

# 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**

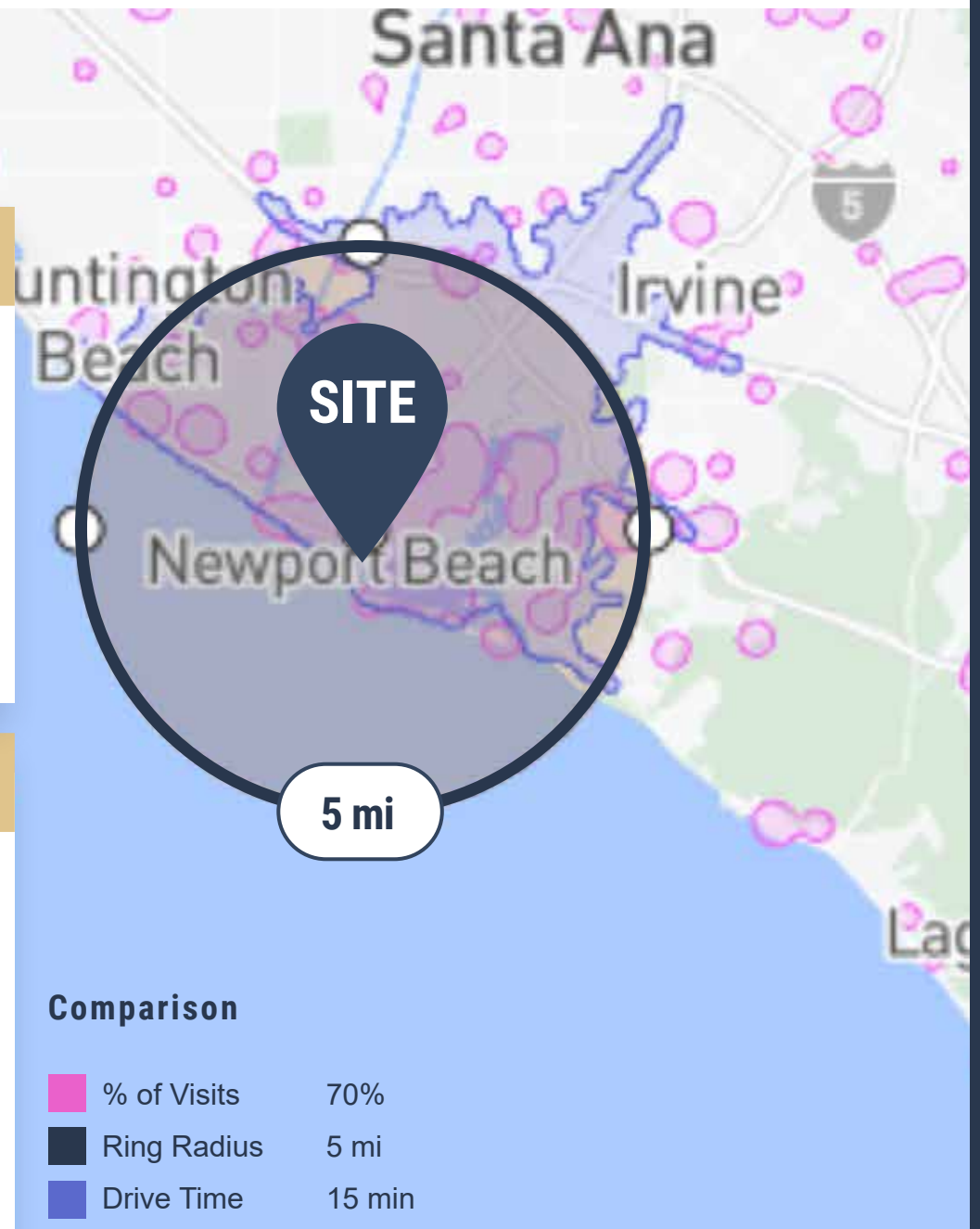
45-64 248,574  
65+ 144,410

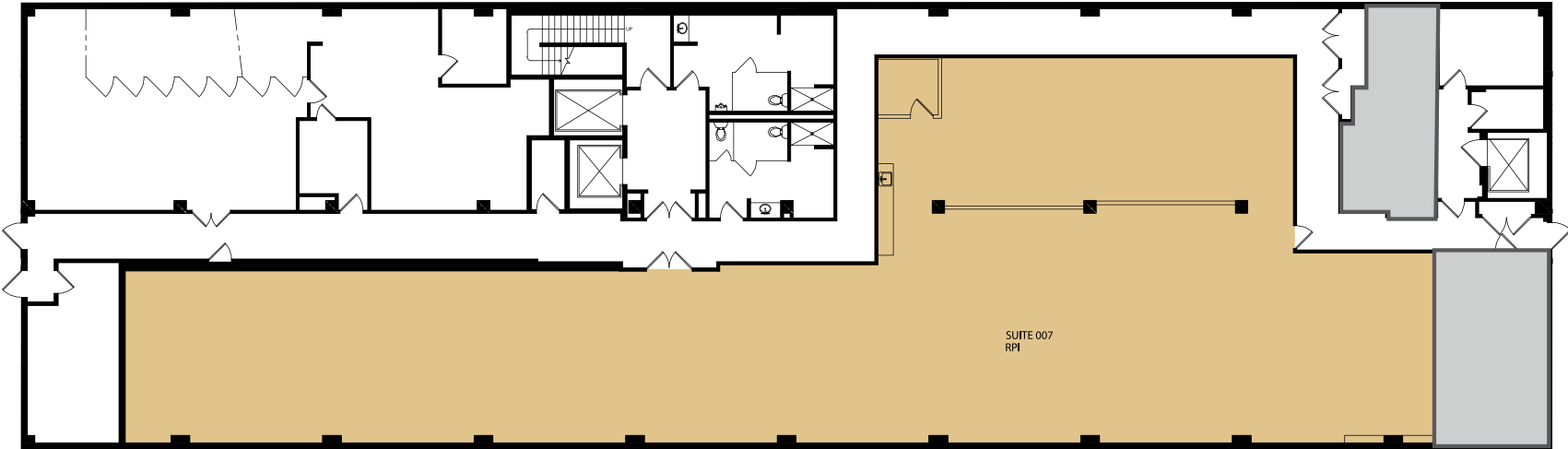
Data Source:  **Placer.ai**

## PAYOR MIX Within 15 Min Drive

COMMERCIAL 11.6%  
EMPLOYER BASED 50.4%  
GOVERNMENT 26.4%  
MULTIPLE 4.3%  
SELF PAY 7.3%

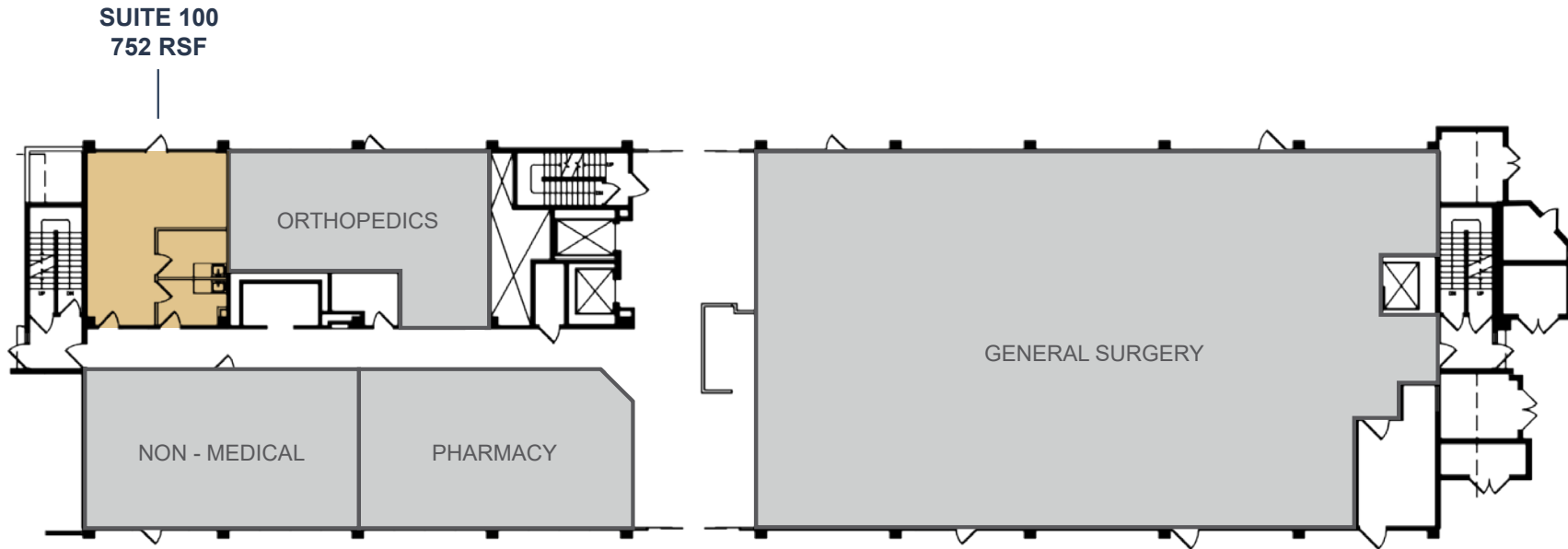
Data Source:  **Placer.ai**





SUITE 007  
6,934 RSF

| AVAILABLE SUITE |       |
|-----------------|-------|
| SUITE           | RSF   |
| 007             | 6,934 |

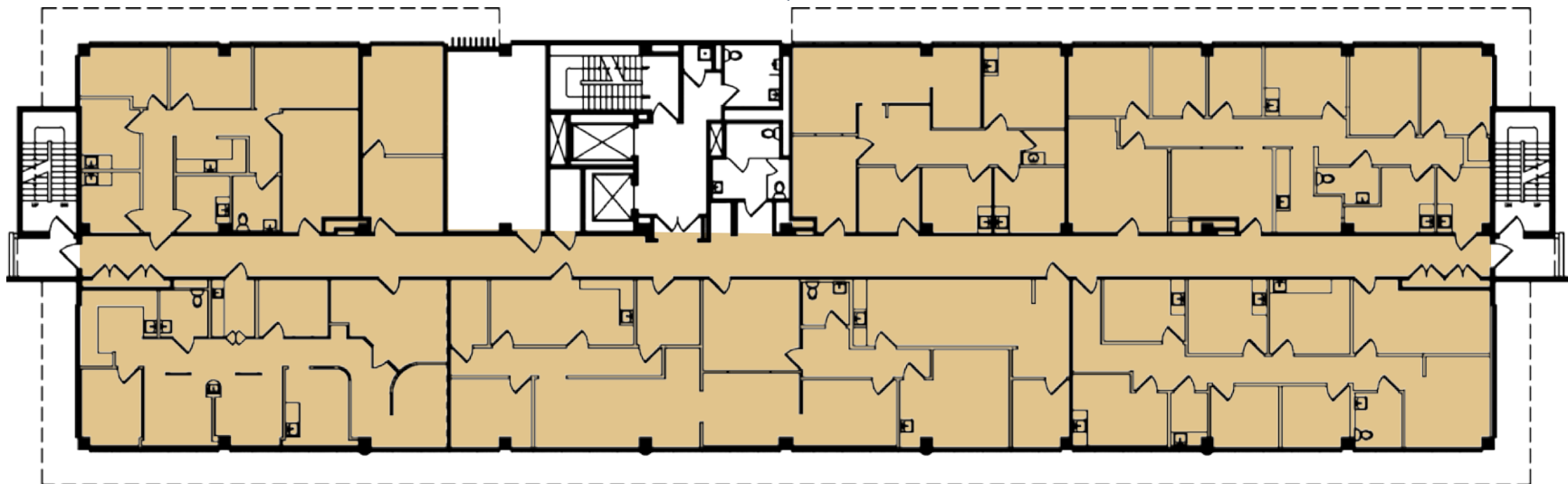


| AVAILABLE SUITE |     |
|-----------------|-----|
| SUITE           | RSF |
| 100             | 752 |

## LARGEST BLOCK OF MEDICAL SPACE NEAR HOAG HOSPITAL

Full Floor Opportunity

SUITE 200  
12,354 RSF



### AVAILABLE SUITE

| SUITE | RSF    |
|-------|--------|
| 200   | 12,354 |



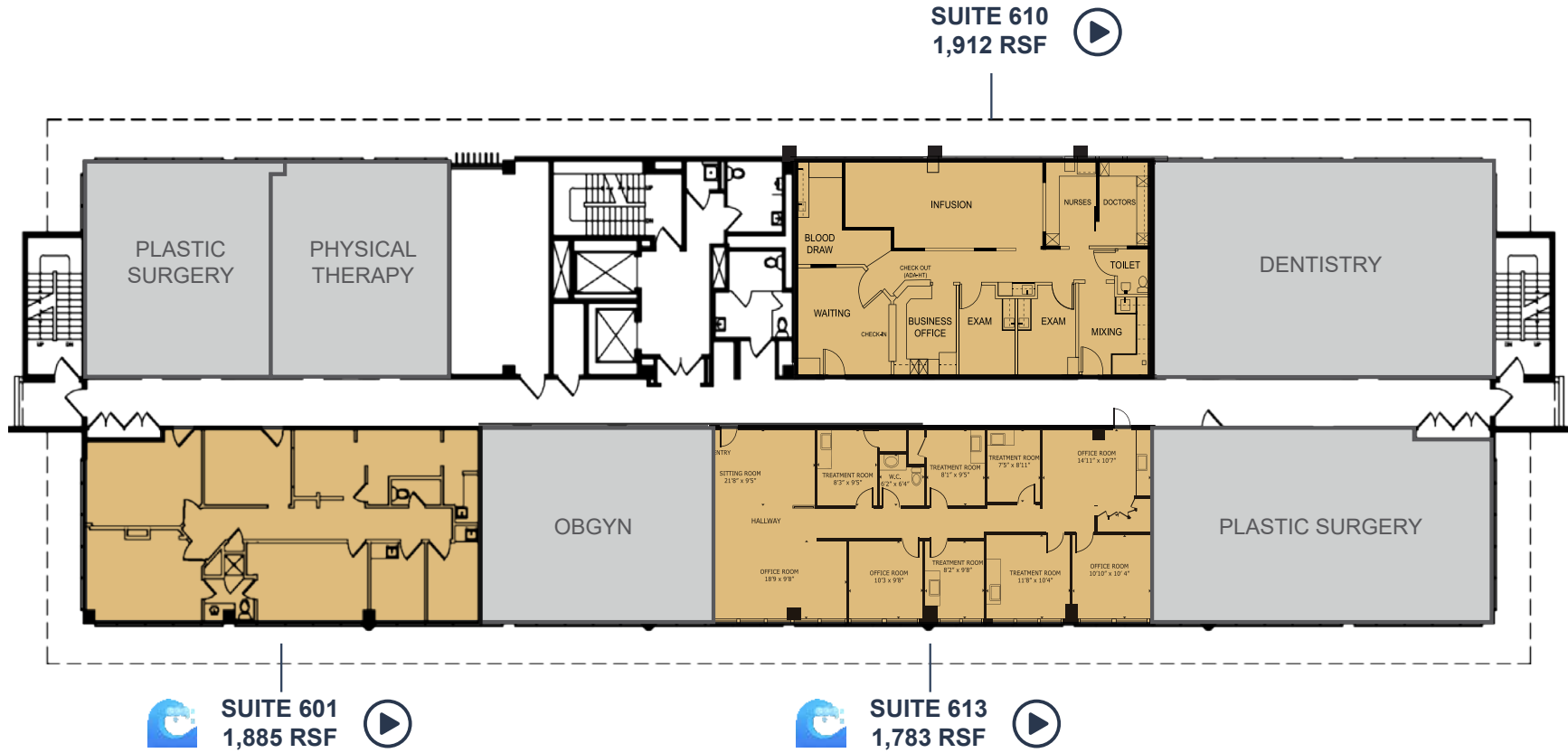
### AVAILABLE SUITES

| SUITE | RSF   |
|-------|-------|
| 306   | 1,713 |
| 309*  | 1,856 |
| 319*  | 2,280 |

\*Contiguous up to 4,136 RSF

Key:  
 Click for Virtual Tour





## AVAILABLE SUITES

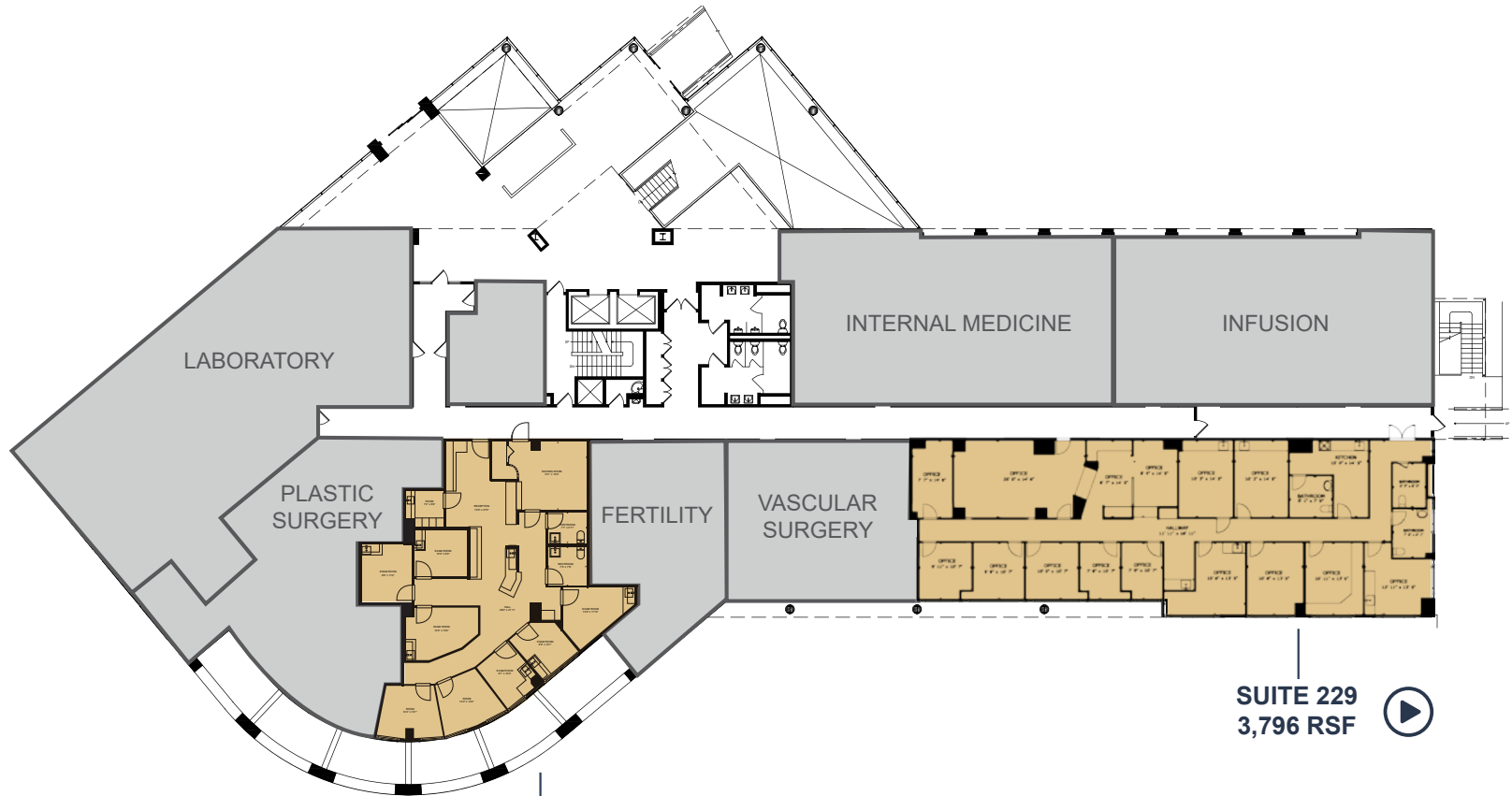
| SUITE | RSF   |
|-------|-------|
| 601*  | 1,885 |
| 610   | 1,912 |
| 613*  | 1,783 |

\*Contiguous up to 3,407 RSF

Key:

- Click for Virtual Tour
- Ocean View Suite


# FLOOR PLAN - TOWER II - 361- SECOND FLOOR

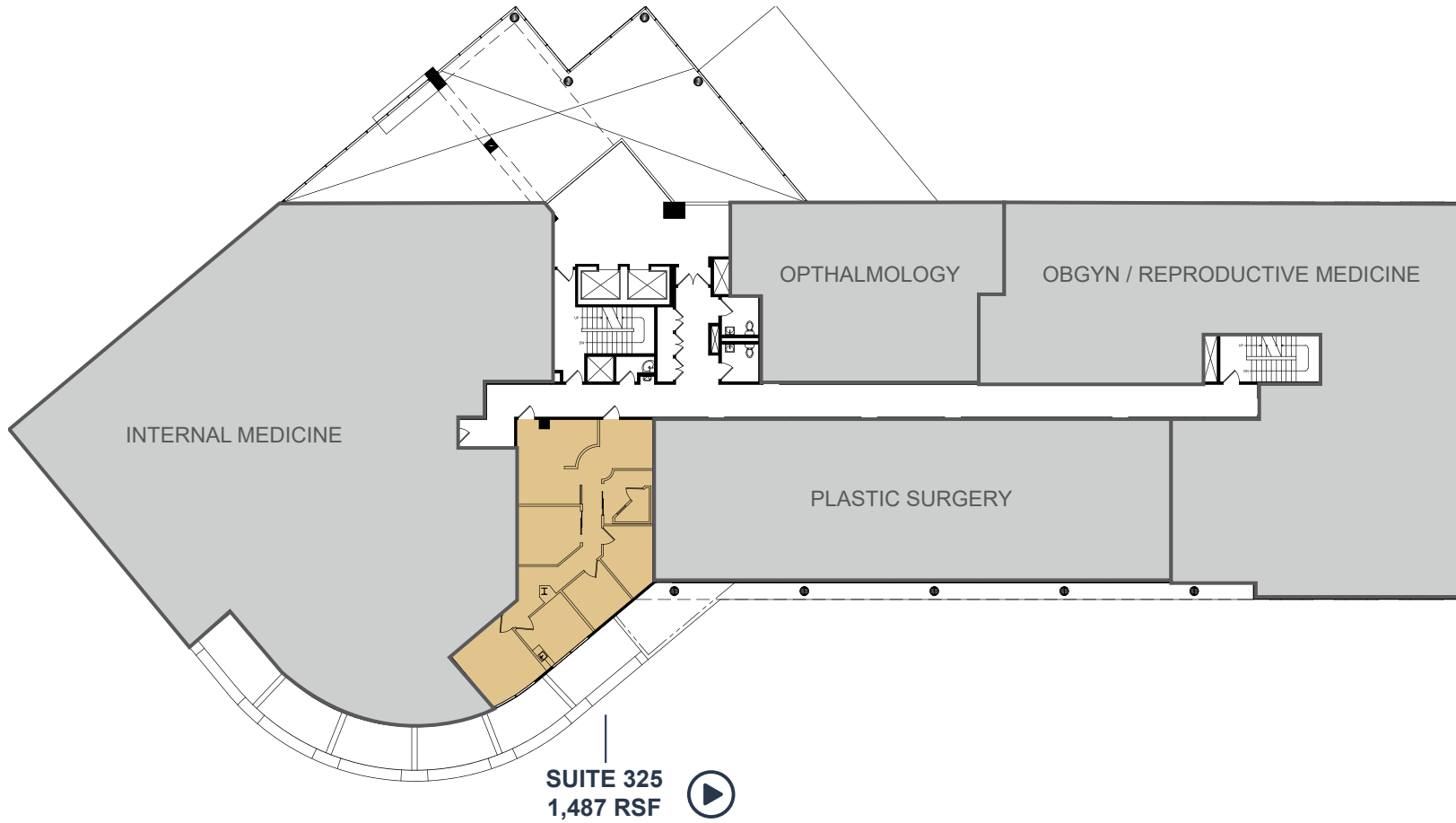


SUITE 223  
2,366 RSF 


SUITE 229  
3,796 RSF 

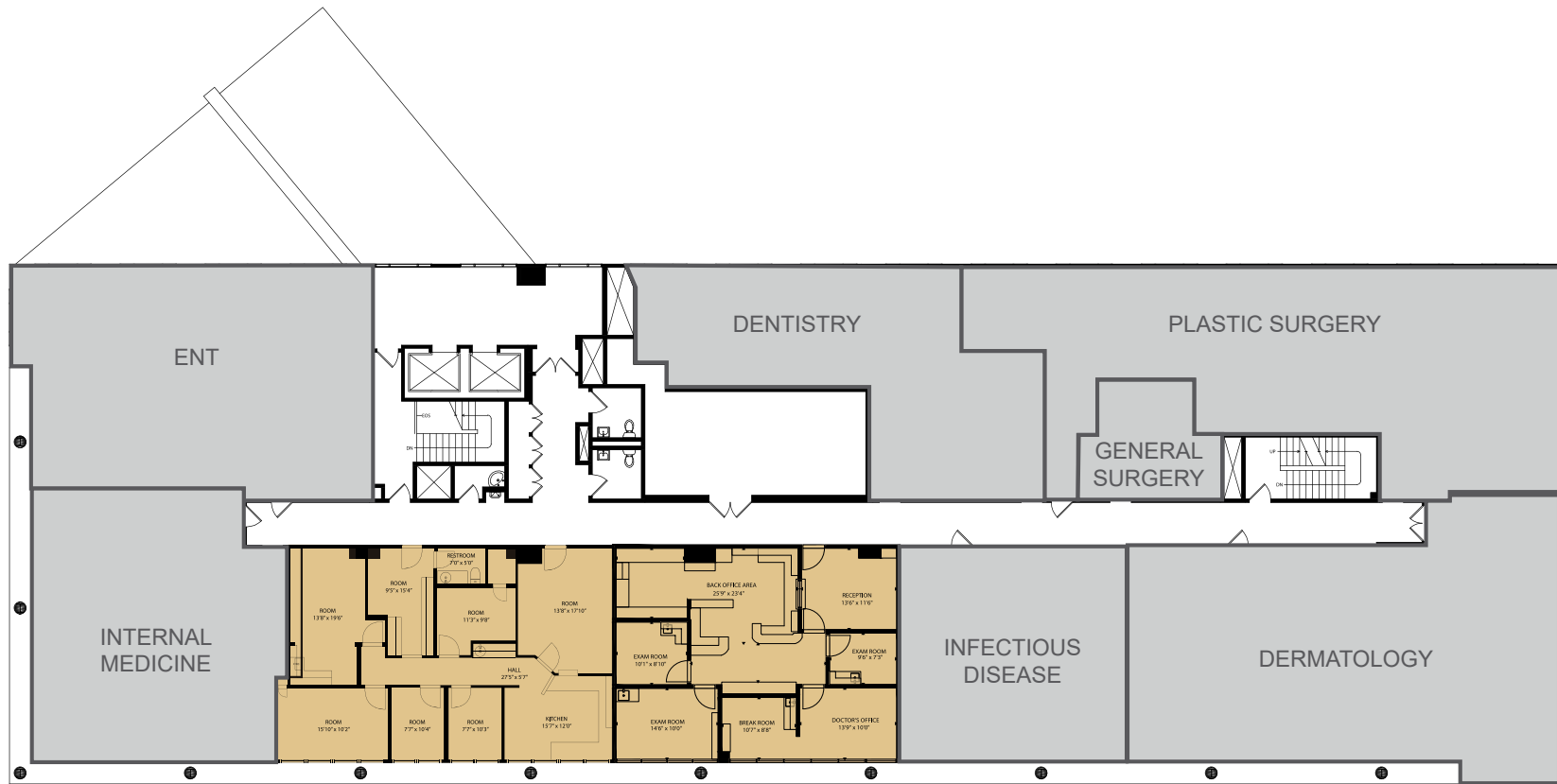
| AVAILABLE SUITES |       |
|------------------|-------|
| SUITE            | RSF   |
| 223              | 2,366 |
| 229              | 3,796 |

Key:  
 Click for Virtual Tour



| AVAILABLE SUITE |       |
|-----------------|-------|
| SUITE           | RSF   |
| 325             | 1,487 |

Key:  
 Click for Virtual Tour



SUITE 523  
1,803 RSF



SUITE 527  
1,520 RSF



## AVAILABLE SUITES

| SUITE | RSF   |
|-------|-------|
| 523   | 1,803 |
| 527   | 1,520 |

\*Contiguous up to 3,323 RSF

Key:



Click for Virtual Tour



SUPERIOR AVE

8,900  
cars/day

15,400  
cars/day

57,200  
cars/day

NEWPORT BLVD

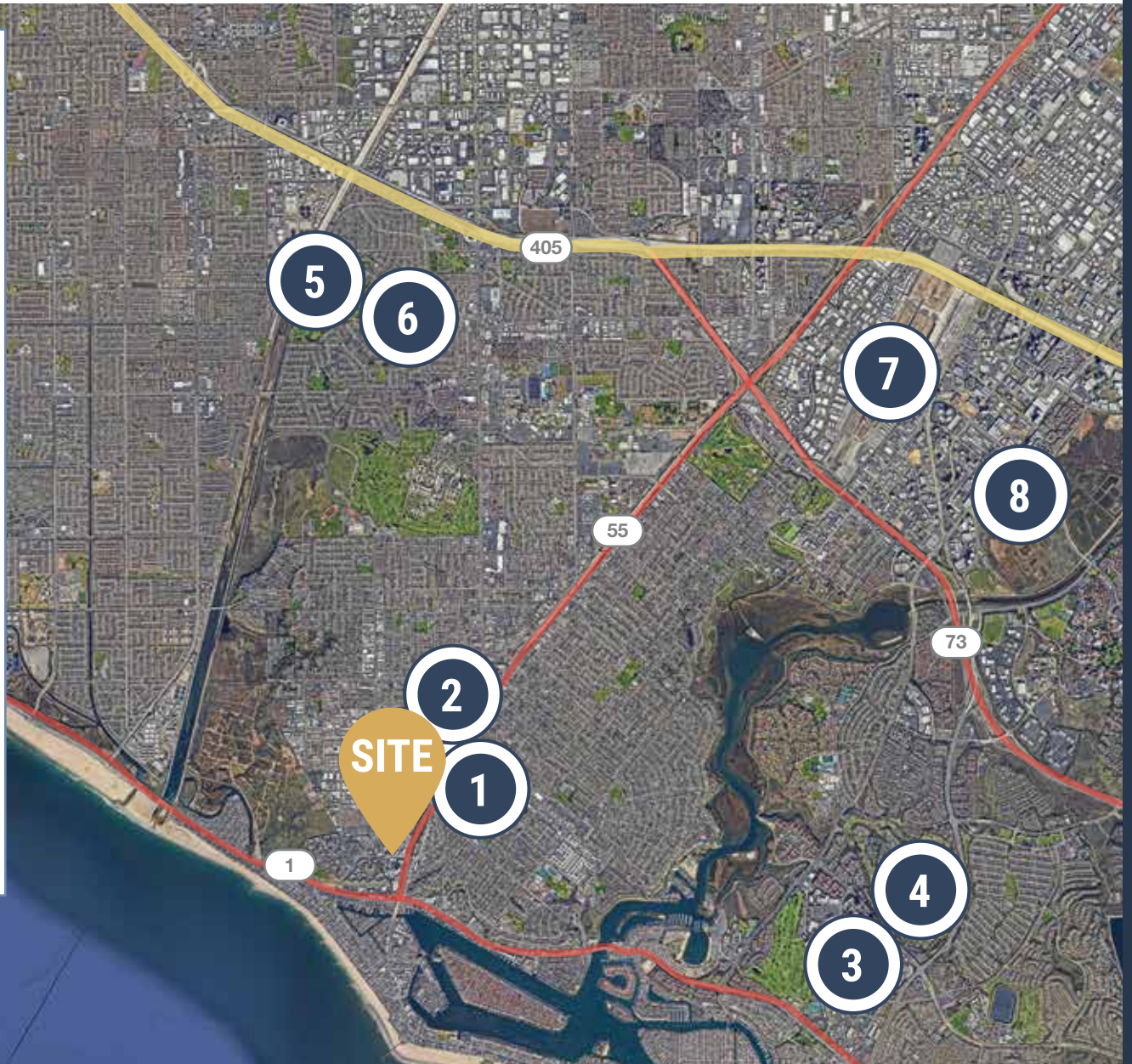
16,500  
cars/day

PLACENTA AVE

SITE

HOSPITAL ROAD





- 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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