

2301 Newport Blvd.

➤ MEDICAL OFFICE BUILDING FOR SALE
\$3,995,000 | 3,624 SF | Single Story



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**2301 Newport Blvd.,
Costa Mesa, CA**



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2301 NEWPORT BLVD.

Sale Price: \$3,995,000

2301 Newport Boulevard represents a rare opportunity to own a freestanding medical or retail building in one of Orange County's most desirable commercial corridors. Positioned with direct visibility from both Newport Boulevard and the 55 Freeway, the property offers unmatched exposure further enhanced by exterior signage opportunities, a distinct advantage in this high-traffic submarket.

Surface parking allows patients and customers to park and walk directly in, delivering the kind of convenient, low-friction access that today's medical and retail users demand. Combined with its accessibility to major thoroughfares, the property sits at the intersection of Newport Beach's prestige and Costa Mesa's connectivity, giving owners and occupiers the best of both markets.



PROPERTY DETAILS

Address: 2301 Newport Blvd., Costa Mesa, CA
 Building Size: 3,624 SF
 APN: 419-101-13
 Acreage: 0.5488 AC / 23,907 SF
 Zoning: C2
 Number of Floors: 1
 Year Built: 1990
 Parking: Surface
 Parking Ratio: 6.0 / 1,000 SF
 Sales Price: \$3,995,000.00

PROPERTY AMENITIES

BUILDING ATTRIBUTES

- Building-top signage opportunities, with visibility to over 95,000 cars per day
- Strong window line providing an abundance of natural light throughout
- Flexible floor plate that can be easily demised for a variety of uses and sizes
- Fully sprinklered building
- Surface parking at a ratio of 6/1,000 SF
- Two driveway entries off Newport Boulevard

LOCATION & ACCESSIBILITY

- Easy access to the 73, 405, and 55 Freeways
- Minutes to both Hoag Hospital and UCI Medical Center, Irvine

MARKET DEMOGRAPHICS

- Population of over 1.3 million within a 15-minute drive time

Estimate 15 Min Drive

POPULATION ESTIMATES

1,334,921

>17 78,954

18-44 529,810

AVERAGE HOUSEHOLD INCOME

\$150,791.66

45-64 338,001

65+ 197,127

Data Source:



Placer.ai

PAYOR MIX Within 15 Min Drive

COMMERCIAL 11.2%

EMPLOYER BASED 48.8%

GOVERNMENT 28.3%

MULTIPLE 4.4%

SELF PAY 7.4%

Data Source:



Placer.ai

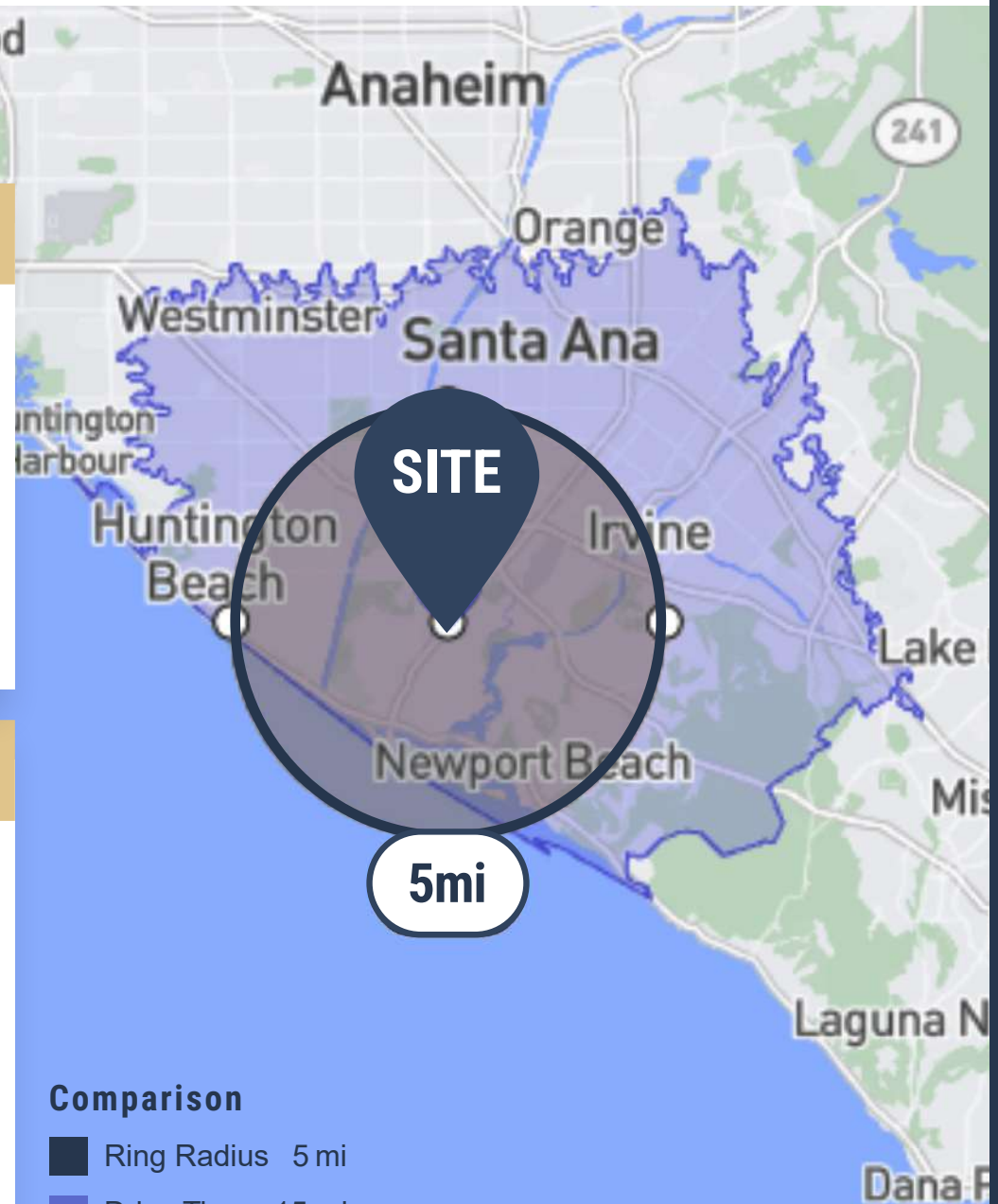
Comparison



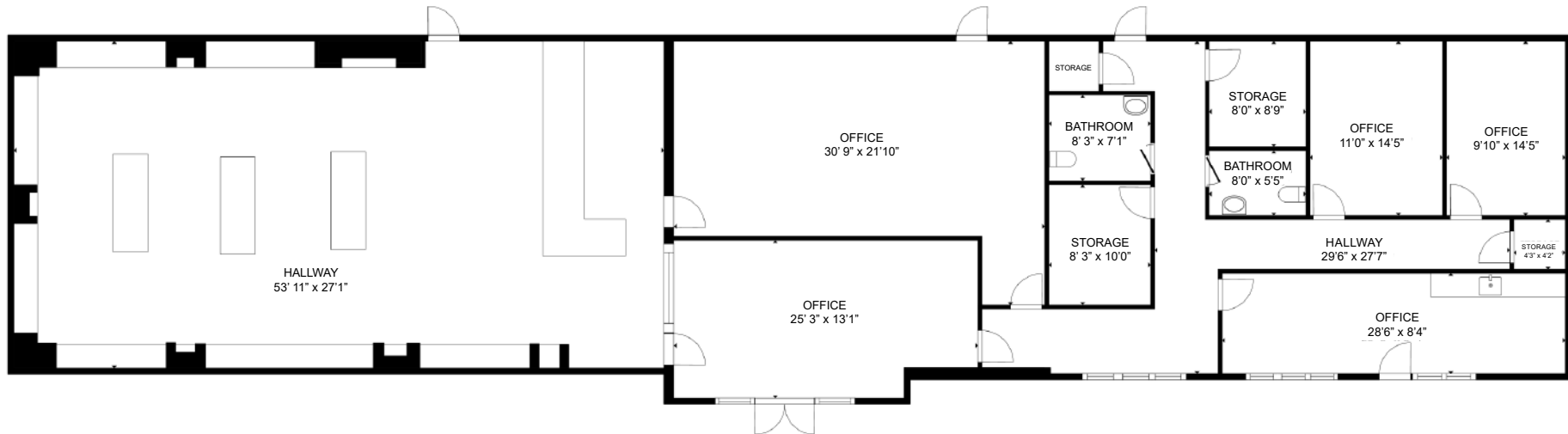
Ring Radius 5 mi



Drive Time 15 min







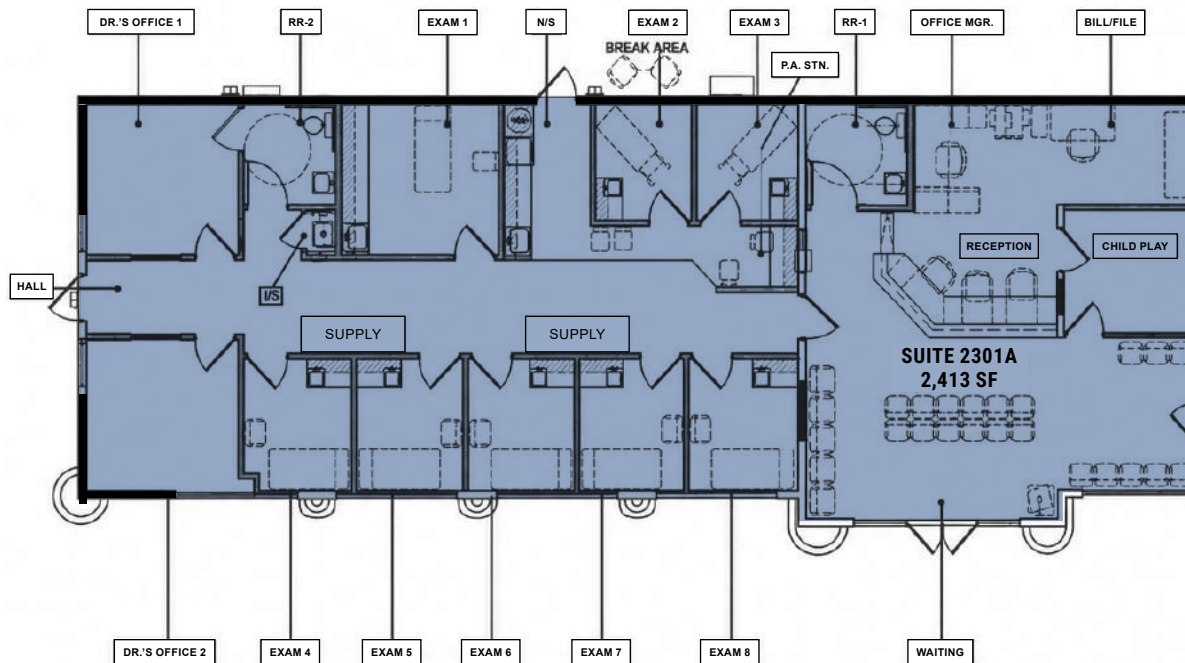
SUITE SIZE	SUITE DESCRIPTION	SALE PRICE
3,624 SF	Currently built out for a retail user. Previously built out as a pediatric clinic - some of the clinical infrastructure remains.	\$3,995,000

Virtual Floor Plan

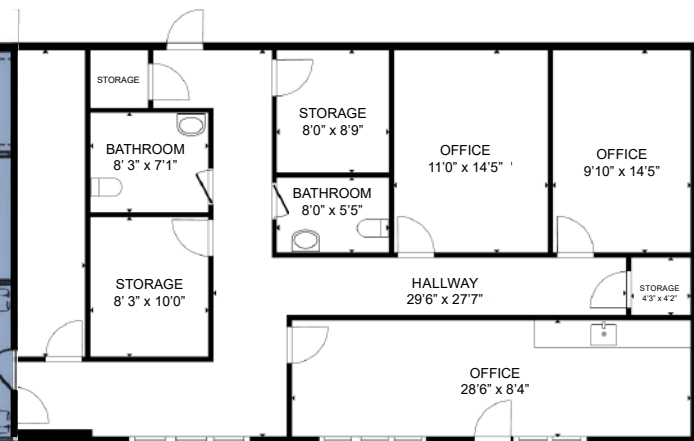
CLICK OR SCAN



Previous Clinical Layout



Existing Improvements



LOCAL HOSPITAL DISTANCE MAP

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