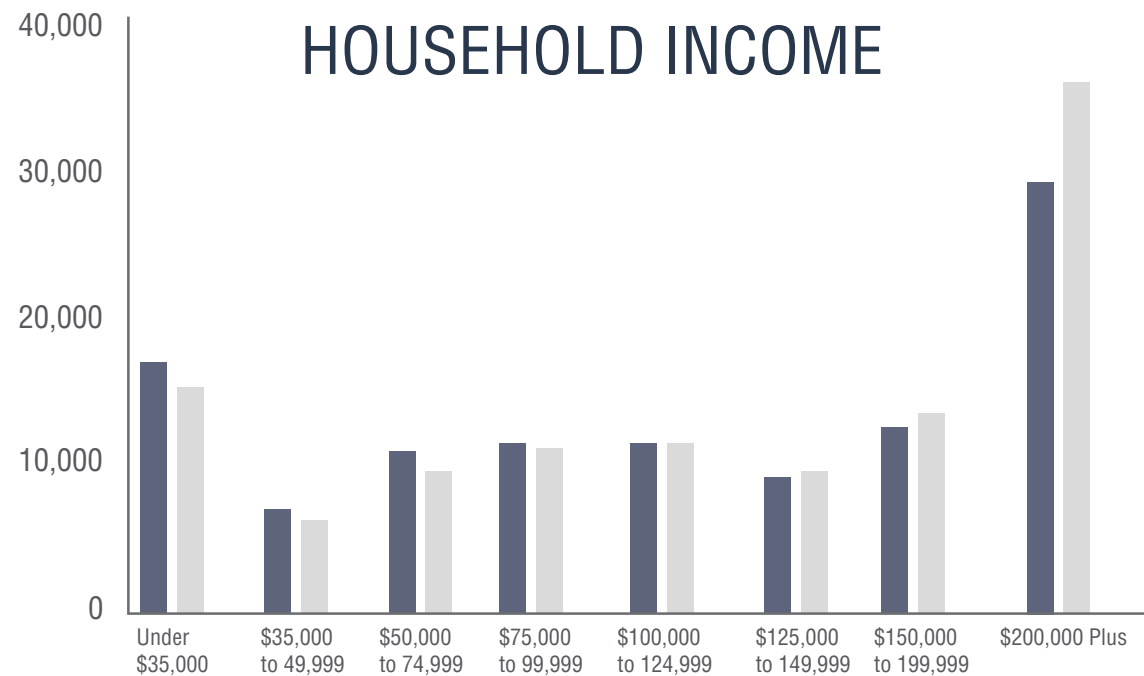
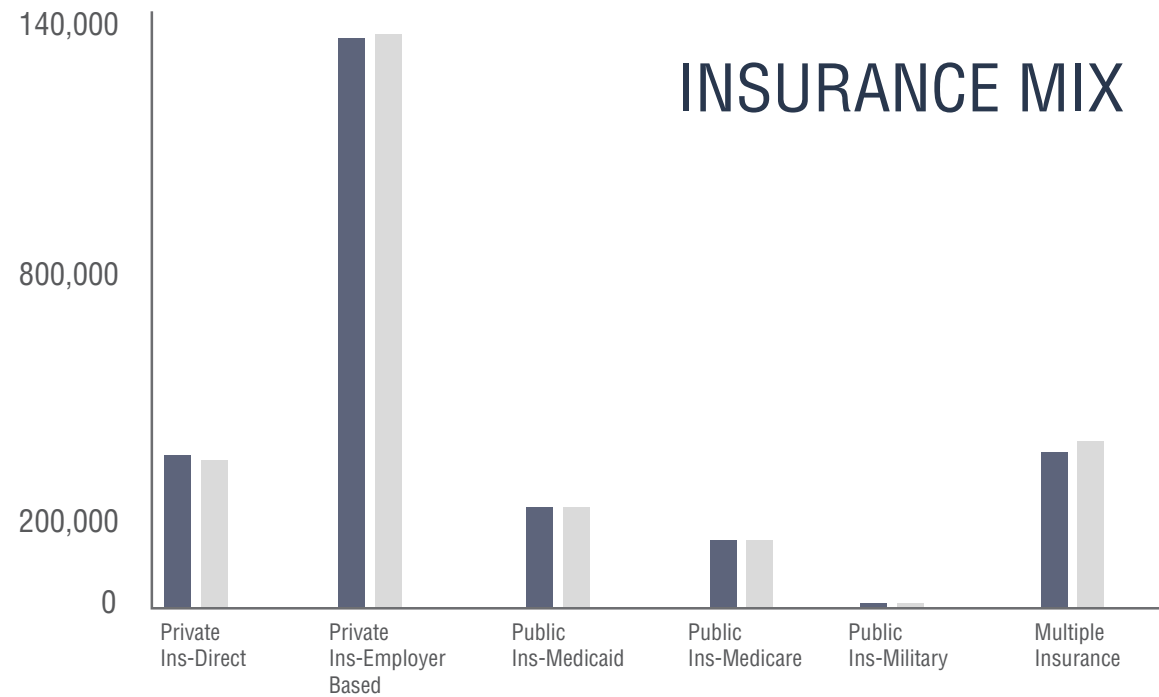
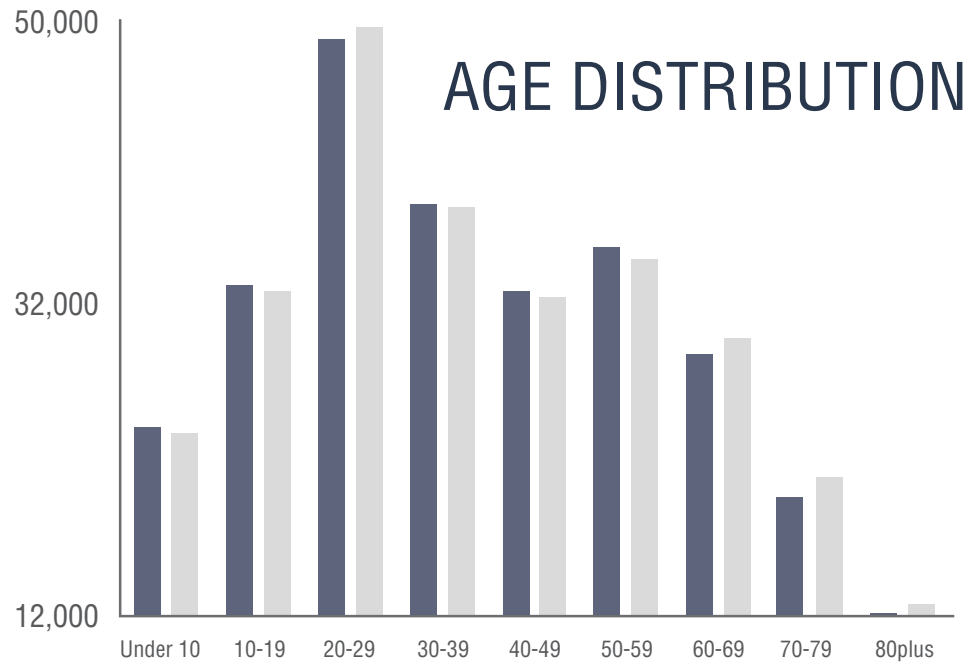


Generous TI Package

BRYAN McKENNEY
(949) 478-0087 | LIC#01505792
Bryan@MedWestRealty.com

STACEY HALL
(949) 331-0845 | LIC#01924089
Stacey@MedWestRealty.com

DEMOGRAPHIC DATA



2022
 2024

Total Pop
283,751

Total Pop 65
48,511

*2024 Est

BRYAN McKENNEY
 (949) 478-0087 | LIC#01505792
 Bryan@MedWestRealty.com

STACEY HALL
 (949) 331-0845 | LIC#01924089
 Stacey@MedWestRealty.com



Cliff Haven Medical Center

BRYAN McKENNEY
(949) 478-0087 | LIC#01505792
Bryan@MedWestRealty.com

STACEY HALL
(949) 331-0845 | LIC#01924089
Stacey@MedWestRealty.com

SITE PLAN



BRYAN McKENNEY
(949) 478-0087 | LIC#01505792
Bryan@MedWestRealty.com

STACEY HALL
(949) 331-0845 | LIC#01924089
Stacey@MedWestRealty.com

CONCEPTUAL DEMISING PLAN A TWO-TENANT



BRYAN MCKENNEY
(949) 478-0087 | LIC#01505792
Bryan@MedWestRealty.com

STACEY HALL
(949) 331-0845 | LIC#01924089
Stacey@MedWestRealty.com



CONCEPTUAL DEMISING PLAN A

DESCRIPTION

20,000 SF (Divisible)
Single Story
Medical Office Building

LEASE RATE

\$5.00 NNN

BRYAN MCKENNEY
(949) 478-0087 | LIC#01505792
Bryan@MedWestRealty.com

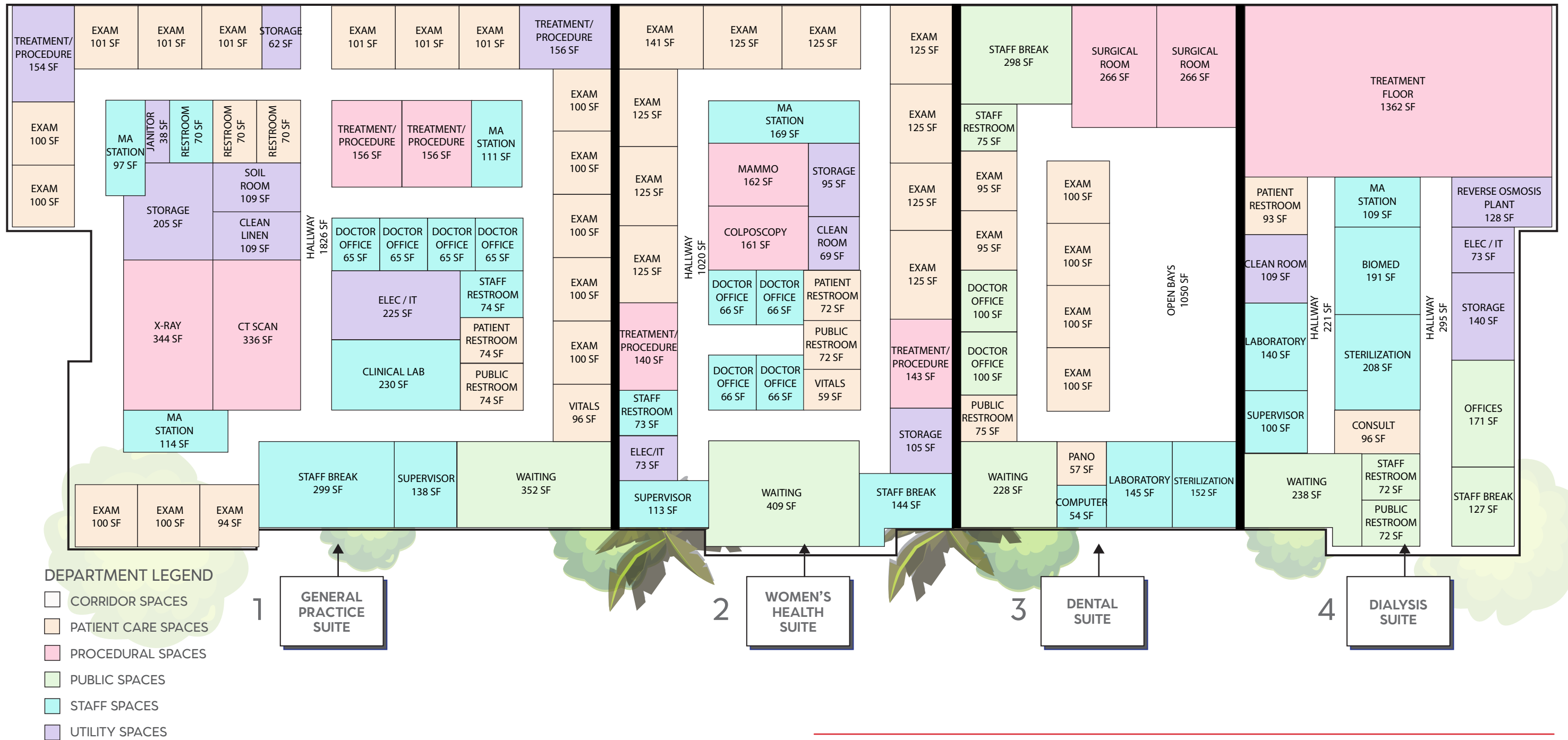
STACEY HALL
(949) 331-0845 | LIC#01924089
Stacey@MedWestRealty.com

CONCEPTUAL DEMISING PLAN B FOUR-TENANT



BRYAN MCKENNEY
(949) 478-0087 | LIC#01505792
Bryan@MedWestRealty.com

STACEY HALL
(949) 331-0845 | LIC#01924089
Stacey@MedWestRealty.com



CONCEPTUAL DEMISING PLAN B

DESCRIPTION

20,000 SF (Divisible)
 Single Story
 Medical Office Building

LEASE RATE

\$5.00 NNN

BRYAN MCKENNEY
 (949) 478-0087 | LIC#01505792
 Bryan@MedWestRealty.com

STACEY HALL
 (949) 331-0845 | LIC#01924089
 Stacey@MedWestRealty.com

AMENITIES AROUND THE PROPERTY

CLIFF HAVEN MEDICAL CENTER

1501 E 16th St

1 NEWPORT HARBOR HIGH SCHOOL



2 MEDICAL






3 CASTAWAYS PARK



4 BALBOA BAY RESORT



5 APARTMENT



6 RESTAURANTS





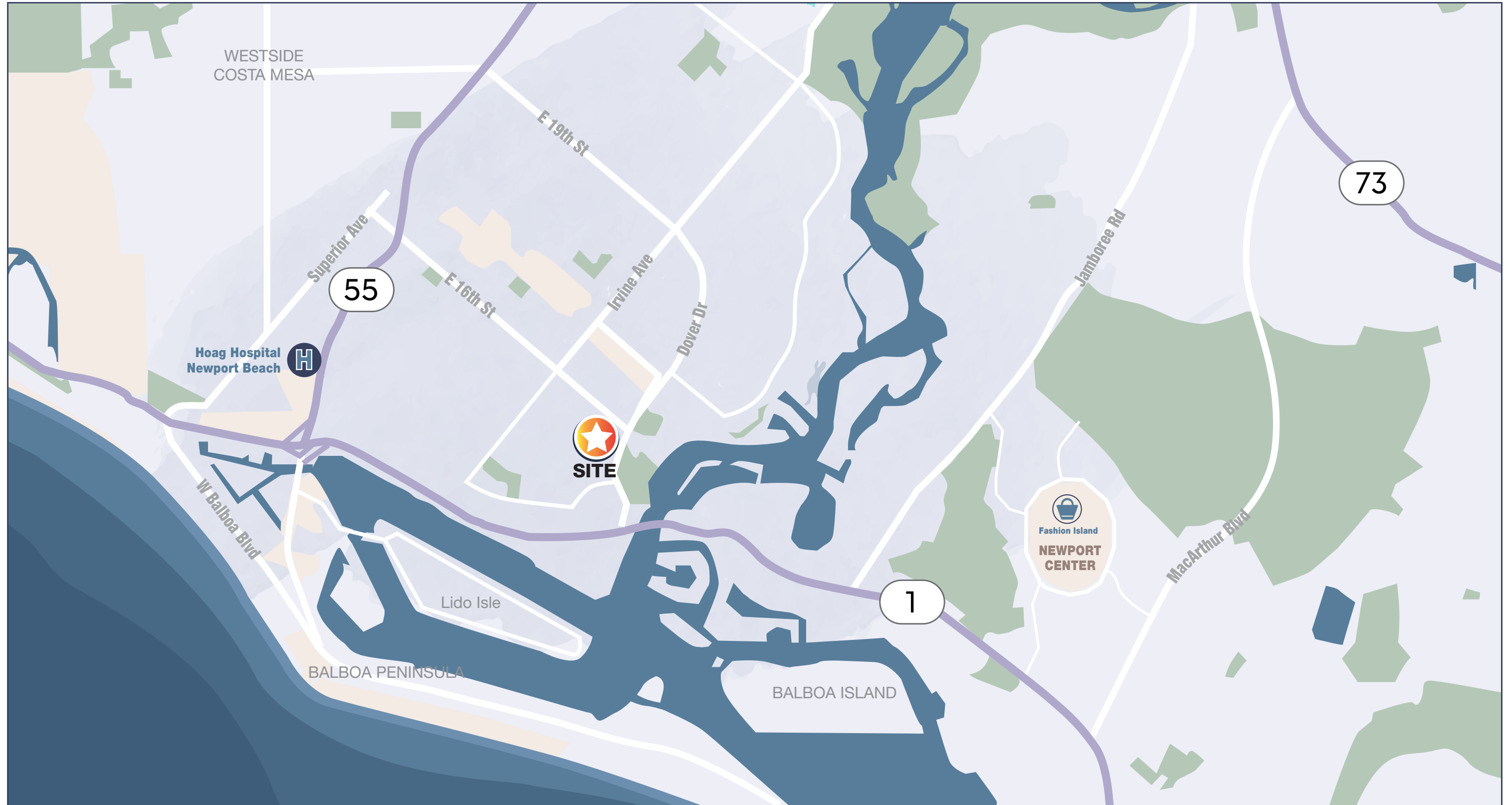

7 ENC NATURE PRESCHOOL



8 BAYSHORE APARTMENTS & DOVER LANDING



VICINITY MAP



BRYAN McKENNEY
(949) 478-0087 | LIC#01505792
Bryan@MedWestRealty.com

STACEY HALL
(949) 331-0845 | LIC#01924089
Stacey@MedWestRealty.com



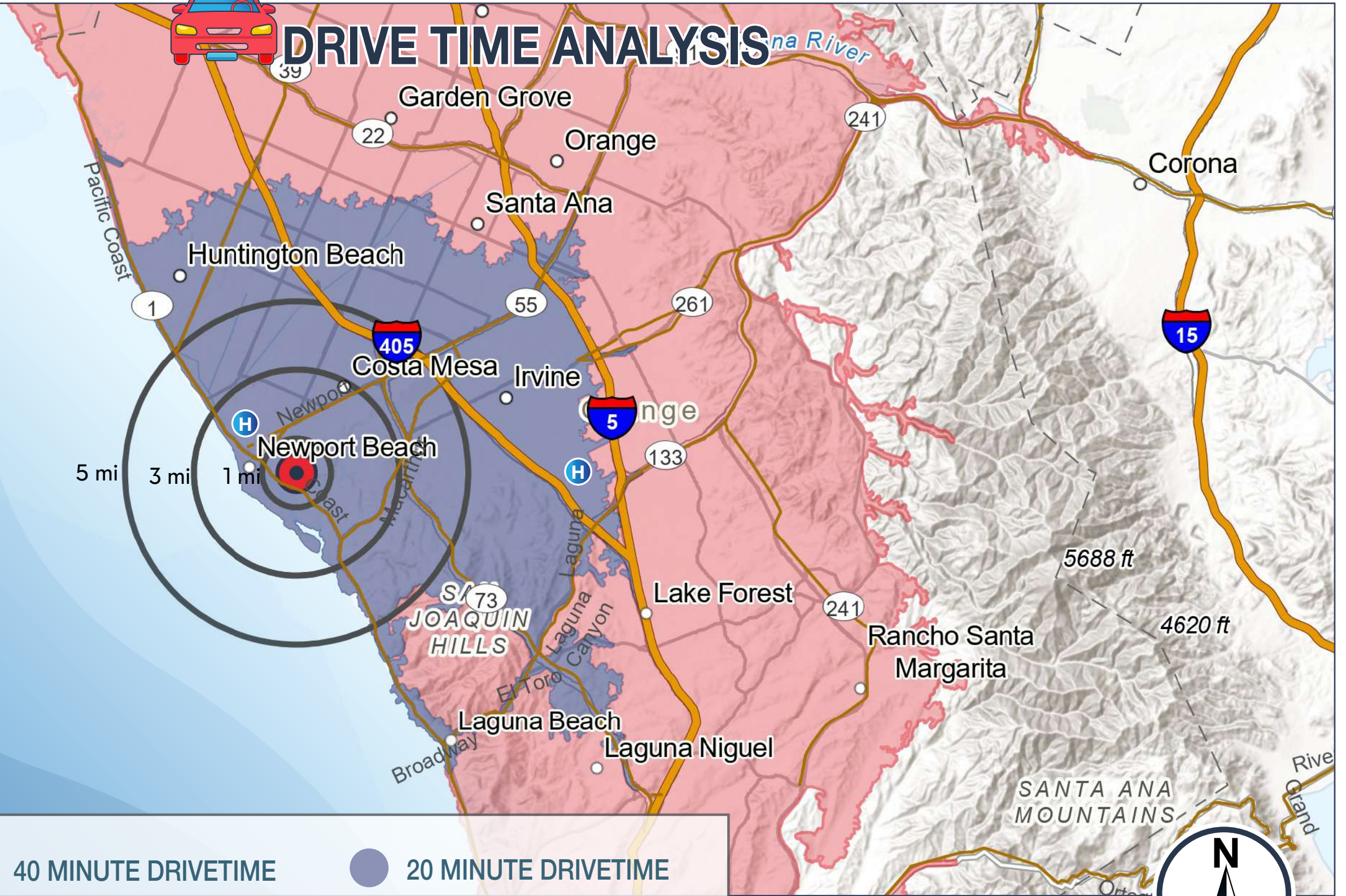
DRIVE TIME ANALYSIS

POPULATION COUNT BY RADIUS

1 mi - 16,212

3 mi - 131,568

5 mi - 256,161



MAP KEY

HOSPITALS

40 MINUTE DRIVETIME

20 MINUTE DRIVETIME



INTERSTATE HIGHWAY



STATE HIGHWAY



BRYAN MCKENNEY
(949) 478-0087 | LIC#01505792
Bryan@MedWestRealty.com

STACEY HALL
(949) 331-0845 | LIC#01924089
Stacey@MedWestRealty.com



MedWestRealty.com

BRYAN MCKENNEY | (949) 478-0087 | LIC#01505792
Bryan@MedWestRealty.com

STACEY HALL | (949) 331-0845 | LIC#01924089
Stacey@MedWestRealty.com