

2043 Westcliff Drive

✚ MEDICAL OFFICE SUITE FOR LEASE



Lic # 02161402

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2043 Westcliff Drive
Newport Beach, CA



2043 WESTCLIFF DRIVE

Located along Westcliff Drive in the heart of Newport Beach, 2043 Westcliff Drive positions healthcare providers within one of Orange County's most prestigious and medically active coastal submarkets. The property benefits from convenient access to SR-73 and SR-55, providing seamless connectivity for patients traveling from Newport Beach, Costa Mesa, Irvine, Corona del Mar, and the surrounding communities. Situated just minutes from Hoag Hospital Newport Beach and neighboring the MemorialCare Breast Center at 2001 Westcliff Drive, the property sits at the core of an established and highly visible medical corridor.

Newport Beach's affluent demographics and consistently strong healthcare demand make this an exceptional setting for providers looking to establish or grow a practice. The area draws a loyal, high-income patient base with a strong propensity for healthcare utilization, supporting long-term practice stability. Whether entering the market for the first time or expanding an existing footprint, 2043 Westcliff Drive offers the location, prestige, and patient access that define a premier medical office opportunity in coastal Orange County.

Drone Video

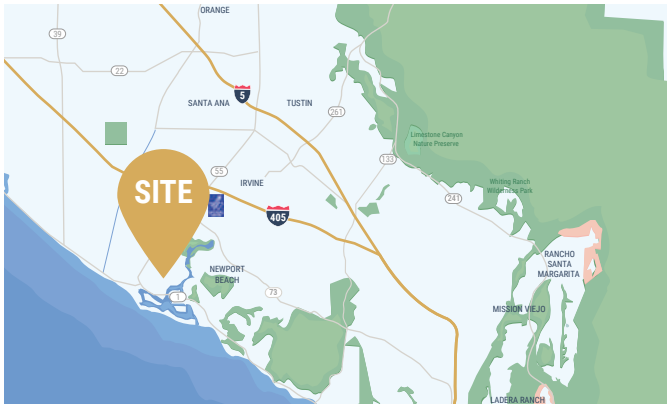
CLICK OR SCAN





PROMINENT LOCATION & ACCESSIBILITY

- Excellent Westcliff Dr and Irvine Ave Frontage
- Minutes to Hoag Hospital Newport Beach
- Amazing access to coastal Orange County



IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 747,000 patients within a 15 minute drive time



PROPERTY HIGHLIGHTS

- Free surface and covered parking
- Elevator served
- On-site retail amenities including SusieCakes and Kean Coffee

Estimate 15 Min Drive

POPULATION ESTIMATES

747,484

>17 143,810

18-44 303,809

AVERAGE HOUSEHOLD INCOME

\$160,721.80

45-64 186,524

65+ 113,341

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL 11.9%

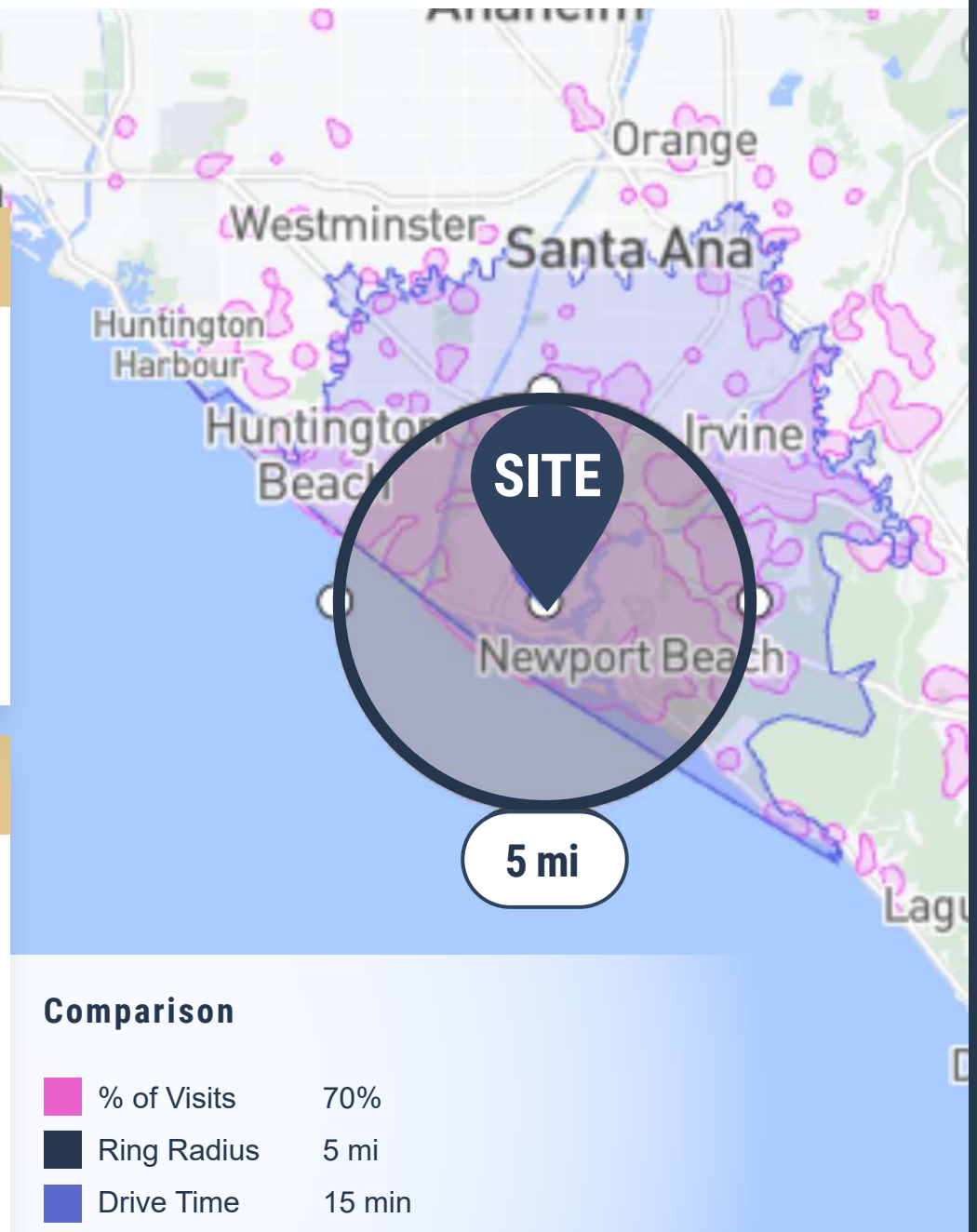
EMPLOYER BASED 50.5%

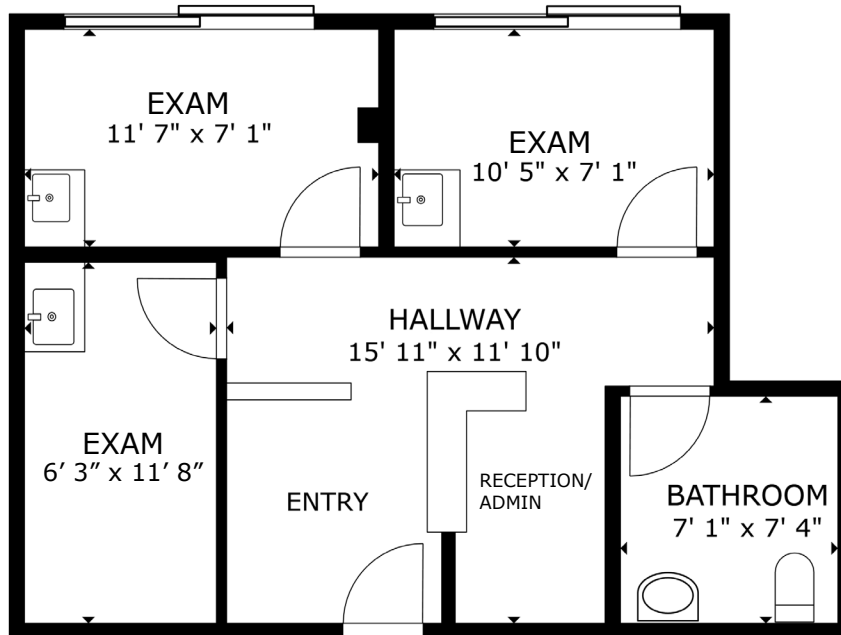
GOVERNMENT 26.3%

MULTIPLE 4.6%

SELF PAY 7.3%

Data Source:  **Placer.ai**





AVAILABLE SUITE

Suite 301 - 601 RSF

SUITE DESCRIPTION

Small but efficient suite.
3 Exam Rooms, Restroom,
Waiting Room,
and Reception/Admin

Virtual Floor Plan
CLICK OR SCAN



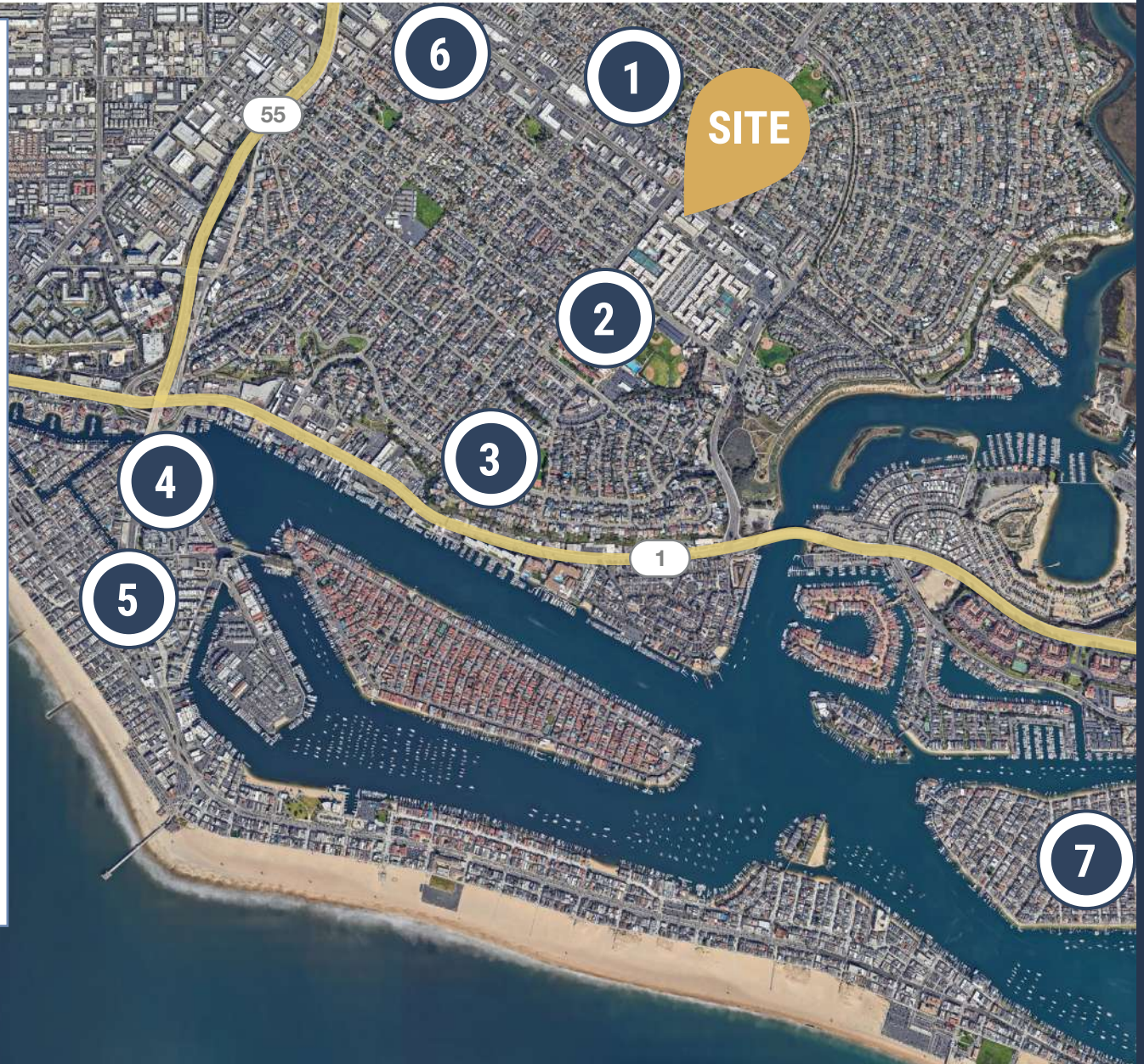


LOCAL HOSPITAL DISTANCE MAP

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- ➊ Newport Heights Elementary
- ➋ Newport Harbor High School
- ➌ Ensign Intermediate School
- ➍ Newport Marina Lido Village (restaurants)
- ➎ Retail
 - Pavilions
 - Chipotle
 - Cold Stone
 - Creamery
 - Gina's Pizza
 - Chase Bank
- ➏ Retail
 - Target
 - Hi-Time Wine Cellars
 - Sprouts
 - Nothing Bundt Cakes
 - Sidecare Donuts
 - Wells Fargo
- ➐ Balboa Island





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