

3701 BIRCH ST

NEWPORT BEACH, CA 92660

THE AESTHETIC CENTERS  LIFTIQUE

FOR LEASE

PROPERTY OVERVIEW

Opportunity to lease a beautiful, high image medical space, located at 3701 Birch St, in the city of Newport Beach. The property is located in the desirable Airport Area submarket, at the signalized intersection of Bristol St. N., and Birch St., with front ex-posure facing the 73. The property is easily accessible from the 73, 405 and 55 freeways. The following medical suites are available: Suite 100 (3,935 SF), Suite 150 (2,600 SF) or the entire floor (6,535 SF). The available suites are located on the second level, which is supported by a covered parking structure on the first level. The suites are accessible via multiple staircases and a centrally located elevator. Most of the rooms/offices in the suites are window-lined. From the ground floor, the elevator opens up to a beautiful common area lobby on the second level. The building offers a mple s urface a nd c overed parking, building signage and is nearby several amenities (shopping, casual dining, and hotels).

PROPERTY HIGHLIGHTS

- 2-story Medical building
- Prestigious Newport Beach address
- Free Ample Parking
- Corner of Birch St. and Bristol St. N.
- Excellent access
- 13 min drive to Tustin Metrolink Station
- 15 min drive to Santa Ana Metrolink Station
- Within a 2 minute drive to John Wayne Airport
- 50,000+ cars per day on Birch Street
- 40,000+ cars per day on Bristol Street

3701 BIRCH ST
NEWPORT BEACH, CA 92660

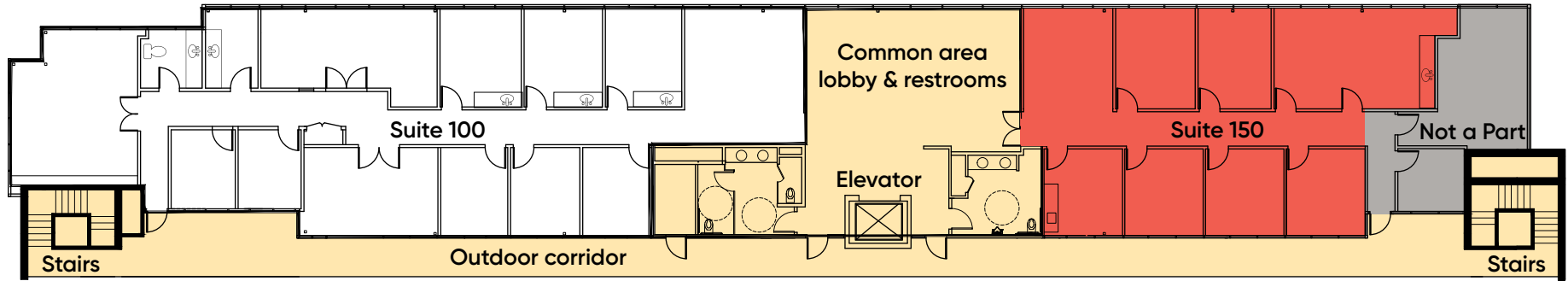


FLOOR PLAN

3701 BIRCH ST
NEWPORT BEACH, CA 92660

-  Suite 100 - 3,935 SF
-  Suite 150 - 2,600 SF
-  Common Areas
-  Not a Part

The entire floor is 6,535 SF. If tenant leases the entire floor, the lobby and restrooms will become exclusive, for the tenant's private use.





SOUTH COAST PLAZA
 bloomingdales ★ macy's *Saks Fifth Avenue*
 WOLFGANG PUCK LAWRYS CARVERY 鼎泰 豐
 W.P. 鼎泰 豐

IRVINE BUSINESS COMPLEX

JOHN WAYNE AIRPORT
ORANGE COUNTY

LYON AIR MUSEUM

HYATT REGENCY

Bistango
WINE & BEER ARTISANAL

OCEAN EVENT CENTER

POMO OLIVE
Mediterranean Cuisine

BENIHANA
EXPERIENCE THE ORIGINAL

RENAISSANCE
NEWPORT BEACH HOTEL

Reality HB BISTRO

poké OC

MOULIN Go Go

VANGUARD UNIVERSITY

3701 BIRCH ST
NEWPORT BEACH, CA 92660

Starbucks

MARRIOTT

UNIVERSITY RESEARCH PARK

UCI University of California, Irvine

EAST SIDE COSTA MESA

EAST BLUFF

DEMOGRAPHICS

POPULATION



1 mile.....	4,957
3 mile.....	169,703
5 mile.....	458,137

TOTAL HOUSEHOLDS



1 mile.....	2,191
3 mile.....	66,030
5 mile.....	158,874

AVERAGE HH INCOME



1 mile.....	\$134,632
3 mile.....	\$121,485
5 mile.....	\$133,150



CAMPUS DRIVE

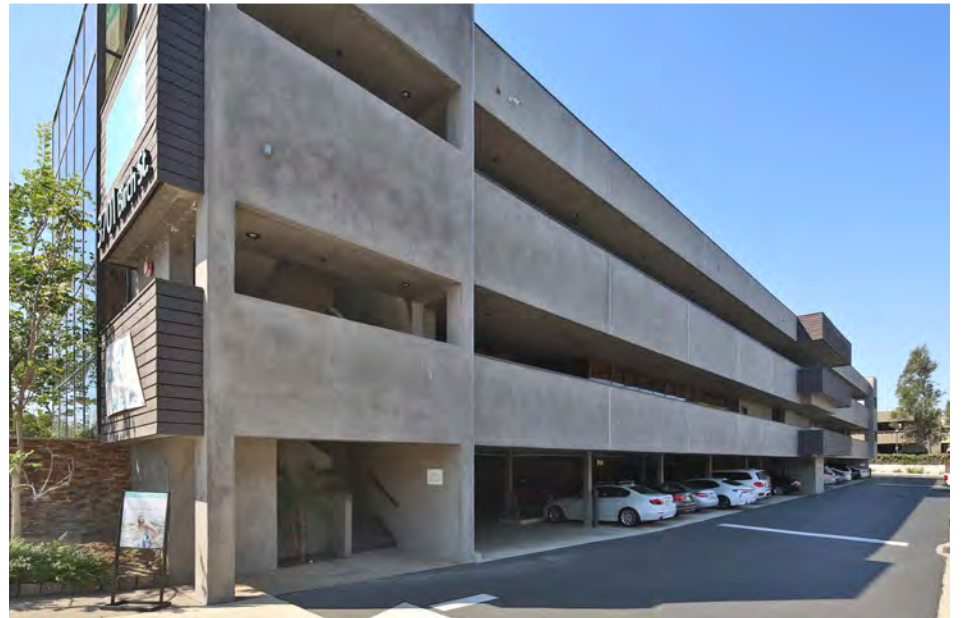
3701 BIRCH ST
NEWPORT BEACH, CA 92660

BIRCH STREET N (40,000 CARS/DAY)

73

BIRCH STREET (50,000 CARS/DAY)

EXTERIOR PHOTOS



EXTERIOR PHOTOS

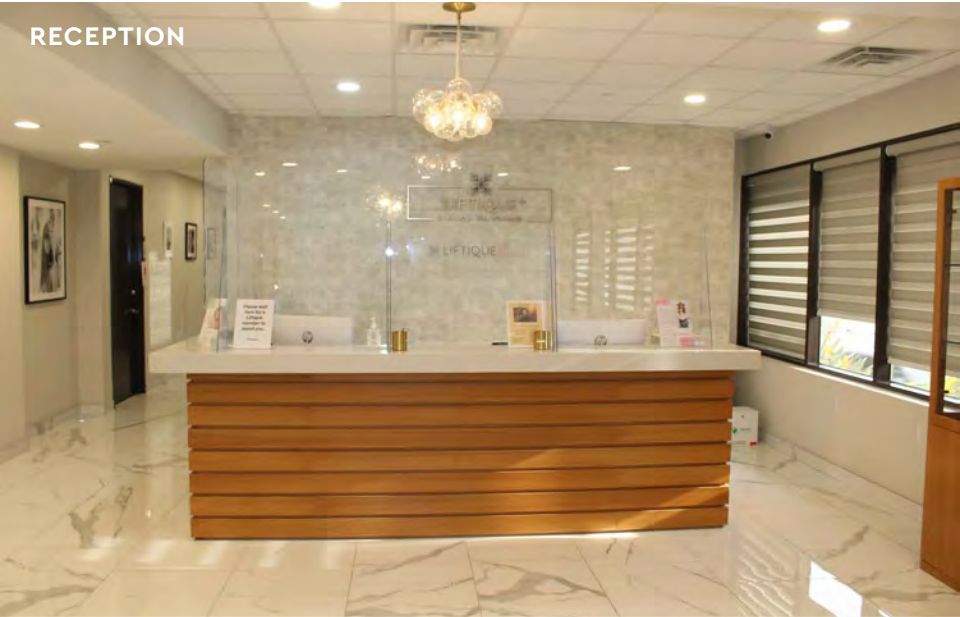


COMMON AREA LOBBY AND RESTROOMS



SUITE 100

RECEPTION



TYPICAL OFFICE/TREATMENT ROOM



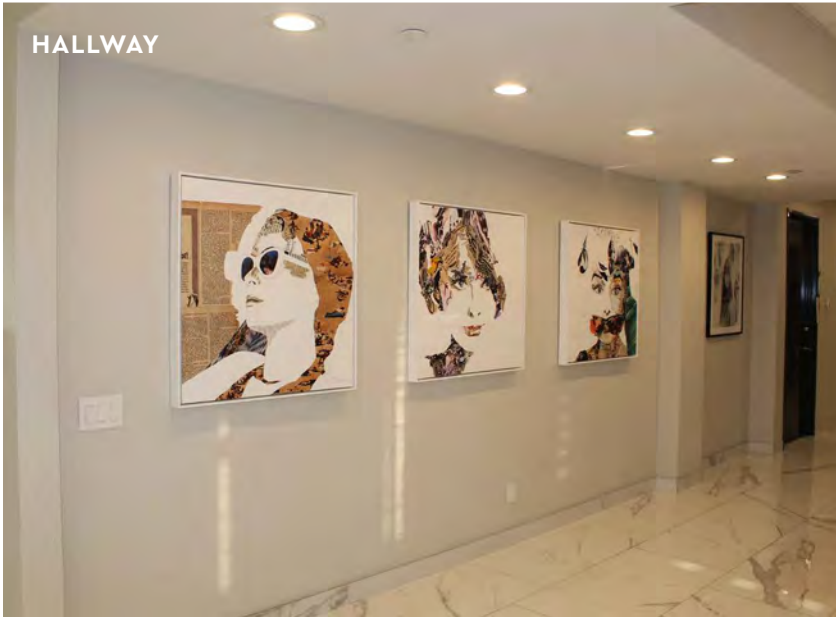
TYPICAL OFFICE/TREATMENT ROOM



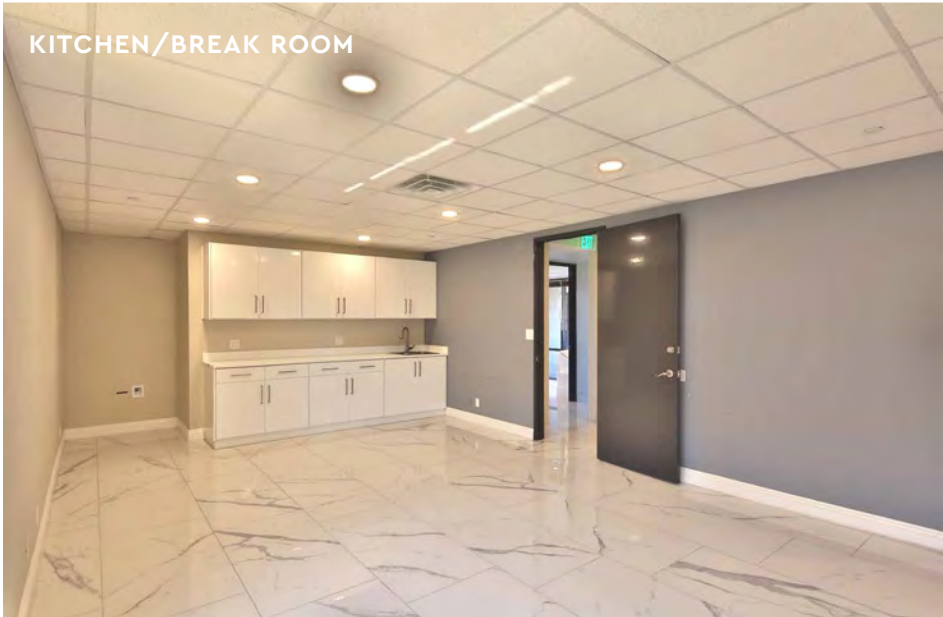
TYPICAL OFFICE/TREATMENT ROOM



SUITE 100



SUITE 150



3701 BIRCH ST
NEWPORT BEACH, CA 92660

THE AESTHETIC CENTERS
SECOND FLOOR

LIFTIQUE'
FIRST FLOOR