

FOR LEASE

GROUND-FLOOR MEDICAL • RETAIL • OFFICE

359 SAN MIGUEL DRIVE

NEWPORT BEACH, CALIFORNIA 92660

SUITE 104 • ±1,260 SF

SUITE 105 • ±776 SF

COMBINED • ±2,036 SF

A boutique opportunity in the heart of Newport Center

A flexible first-floor setting for a polished medical practice, wellness or aesthetic concept, client-facing professional office, or specialty retail showroom.

- Direct ground-floor access
- Plumbing in Suite 104
- Contiguous suites
- Adjacent common restrooms

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

A HIGH-END GROUND-FLOOR CANVAS

Build a refined environment tailored to your brand and clientele.



MEDICAL / WELLNESS

Ideal potential for concierge medicine, dermatology, aesthetics, dental, therapy, rehabilitation, or other outpatient services. In-suite plumbing and nearby common restrooms support efficient planning.

RETAIL / SHOWROOM

Ground-floor visibility and an upscale Newport Center address suit appointment-led retail, beauty, wellness, design, gallery, or boutique showroom concepts.

PROFESSIONAL OFFICE

Create a sophisticated client experience for financial, legal, real estate, consulting, design, or other professional services—with the convenience of first-floor access.

SPACE & BUILDING ADVANTAGES

- Suite 104: $\pm 1,260$ SF; Suite 105: ± 776 SF; combine for $\pm 2,036$ SF
- Flexible build-to-suit opportunity; free rent and tenant-improvement participation may be available
- Exterior-facing window line; possible signage; surface parking; wheelchair accessible
- Three-story, elevator-served boutique building with courtyard and nearby dining
- Across from Fashion Island in a highly walkable, exceptionally drivable Newport Center setting

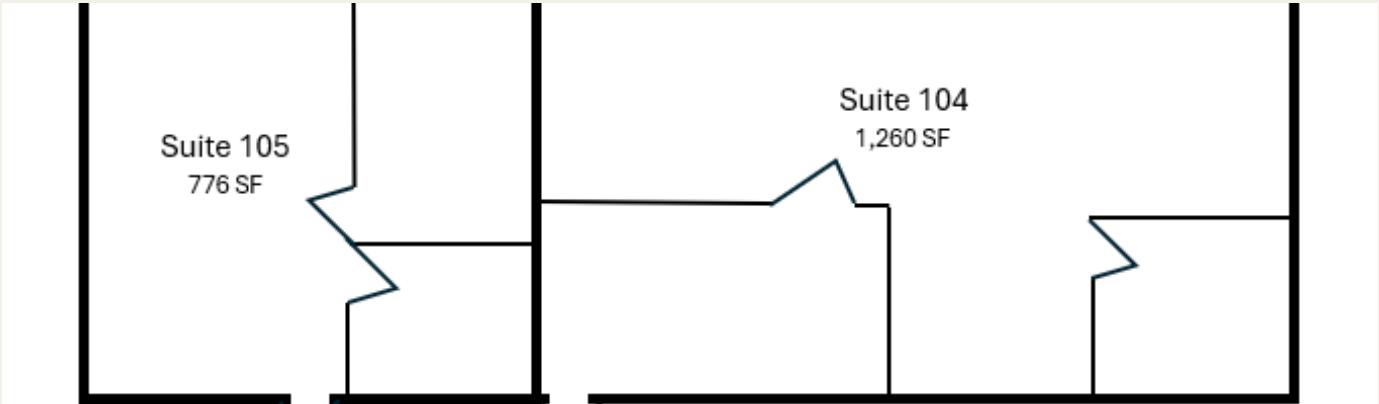
Potential uses, signage, improvements, and incentives are subject to landlord approval, applicable zoning, permits, licensing, and final lease terms.

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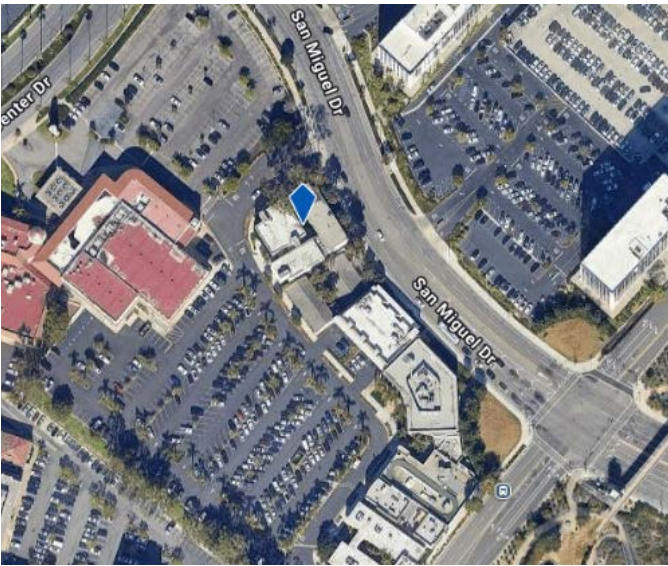
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FLOOR PLAN • LOCATION • DEMOGRAPHICS



CONTIGUOUS GROUND-FLOOR SUITES

Suite 105 ±776 SF | Suite 104 ±1,260 SF | Combined ±2,036 SF



Demographic source: U.S. Census Bureau QuickFacts, Newport Beach city, July 2025 estimate and 2020-2024/2022 data. Property facts compiled from owner/broker materials and the active listing; tenants must independently verify.

NEWPORT BEACH MARKET PROFILE

81,977	37,965
2025 estimated population	households (2020–2024)
\$2M+	69.6%
median owner-occupied home value	bachelor's degree or higher
\$4.0B	\$2.3B
2022 retail sales	2022 health care & social assistance revenue

YOUR NEWPORT BEACH LEASING CONTACT



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