

Newport Lido Medical Center

✚ MEDICAL SUITES FOR LEASE



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**351-361 Hospital Road,
Newport Beach, CA**



NEWPORT LIDO MEDICAL CENTER

Positioned in the heart of Newport Beach, 351 & 361 Hospital Road are two high sought-after medical office buildings within walking distance of Hoag Hospital Newport Beach—one of Orange County's leading hospital systems. This strategic proximity creates opportunities for strong referral patterns, clinical collaboration, and long-term stability for healthcare providers.

Together, the properties offer a dynamic environment for both primary and specialty medical practices seeking proximity to hospital services, advanced imaging, surgical facilities, and a robust physician network. The buildings feature adaptable suite configurations, professional medical buildouts, and convenient patient access, all within a well-established medical ecosystem.

Drone Video

CLICK OR SCAN





PROMINENT LOCATION & ACCESSIBILITY

- Walking distance to Hoag Hospital Newport Beach
- On-site retail amenities
- Surface and structured parking



IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 995,000 patients within a 15 minute drive time



BUILDING HIGHLIGHTS

- 146,510 SF – 2 medical office building outpatient complex
- Strong tenant mix including on site pharmacy
- Elevator served
- Flexible suite sizes
- Institutionally owned and operated

Estimate 15 Min Drive

POPULATION ESTIMATES

995,386

>17 202,344

18-44 400,058

AVERAGE HOUSEHOLD INCOME

\$149,842.56

45-64 248,574

65+ 144,410

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL 11.6%

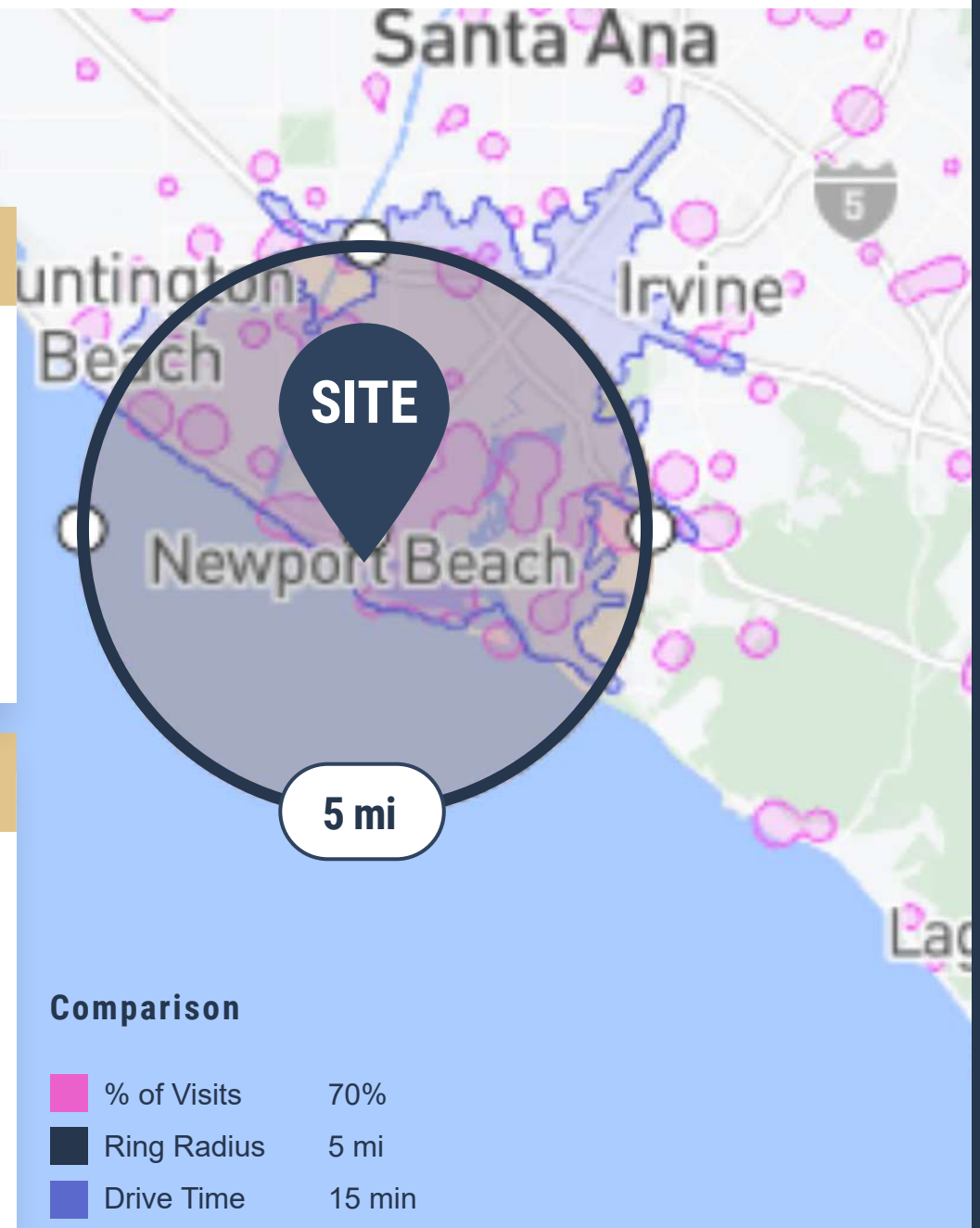
EMPLOYER BASED 50.4%

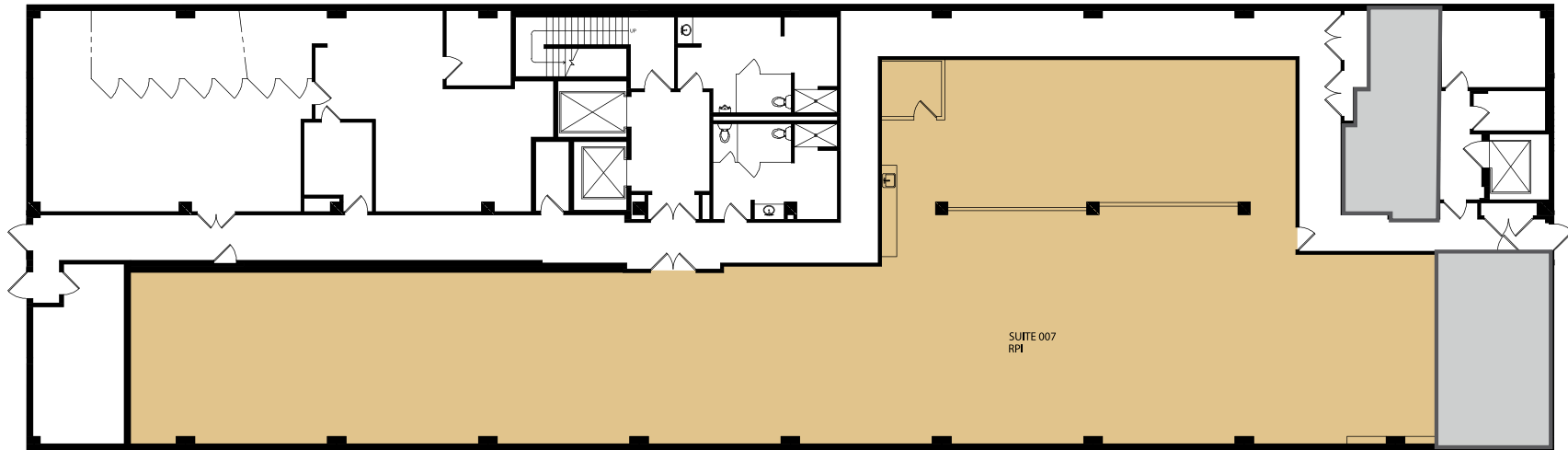
GOVERNMENT 26.4%

MULTIPLE 4.3%

SELF PAY 7.3%

Data Source:  **Placer.ai**

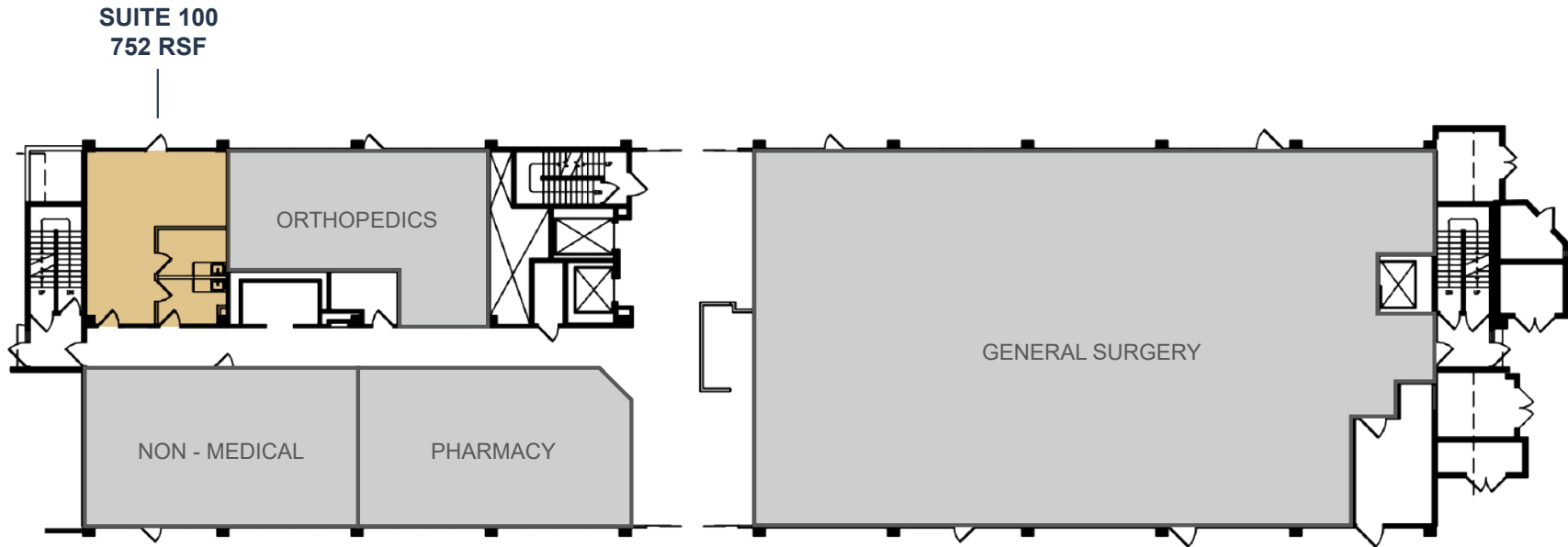




SUITE 007
7,632 RSF

AVAILABLE SUITE

SUITE	RSF
007	7,632



AVAILABLE SUITE

SUITE

RSF

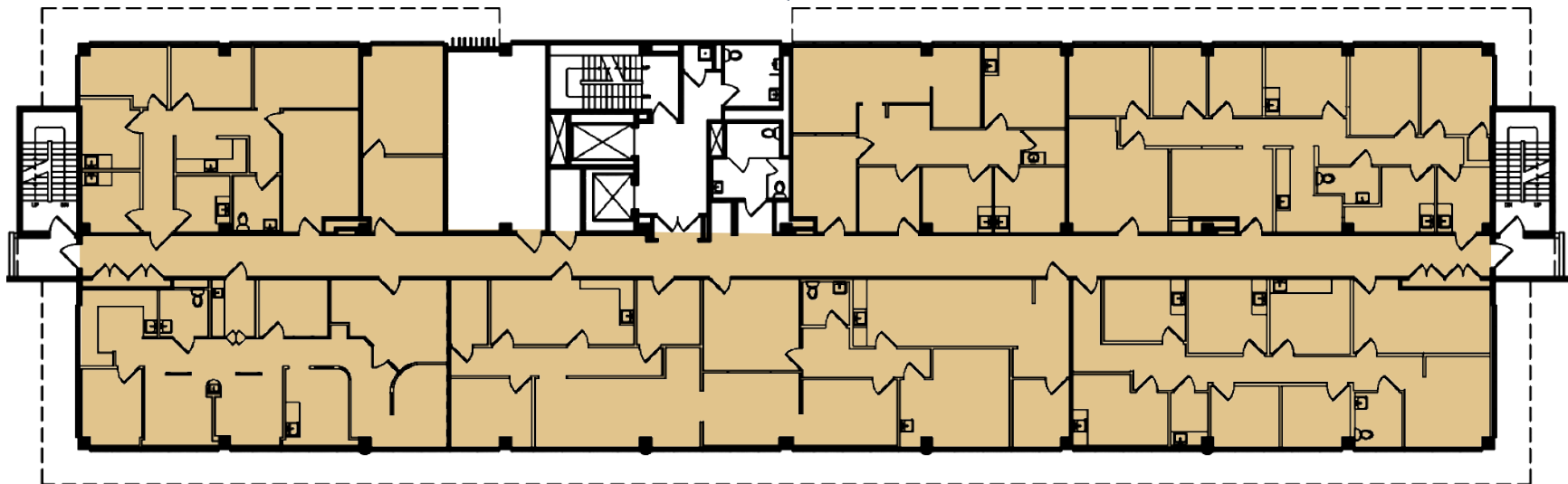
100

752

LARGEST BLOCK OF MEDICAL SPACE NEAR HOAG HOSPITAL

Full Floor Opportunity

SUITE 200
12,354 RSF



AVAILABLE SUITE

SUITE	RSF
200	12,354

FLOOR PLAN - TOWER I - 351- THIRD FLOOR

8



AVAILABLE SUITES

SUITE	RSF
306	1,916
309*	1,754
319*	2,154

*Contiguous up to 3,908 RSF

Key:

Click for Virtual Tour

[illegible]

SUITE 401
1,889 RSF



SUITE	RSF
401	1,889
406	1,913



Ocean View Suite

FLOOR PLAN - TOWER I - 351- SIXTH FLOOR

10



AVAILABLE SUITES

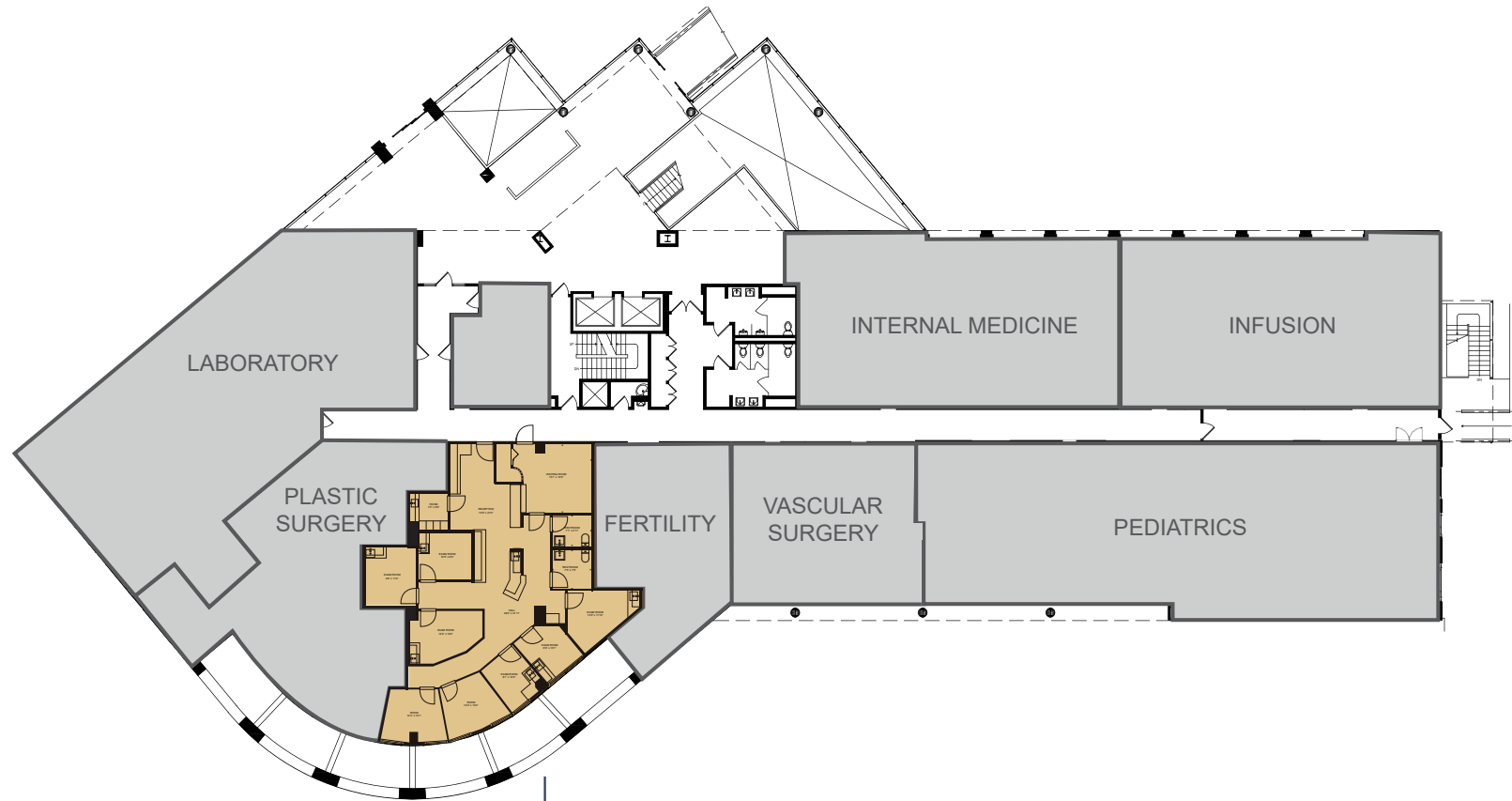
SUITE	RSF
601*	1,885
610	1,912
613*	1,783

*Contiguous up to 3,407 RSF

Key:

Click for Virtual Tour

Ocean View Suite



SUITE 223
2,366 RSF



AVAILABLE SUITE

SUITE

RSF

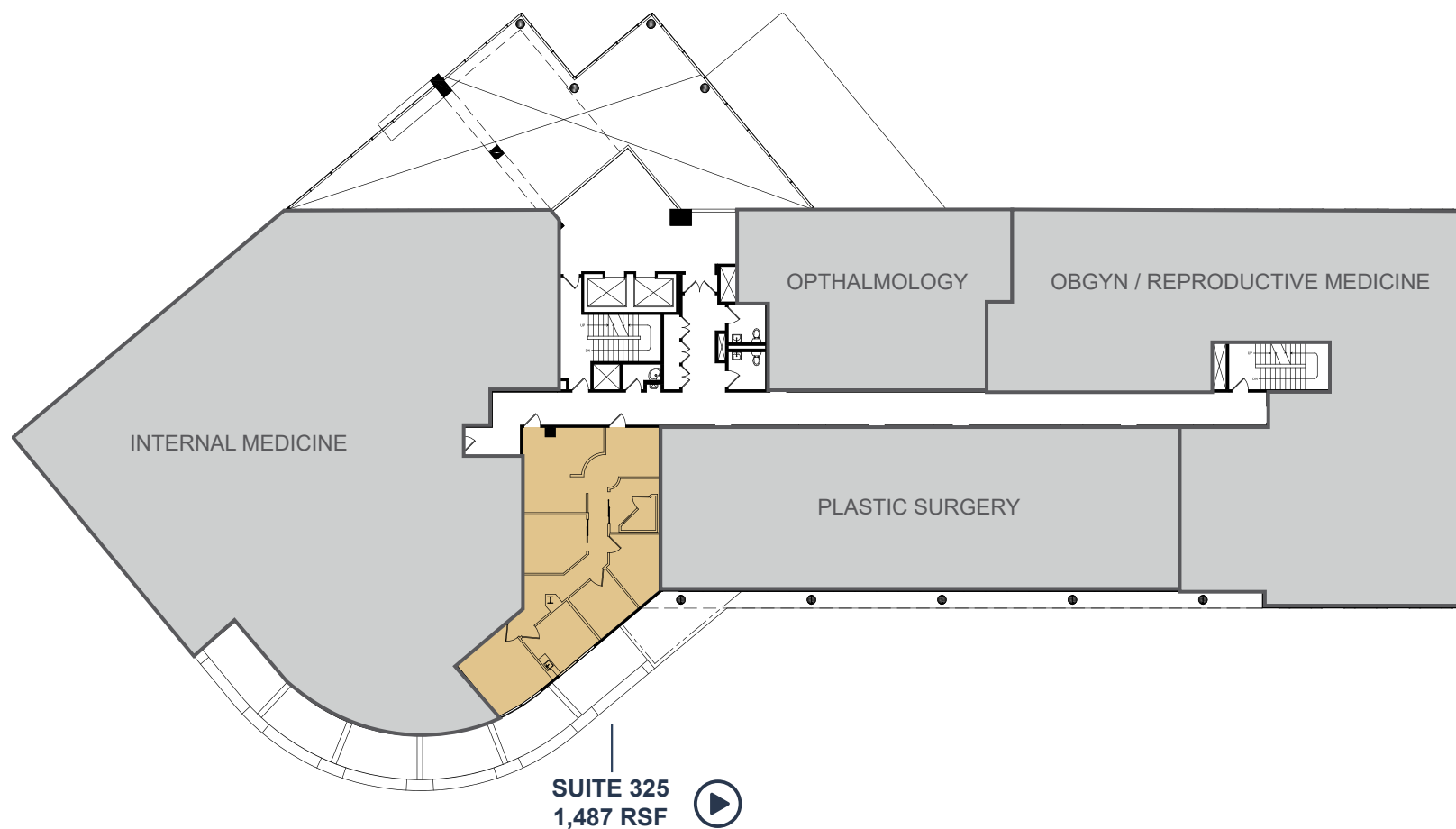
223

2,352

Key:



Click for Virtual Tour



AVAILABLE SUITE

SUITE

RSF

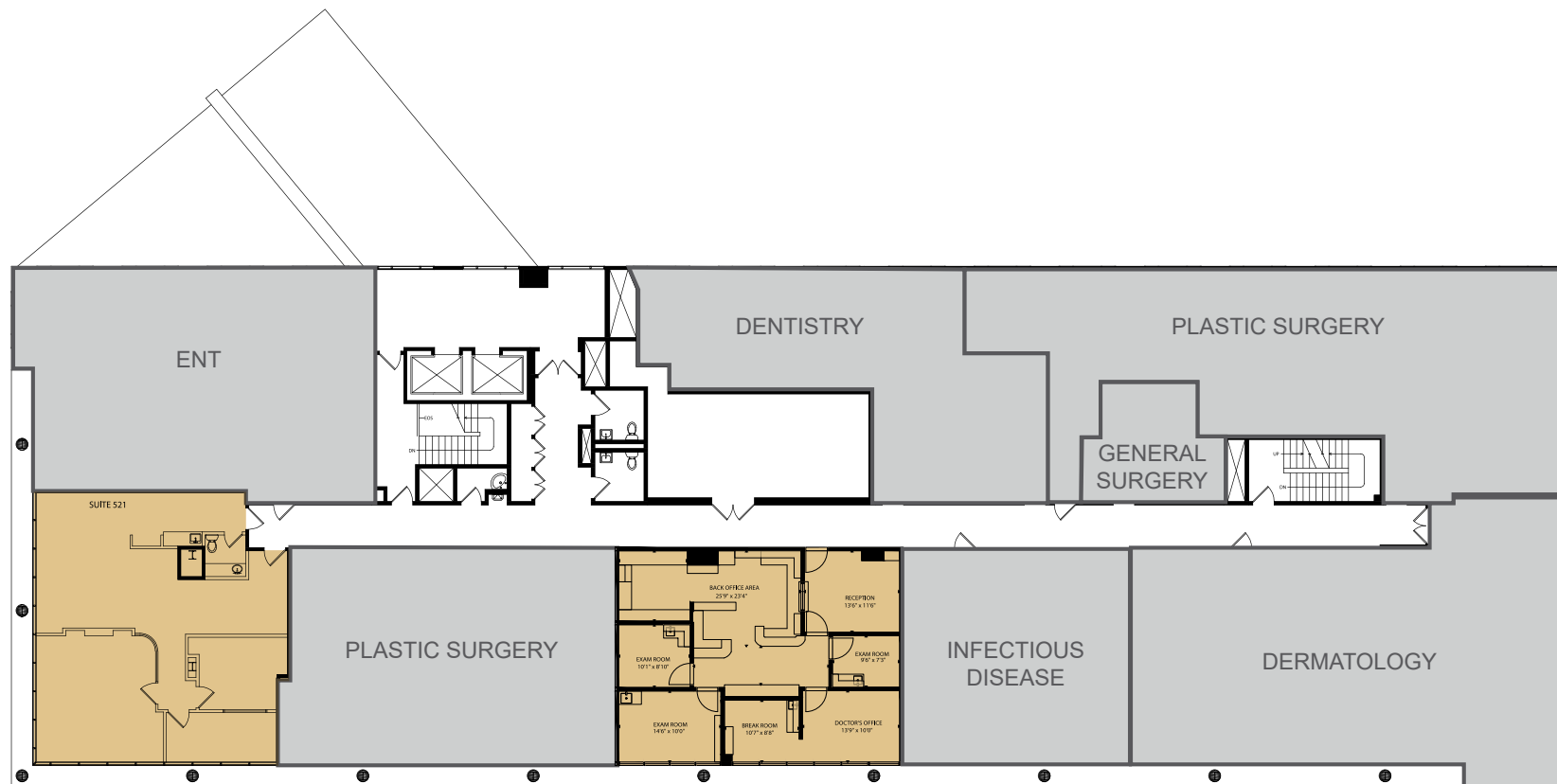
325

1,477

Key:



Click for Virtual Tour



SUITE 521
1,455 RSF

SUITE 527
1,520 RSF



AVAILABLE SUITE

SUITE	RSF
527	1,472
521	1,682

SCAN FOR SPEC PLAN
FOR SUITE 527



Key:



Click for Virtual Tour



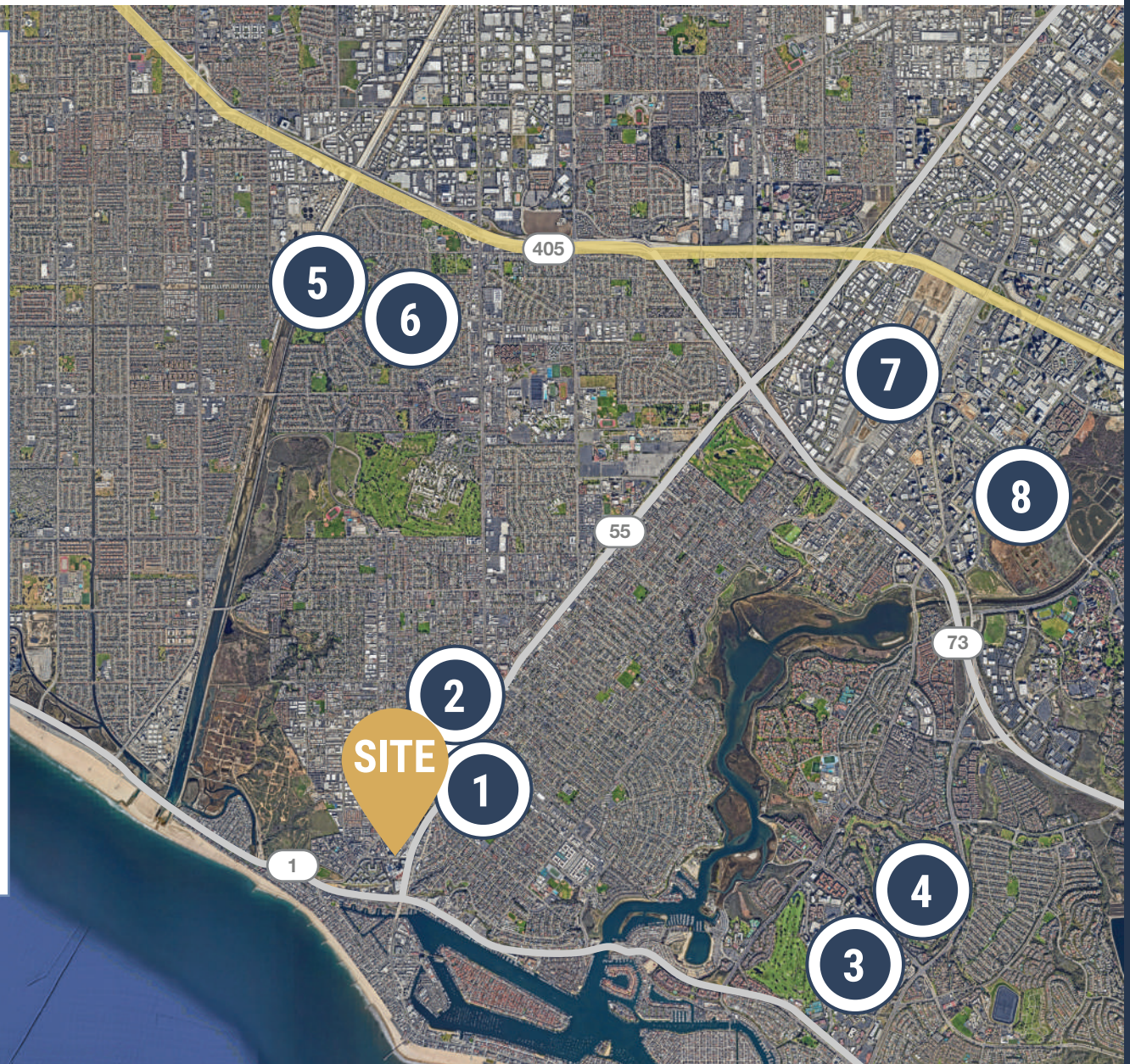


① Retail

Target
Hi-Time Wine Cellars
Vons
Sprouts Farmers Market
Staples
Ulta Beauty

② Trader Joe's**③ Fashion Island****④ Big Canyon Country Club****⑤ Mesa Verde Country Club****⑥ Retails**

CVS
BevMo!
Wells Fargo
Yard House

⑦ John Wayne Airport**⑧ University of California, Irvine**



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