

MARINERS MEDICAL ARTS

LEASED



1901 WESTCLIFF DRIVE NEWPORT BEACH, CA

BWP

RI

THE PROJECT

1901 WESTCLIFF DRIVE

is 20,000 SF of meticulously crafted, mid-century modern architecture. This historically significant project was originally constructed in 1963 and designed by master architect Richard Neutra, who most famously worked with Frank Lloyd Wright. The Orange County chapter of the American Institute of Architects has cited the property as one of the county's most significant buildings. Using historic photographs and preserved construction drawings, the space has recently undergone an extensive, multi-million dollar effort to restore the buildings to their original glory.



TRADE AERIAL

BALBOA ISLAND

BALBOA PIER

NEWPORT PENINSULA

PACIFIC COAST HIGHWAY

LIDO ISLAND

JAMES PERSE

NICK'S KIT

HAUTE CAKES CAFE

MARINER'S MEDICAL ARTS

NEWPORT HARBOR HIGH SCHOOL

DOVER DR | 13,300 ADT

earth bar
healthy supply co. since 1971

SALT & STRAW

WESTCLIFF DR | 20,600 ADT

NORDSTROM LOCAL

KÉAN COFFEE

Ralphs CVS pharmacy
oeb Breakfast Co. pressed juicery
Orangetheory FITNESS

WESTCLIFF PLAZA

SusieCakes

@ pause

IRVINE AVE | 31,500 ADT

Wild Fork

E 17TH ST | 33,600 ADT

THE NEIGHBORHOOD



NICK'S NEWPORT BEACH

*Representative image

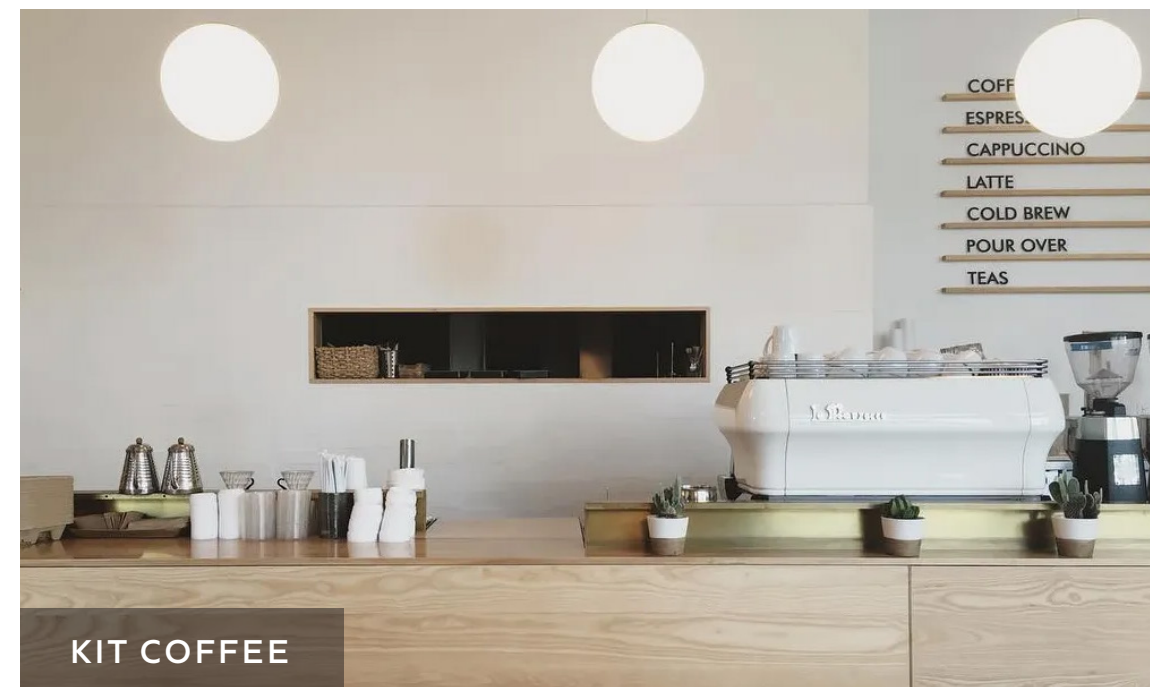


OSPI COSTA MESA

*Representative image



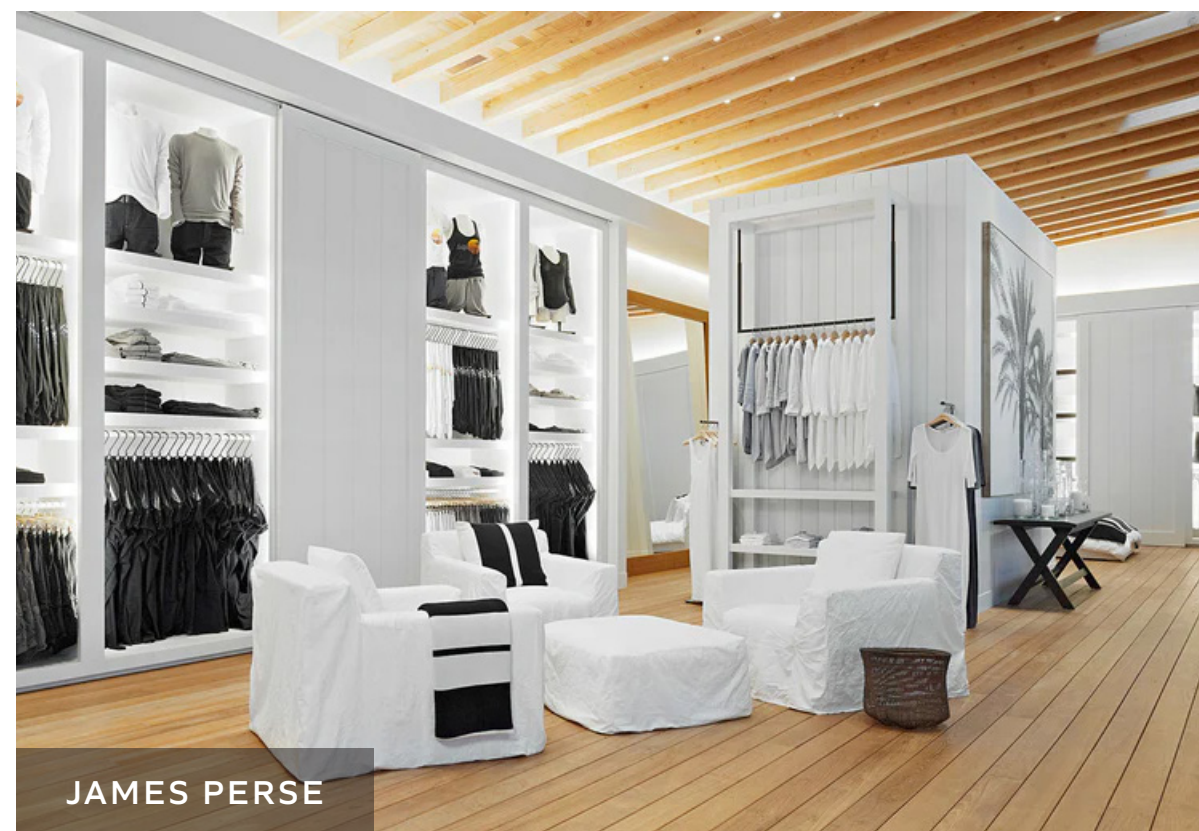
HAUTE CAKES



KIT COFFEE



RA YOGA



JAMES PERSE



MILLIGRAM COFFEE & KITCHEN

PROPERTY HIGHLIGHTS



MARINERS MEDICAL ARTS

- Recently underwent a multimillion-dollar restoration project and boasts upper-level balconies, custom water features, lush landscaping, and an abundance of natural light.
- Perfectly situated along Newport Beach's Westcliff corridor, offering close proximity to first-class restaurants, fitness, medical/beauty services, and retail.

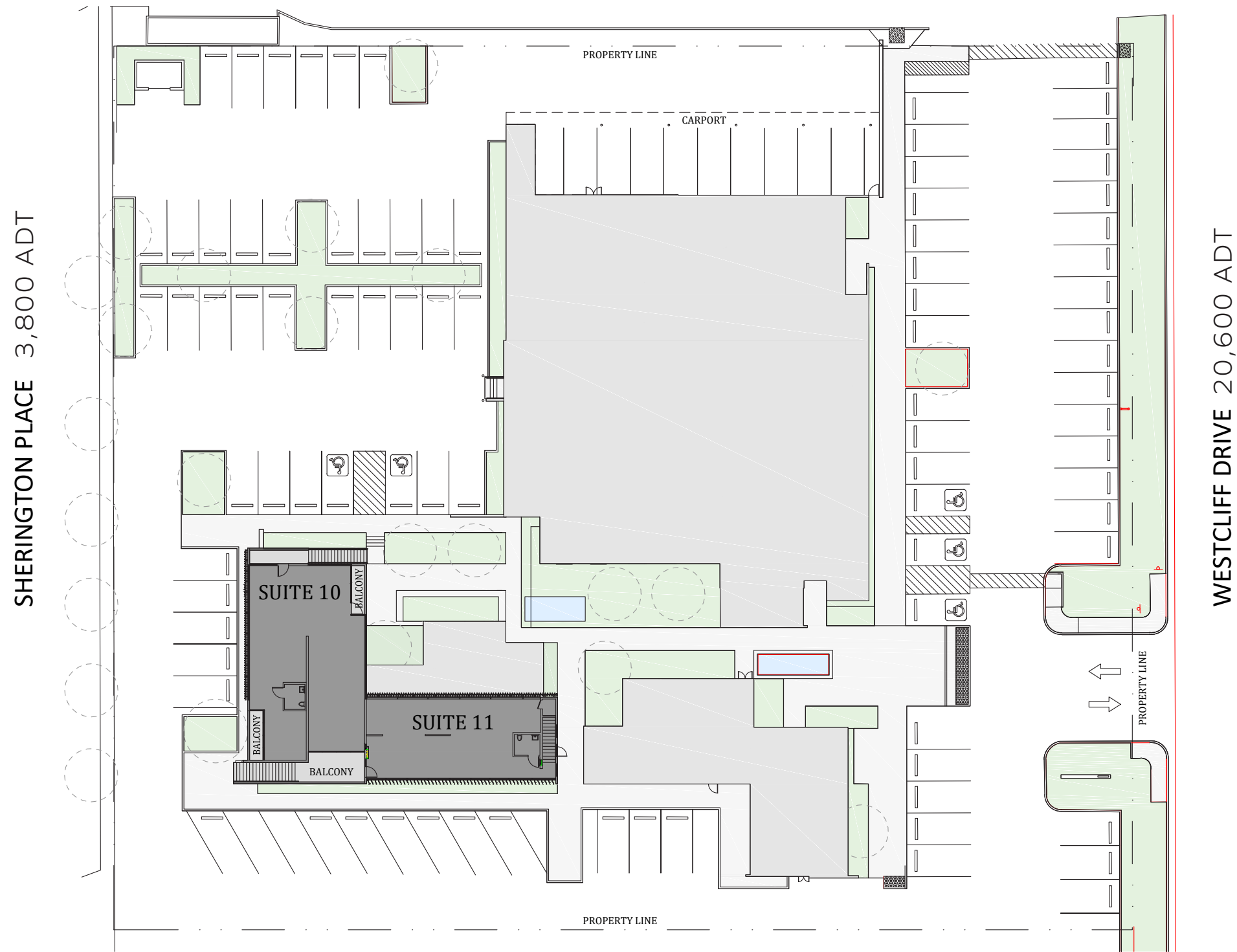
SITE PLAN - LEVEL 1




Scale: 1" = 30'-0"



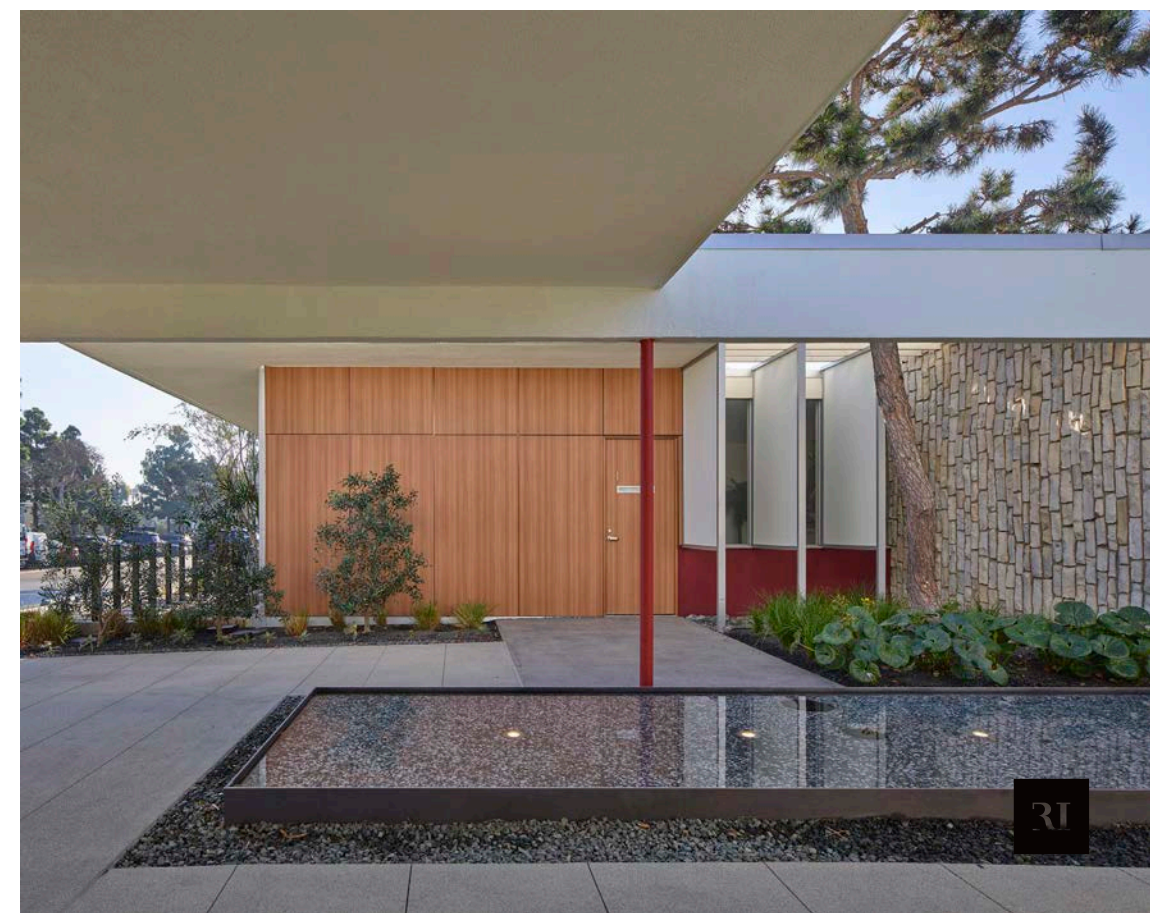
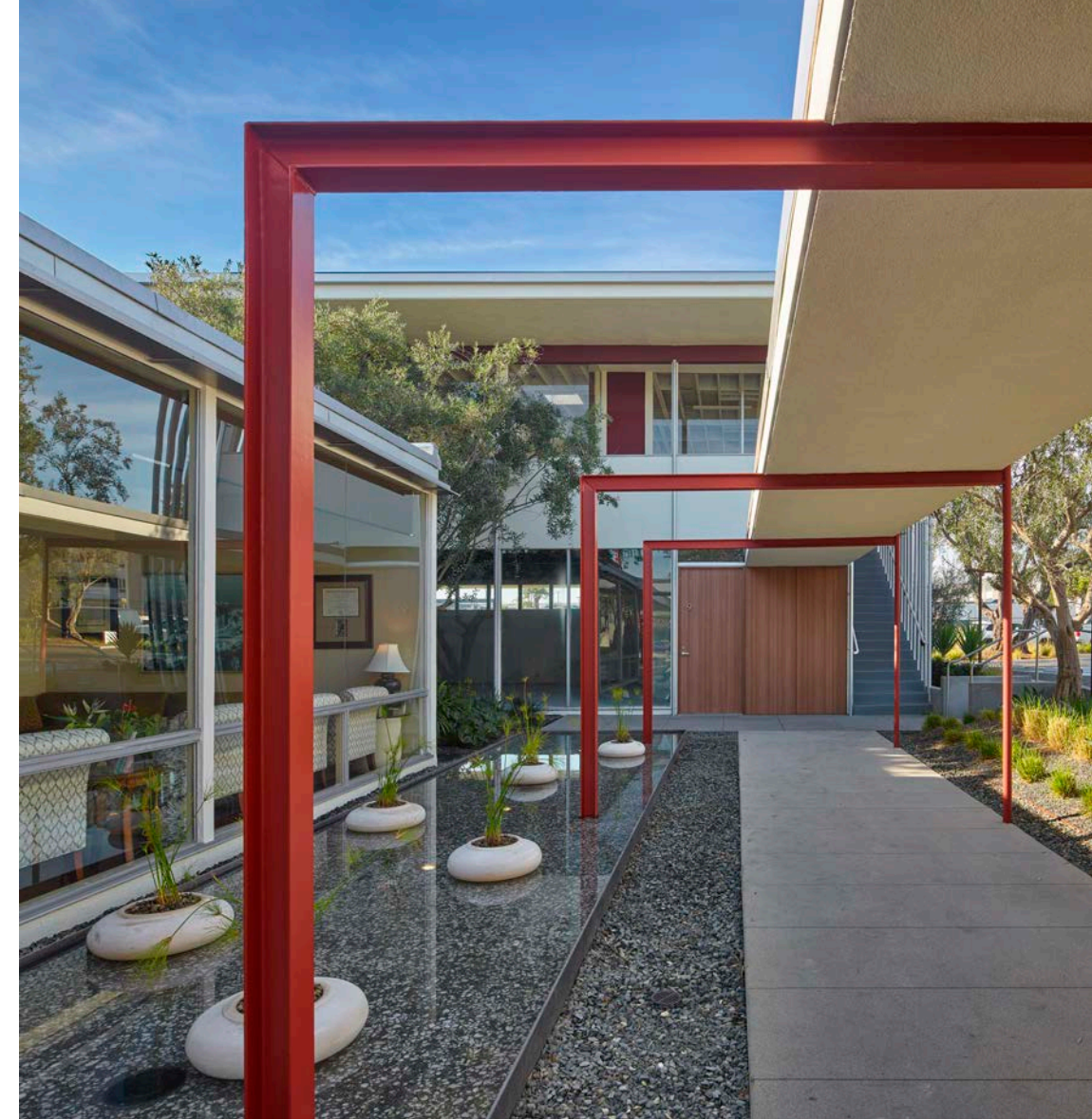
SITE PLAN - LEVEL 2

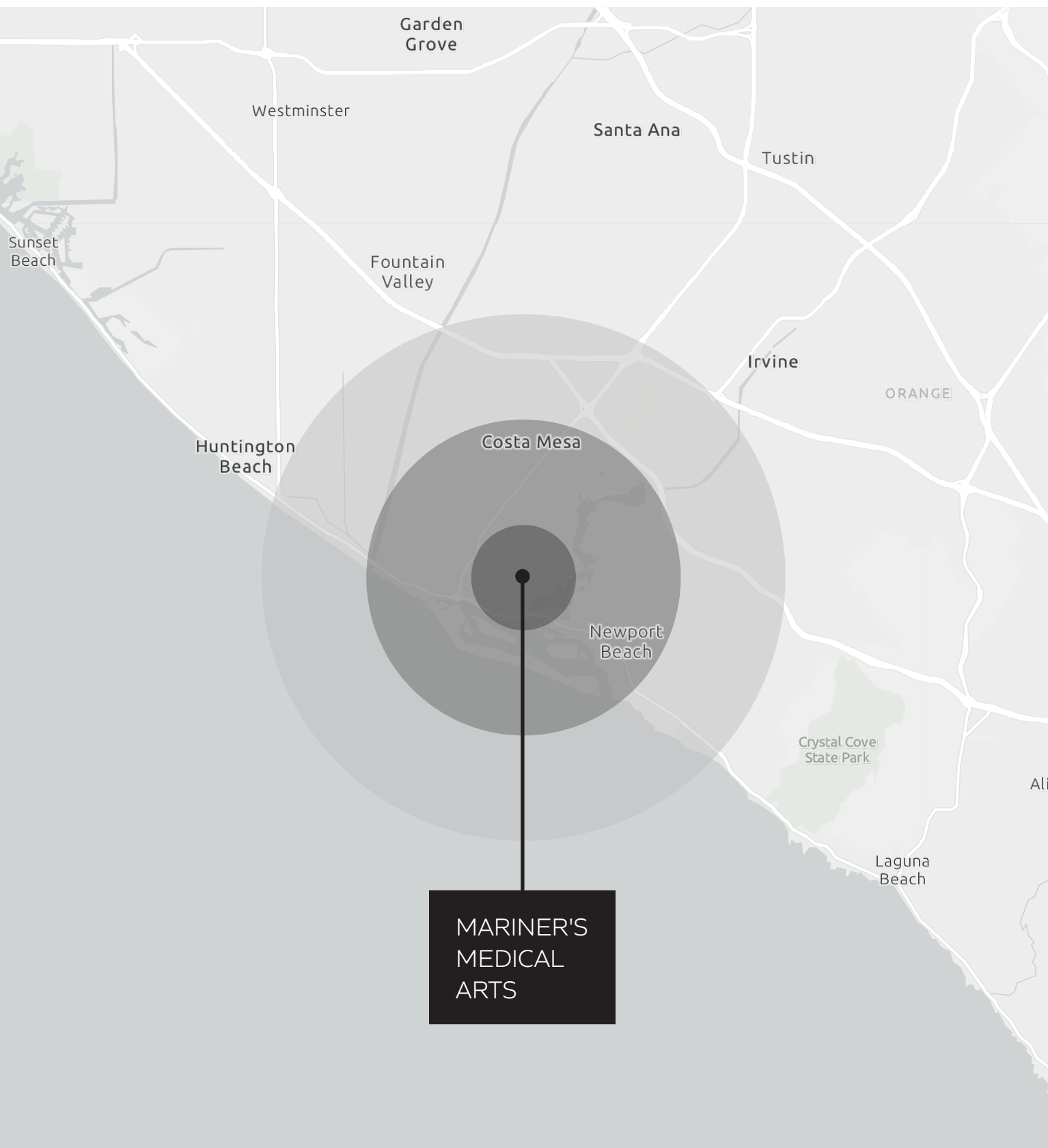



Scale: 1" = 30'-0"



PROPERTY PHOTOS





DEMOGRAPHICS

NEWPORT BEACH / CALIFORNIA

	1 Mile	3 Mile	5 Mile
Population			
Estimated Population	18,754	132,541	287,353
Forecasted Population (2027)	18,611	132,312	289,398
Daytime Demos			
Total Daytime Population	20,972	152,453	402,654
Median Household Income			
Estimated Median Household Income	\$147,597	\$128,598	\$119,332
Median Disposable Income	\$114,383	\$104,884	\$100,155
Average Household Income			
Estimate Average Household Income	\$218,657	\$190,583	\$173,810
Average Disposable Income	\$136,305	\$122,347	\$114,283

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property



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1901 WESTCLIFF DRIVE, NEWPORT BEACH

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BURNHAM | WARD
PROPERTIES