

MEDICAL / PROFESSIONAL OFFICE FOR LEASE

1601 DOVE STREET

SUITE 170 | NEWPORT BEACH, CA 92660

Built-out medical suite in the Newport Atrium

±2,260 SF

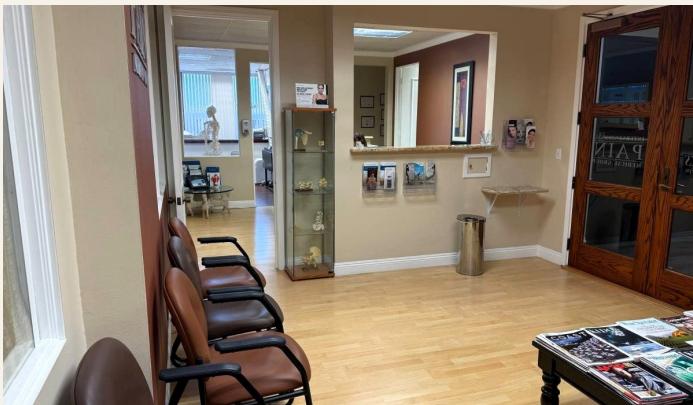


BUILT-OUT MEDICAL



MULTIPLE EXAM ROOMS

ABUNDANT NATURAL LIGHT



RECEPTION & WAITING AREA



BRIGHT, FLEXIBLE TREATMENT / OFFICE AREA

PROPERTY HIGHLIGHTS

- Reception and waiting area
- Multiple exam / treatment rooms
- Dedicated X-ray room
- Physical therapy area
- Private office / conference room
- Kitchen / break area

KAREN A. SUNDAY

Karen A. Sunday & Associates, Inc., Broker | Commercial Real Estate Broker
CA-DRE Broker License 01883124 | 23 Corporate Plaza Drive, Suite 150, Newport Beach, CA 92660

(949) 632-7727

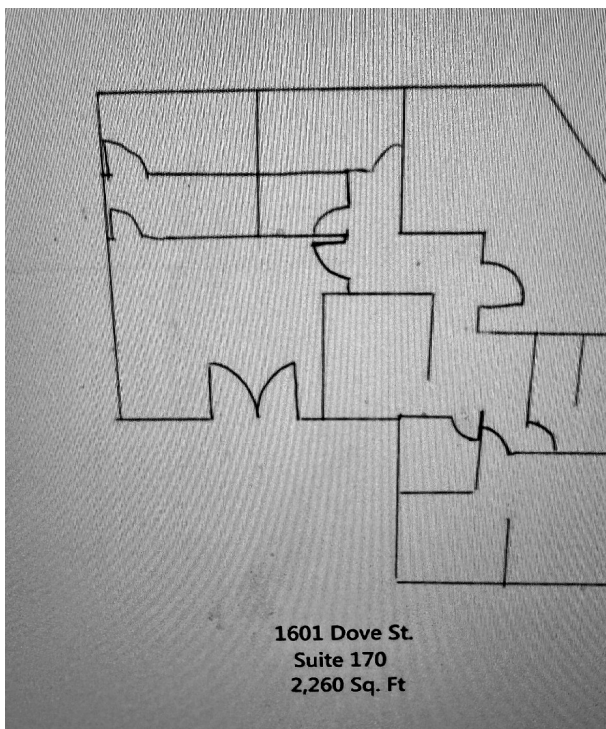
Karen@karensunday.com

Page 1 | Information deemed reliable but not guaranteed. Tenant to verify all information.

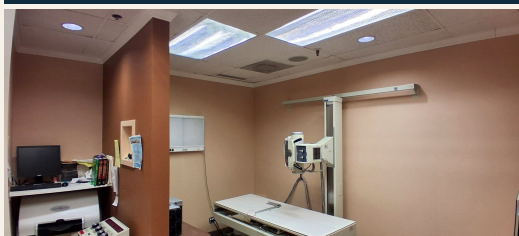
MEDICAL LAYOUT & AMENITIES

CONCEPTUAL FLOOR PLAN

Suite plan provided by ownership - not to scale



LANDSCAPED ATRIUM COURTYARD



DEDICATED X-RAY ROOM



PRIVATE OFFICE / CONFERENCE



EXAM / TREATMENT ROOM



PHYSICAL THERAPY AREA



PROFESSIONAL RECEPTION

IDEAL FOR MEDICAL, WELLNESS OR PROFESSIONAL OFFICE USERS

Existing improvements and equipment shown are subject to confirmation. Contact the listing broker for availability, terms and tours.

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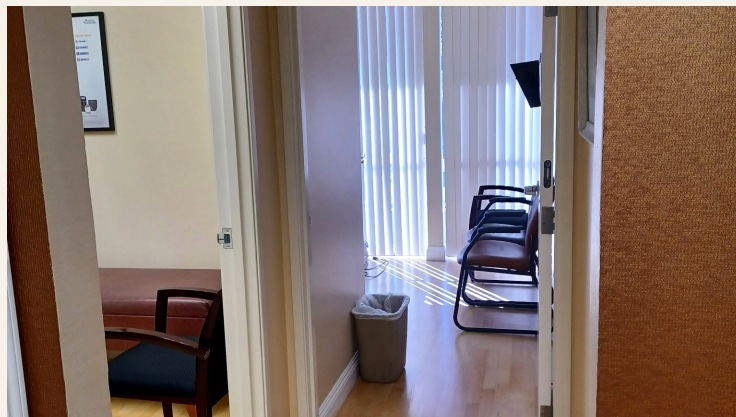
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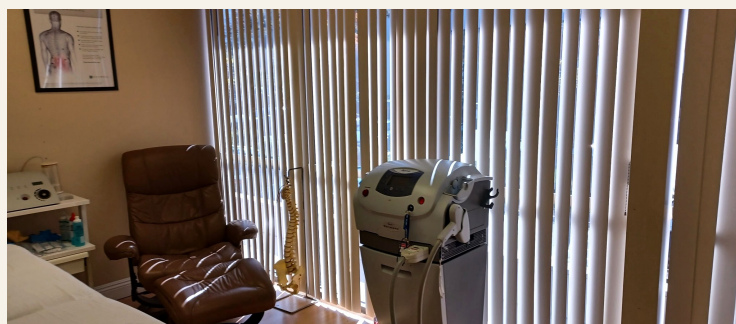
ADDITIONAL SUITE PHOTOS



KITCHEN / BREAKROOM WITH CABINETRY & SINKS



INTERIOR CORRIDOR & PRIVATE ROOMS



WINDOWED TREATMENT ROOM



BRIGHT FLEXIBLE ROOM



EXAM / TREATMENT ROOM



PRIVATE OFFICE / CONFERENCE

MOVE-IN-READY CONFIGURATION FOR MEDICAL, WELLNESS OR OFFICE USE

Contact Karen A. Sunday for current availability, lease terms and a private tour of Suite 170.

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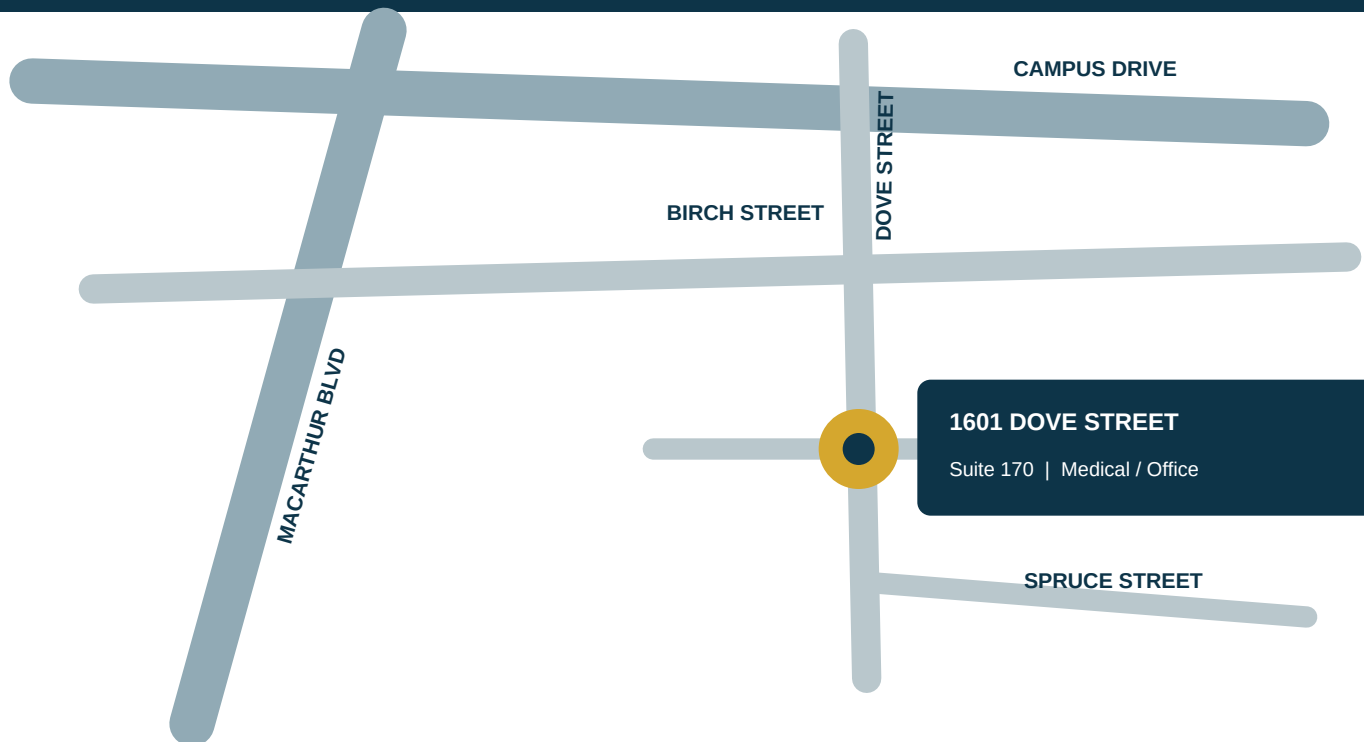
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CONNECTED NEWPORT BEACH LOCATION

1601 Dove Street, Suite 170 | Newport Beach, CA 92660

LOCAL STREET MAP / CROSS STREETS



Property near Dove Street & Westerly Place - schematic, not to scale

DEMOGRAPHIC SNAPSHOT

177,614

5-MILE POPULATION

2024 dollars / radius profile

70,000

5-MILE HOUSEHOLDS

Trade-area households

\$133,095

5-MILE MEDIAN HHI

2024 dollars

34.1%

HHI ABOVE \$200K

Within 5-mile radius

NEWPORT BEACH CITY PROFILE

\$156,867

Median household income

\$112,622

Per capita income

69.6%

Bachelor's degree or higher

22.9 min

Mean commute

Sources: U.S. Census Bureau QuickFacts / ACS 2020-2024; Demographics by Radius, 5-mile Newport Beach profile; LoopNet property listing (access/location). Demographic estimates are provided for marketing purposes and should be independently verified.

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AFFLUENT, EDUCATED & CONNECTED

Additional demographics supporting medical and professional office users

83,293

CITY POPULATION

ACS 2024 5-year

37,965

HOUSEHOLDS

ACS 2024 5-year

45.9

MEDIAN AGE

Years

\$156,867

MEDIAN HOUSEHOLD INCOME

ACS 2024 5-year

\$112,622

PER CAPITA INCOME

ACS 2024 5-year

52.1%

OWNER-OCCUPIED HOUSING

2020-2024

\$2M+

MEDIAN OWNER-OCCUPIED VALUE

2020-2024

98.2%

HIGH SCHOOL GRADUATE+

Age 25+

69.6%

BACHELOR'S DEGREE+

Age 25+

16.0%

FOREIGN-BORN RESIDENTS

2020-2024

2.2

PERSONS PER HOUSEHOLD

ACS 2024 5-year

22.9 MIN

MEAN COMMUTE

ACS 2024 5-year

WHY THIS MARKET STANDS OUT

High household wealth, strong educational attainment and valuable housing support a premium location for healthcare, wellness and professional service providers.

Sources: U.S. Census Bureau QuickFacts, Newport Beach city, California (2020-2024);
U.S. Census Bureau ACS 2024 5-year profile via Census Reporter. Estimates should be independently verified.

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