



Voit

REAL ESTATE SERVICES

signage

100

NEWPORT CENTER DRIVE

BRINGING LUXURY TO YOUR WORK WEEK





100

NEWPORT CENTER DRIVE



PROPERTY OVERVIEW

BUILDING AND SITE PROFILE

ADDRESS	100 Newport Center Drive, Newport Beach, CA 92660
APN	442-231-13
BUILDING SIZE	17,500 SF
OUTDOOR SPACE	5,126 SF Outdoor Terraces
LAND SIZE	26,325 SF or .60 AC
YEAR BUILT	1975, Renovation 2021
STORIES	Two (2) Plus Basement
PARKING	Free Surface Parking 4.0/1,000 SF
ELEVATOR	Yes
CONSTRUCTION TYPE	Type V Wood Frame & Masonry
EXTERIOR FINISHES & MATERIALS	Kota Red Limestone & White Travertine
HVAC	Central Air & Heat, 8 Rooftop Package Units
ROOFING	Built-Up Flat Roof
ZONING	OR – Office Regional Commercial
WWW.100NCD.COM	

PROPERTY HIGHLIGHTS



MAJOR RENOVATIONS UNDERWAY

Complete transformation of exterior & ability to design interior to Tenant's specs



OUTDOOR PATIO AND WRAP-AROUND TERRACE

5,126 SF of outdoor work space with spectacular ocean views



FREE SURFACE PARKING AND PRIVATE PORTE COCHERE

4.0/1,000 SF



HIGH IDENTITY AND VISIBLE LOCATION

Irreplaceable location in the heart of Newport Beach



PROXIMITY TO JOHN WAYNE AIRPORT, FREEWAYS & EXECUTIVE HOUSING

Direct access to PCH & 73, 405, & 55 freeways

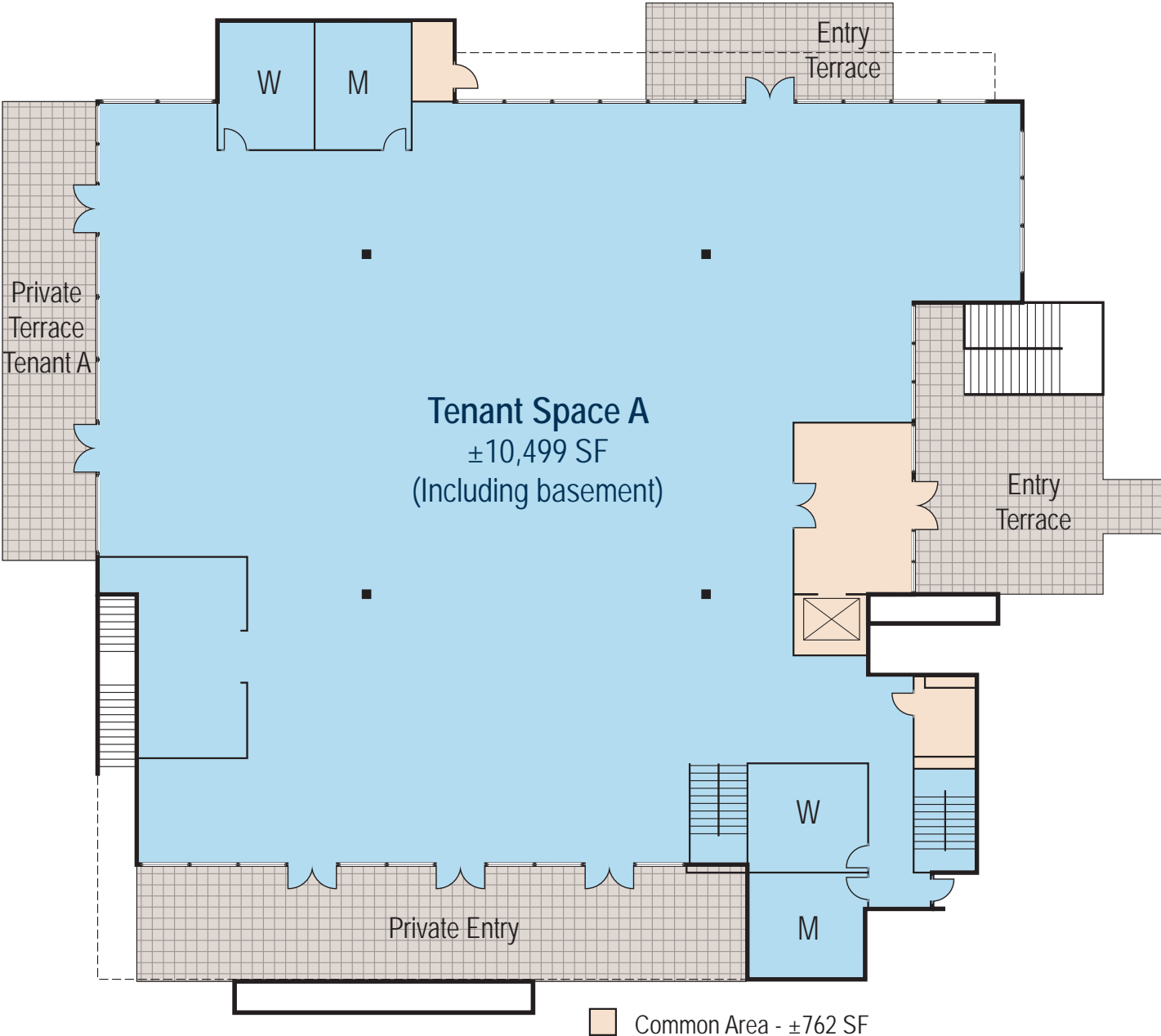


AMPLE AMENITIES

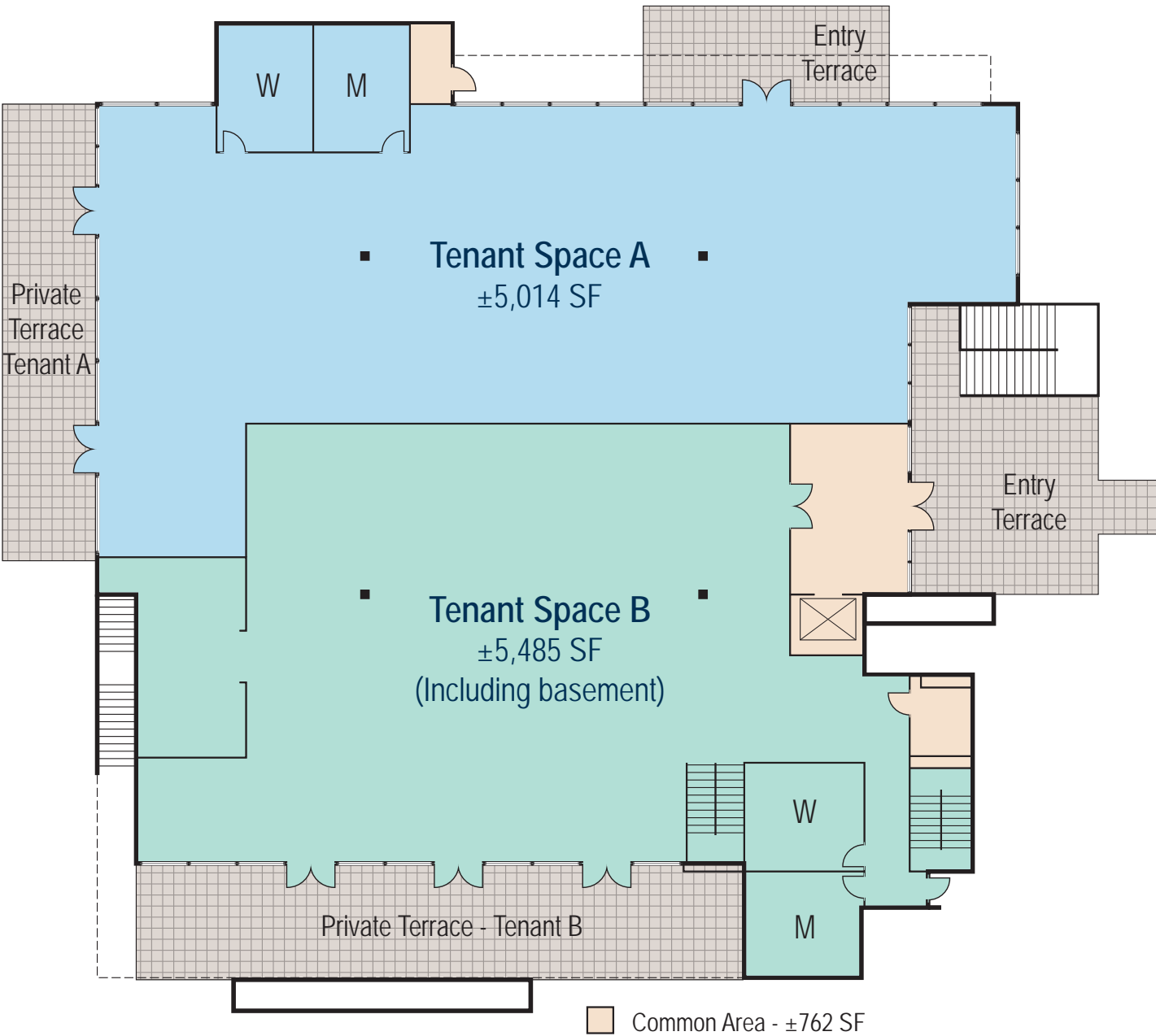
Walking distance to over 50 restaurants, luxury retail & entertainment options



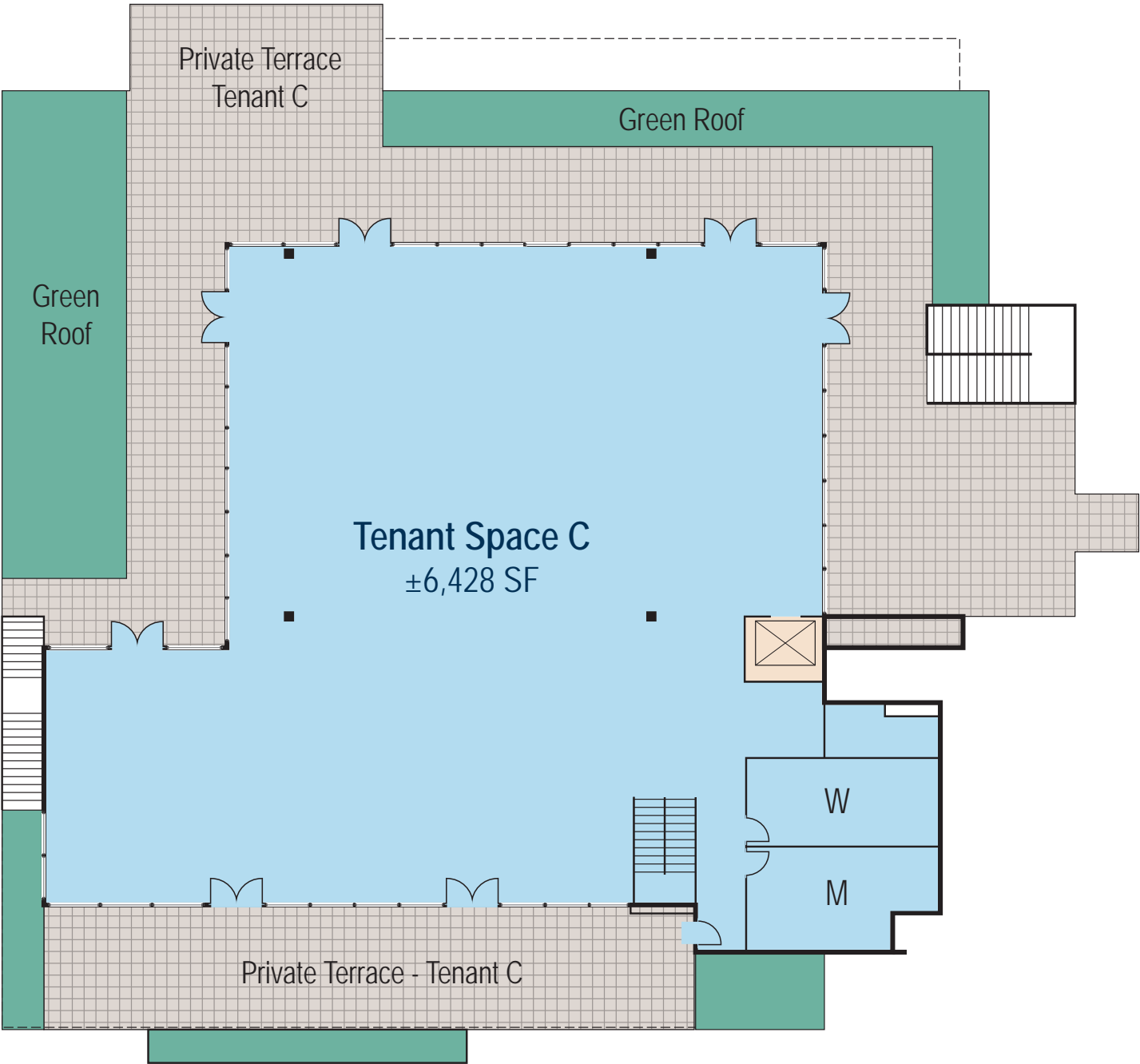
FIRST FLOOR: SINGLE TENANT



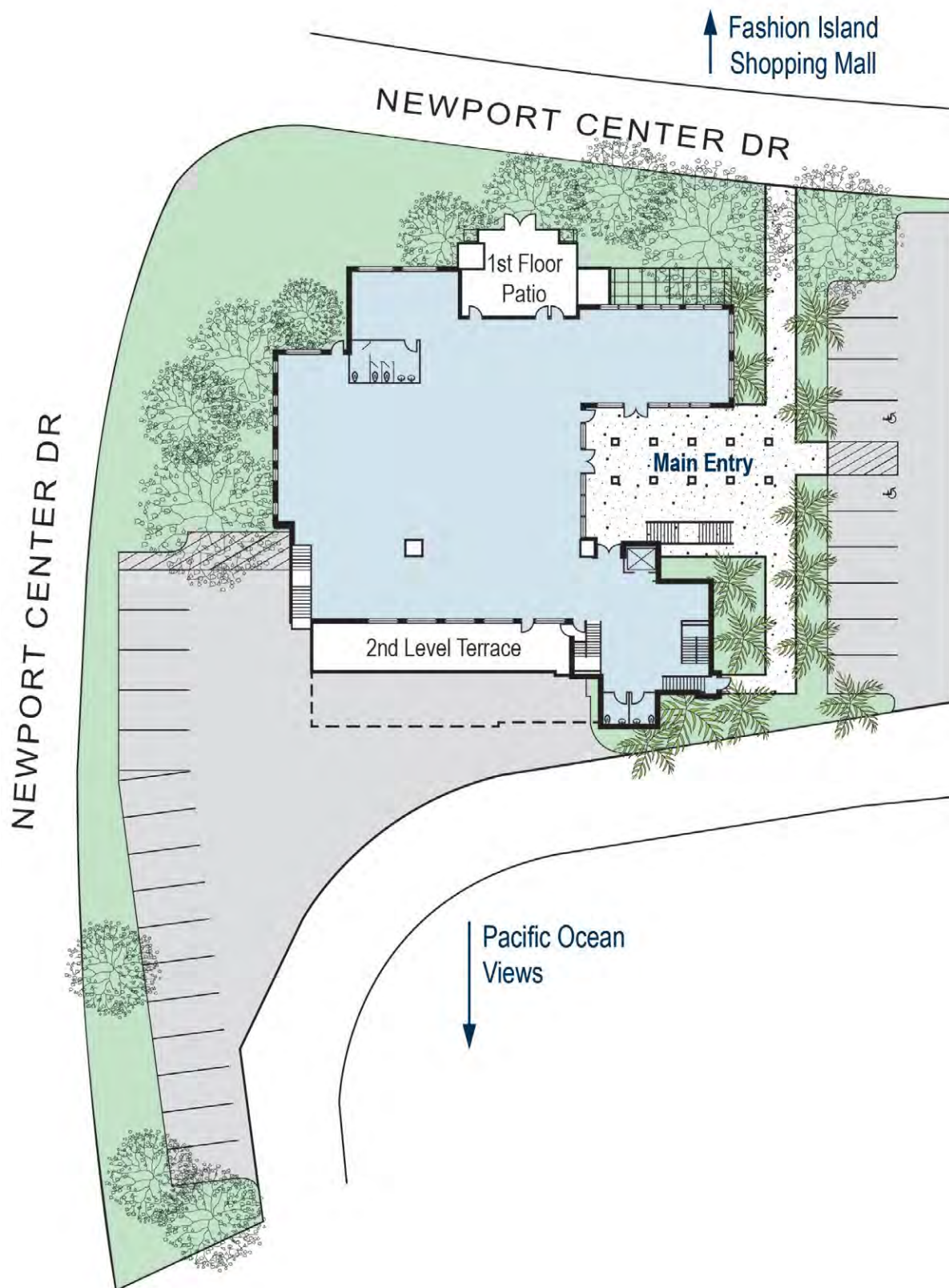
FIRST FLOOR: TWO TENANTS



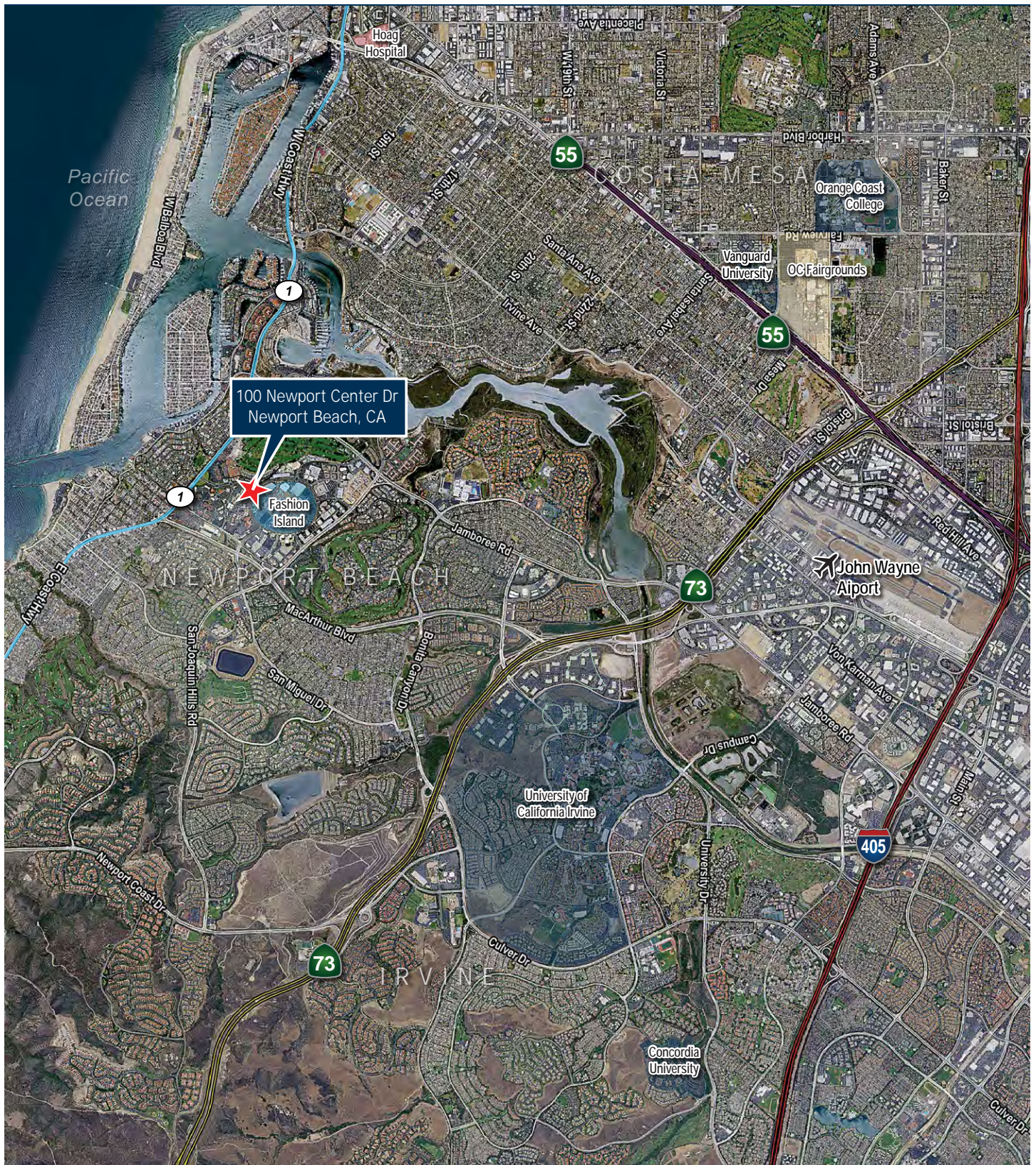
SECOND FLOOR



SITE MAP



FREEWAYS MAP



MAJOR RENOVATIONS UNDERWAY



NEWPORT CENTER OVERVIEW



NEWPORT CENTER



ORANGE COUNTY'S PREMIER BUSINESS AND ENTERTAINMENT DESTINATION

Newport Center is Orange County's premier business and entertainment destination. The property is known for its superior quality, world-class amenities, spectacular ocean views and its proximity to a variety of luxury executive housing alternatives.

Businesses, tourists and residents enjoy renowned restaurants, top-rated hotels and the crown jewel of Orange County retail properties, Fashion Island. Owned and operated by one of the nation's most respected names in real estate, The Irvine Company, the project serves as headquarters to major corporate leaders like PIMCO and Pacific Life Insurance, as well as hundreds of other prominent local and regional businesses.



NEWPORT CENTER SUBMARKET STATISTICS

NEWPORT CENTER OFFICE MARKET Q1 2021

VACANCY RATE: 1.98%

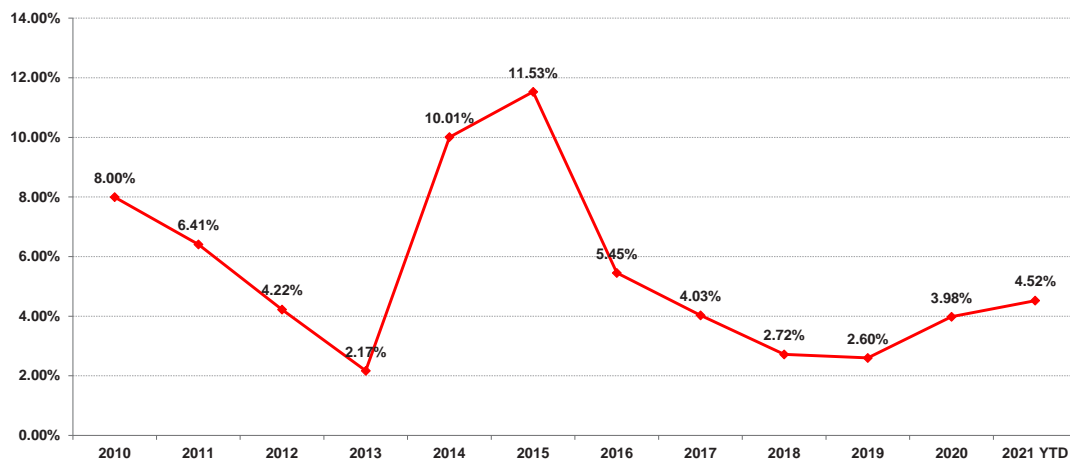
SUBLET SF: 2.2%

NEW CONSTRUCTION: NONE

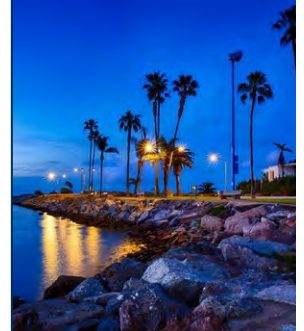
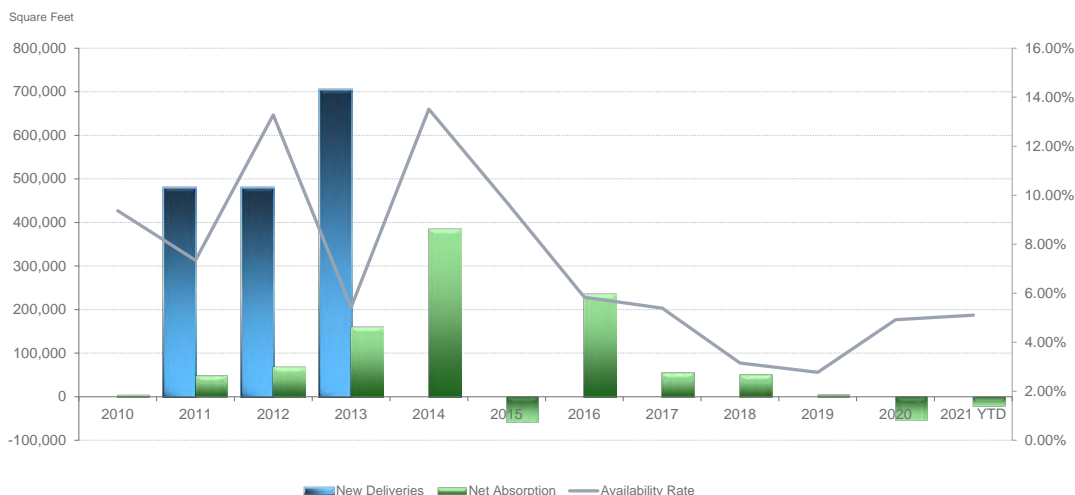
AVERAGE SALE PRICE: \$884/SF

NEWPORT CENTER'S LARGEST DIRECT SPACE AVAILABILITY

Newport Center Office Vacancy Rate
Building 10,000 SF Plus



Newport Center Office Absorption, Deliveries, Vacancy
Building 10,000 SF Plus



MAJOR EMPLOYERS



RESTAURANTS

Restaurants

#	Business	#	Business	#	Business	#	Business
1	Cheesecake Factory	17	Wilma's Patio	33	Harborside Restaurant	49	La Cave Restaurant
2	Bayside Restaurant	18	Roy's	34	Cabo Cantina	50	Starbucks
3	Newport Landing Restaurant	19	Port Restaurant	35	Sapori	51	Stone Oven
4	Lawry's	20	W Cafe & Restaurant	36	Bamboo Bistro	52	Red O Restaurant
5	Islands	21	Lighthouse Cafe	37	Johnny's Real New York Pizza	53	Inca Grill
6	3 Thirty 3	22	Mariposa	38	La Pain Quotidien	54	California Pizza Kitchen
7	Eddie V's Prime Seafood	23	Sola	39	Pirozzi Corona Del Mar	55	Starbucks
8	Bandera Restaurant	24	Cucina Enoteca	40	Fig & Olive	56	Yard House
9	Fleming's Prime Steakhouse	25	Zinc Cafe & Market	41	Royale Hen	57	Starbucks
10	Rubys Diner	26	Sushi Roku	42	Social Dry Lounge	58	Coffee Bean & Tea Leaf
11	Muldoons Irish Pub	27	Rothschild's Restaurant	43	Rendezvous	59	Starbucks
12	BJ's Restaurant & Brewhouse	28	Starbucks	44	Lemonade	60	Mayur Cuisine of India
13	Champagnes Deli & Grill	29	Panera Bread	45	The Bazille	61	Basilic Restaurant
14	Counter Newport Beach LP	30	Sol Cocina	46	La Fogata Restaurant	62	Balboa Yacht Club
15	Starbucks	31	Canaletto Ristorante Veneto	47	Starbucks		
16	Johnnys Real New York Pizza	32	Tacos Cancun	48	P.F. Chang's China Bistro		



NEWPORT BEACH

AT A GLANCE

Newport Beach is world-renowned as a seaside city that attracts international visitors and businesses alike, drawn here by its sand, surf and radiant sun. As Orange County's coastal center, the city offers year-round Mediterranean weather, the West Coast's largest recreational harbor, great beaches, award-winning amenities, an exceptional quality of life and one of the country's best residential and business addresses.

Newport Beach's popularity as a global travel destination is unrivaled. During the summer months, its population grows to more than 100,000, additionally drawing 20,000 to 100,000 daily tourists. Its 21 square-mile harbor is home to more than 4,300 boats of all types. Newport Beach offers the best experiences, whether they be at the beach, on the golf courses or atop the rolling hills. Its undeniable allure is the reason why three of the most expensive zip codes in the country are Newport Beach addresses, according to Business Insider.

91,166

POPULATION

81,507

NUMBER OF
EMPLOYEES

\$127,529

MEDIAN
HOUSEHOLD INCOME

45.7

MEDIAN AGE

3.8%

UNEMPLOYMENT
RATE

\$1.0M

MEDIAN
PROPERTY VALUE

64.6%

COLLEGE-EDUCATED
POPULATION

2.2

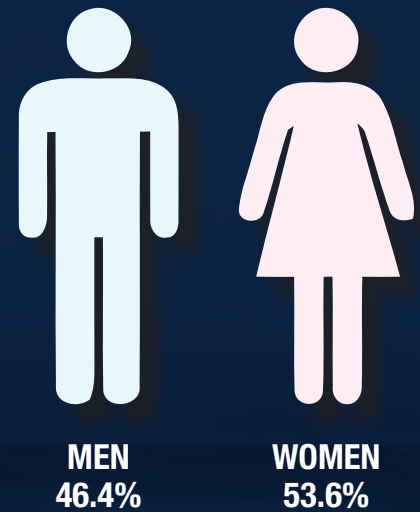
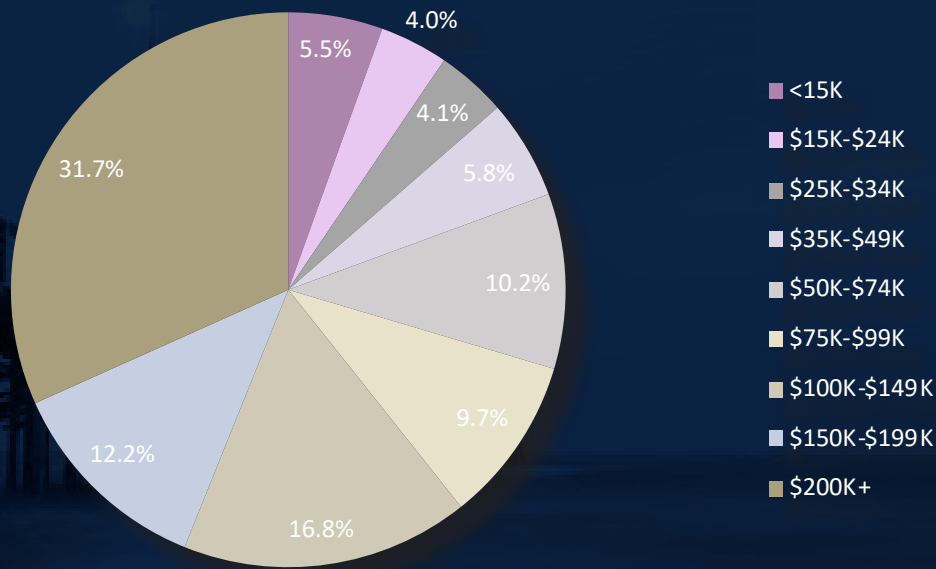
AVERAGE
FAMILY SIZE

46%

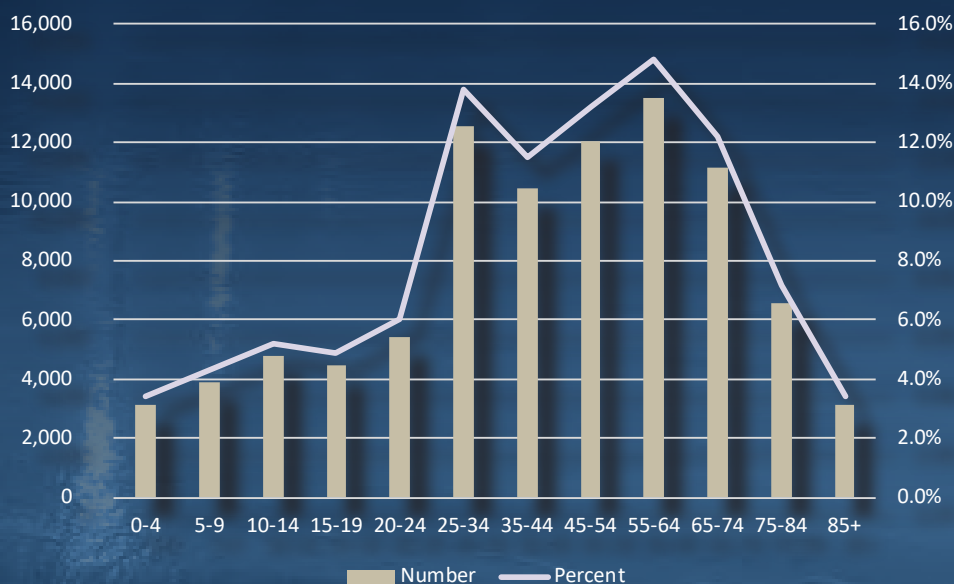
GROWTH

LIVE...WORK...PLAY...

2018 HOUSEHOLD INCOME



POPULATION BY AGE



RECREATION



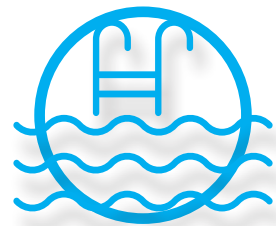
BOATING & YACHT CHARTERS

Private & public options



HIKING TRAILS

Back Bay & Crystal Cove
for all skill levels



WATER & BEACH ACTIVITIES

World-renowned surfing, paddle
boarding, kayaking, bike rentals, etc.



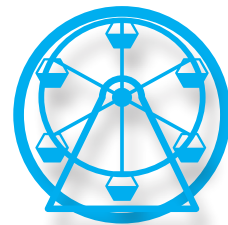
GOLF & TENNIS CLUBS

Numerous prestigious country clubs



FITNESS

Private gyms, yoga, pilates, cycling,
boxing, crossfit, etc.



FUN ZONE

Activities for kids of all ages



RECREATION



HOUSING



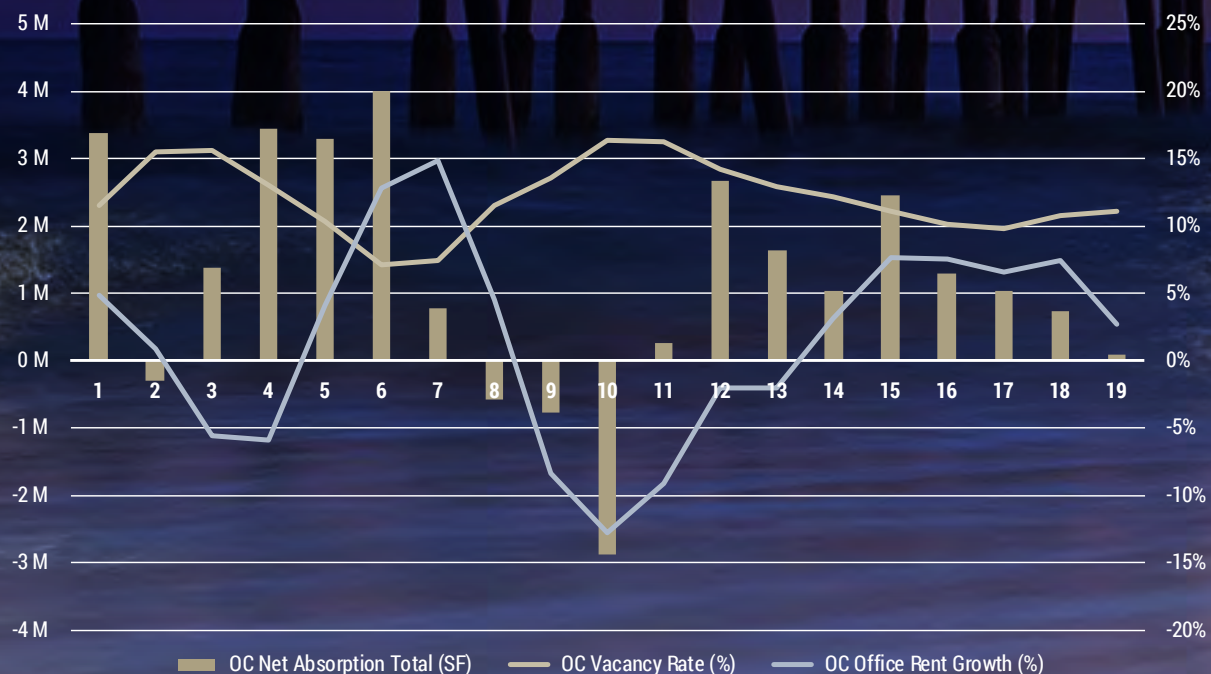
HOTELS



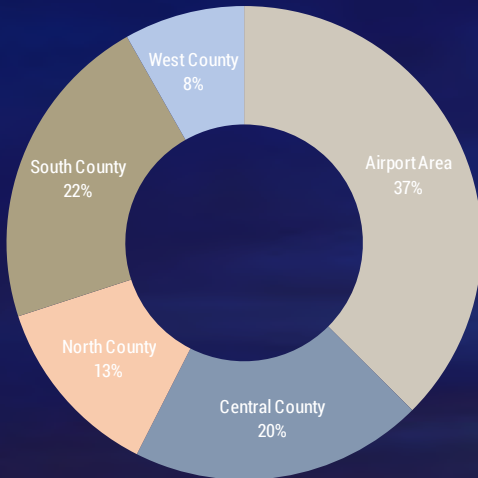
ORANGE COUNTY

Commonly referred to as California's Riviera, Orange County is a true Live-Work-Play destination. The area features mile after mile of pristine beaches, world class restaurants and entertainment venues, award-winning schools and universities, and the perfect climate for year-round outdoor recreational activities. Home to over 3.2 million people and a diverse labor base, tens of thousands of thriving businesses have decided to call it home. The sixth largest county in the nation by population, Orange County is known for its balanced business base and housing stock, which has helped its economy outperform its California counterparts in all phases of the economic cycle. When it comes to finding a great place for your family to live and your business to grow, you just can't beat Orange County.

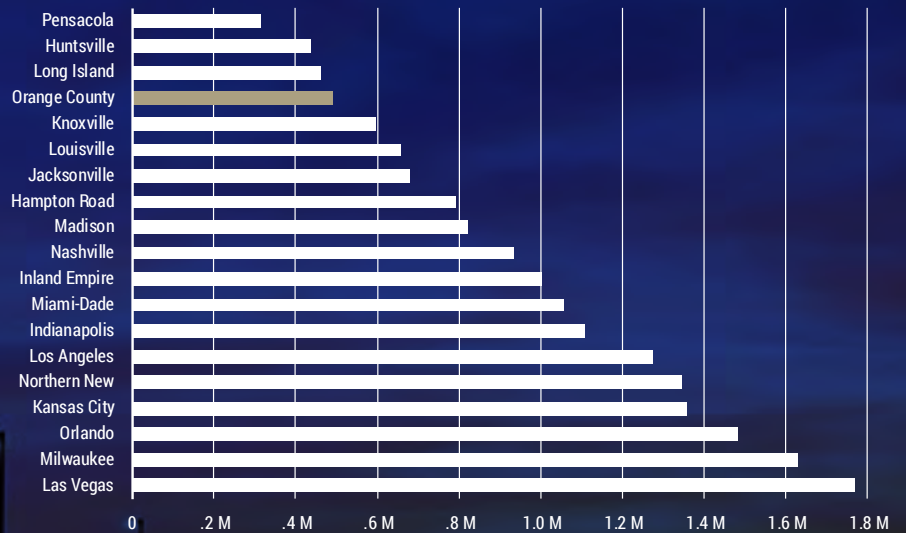
NET ABSORPTION, VACANCY & RENT



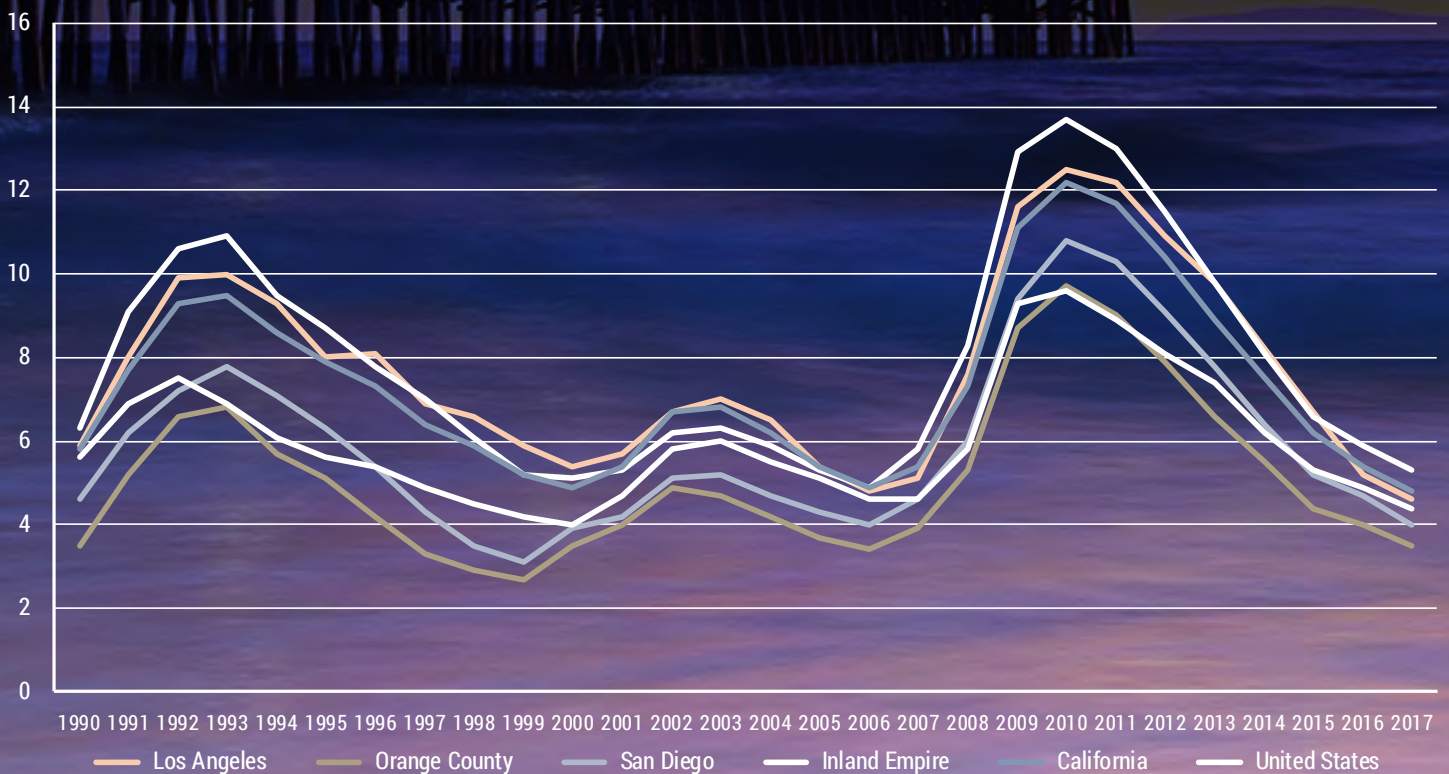
SUBMARKET SIZE



UNEMPLOYMENT RATE



US OFFICE NET ABSORPTION



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Property Touring Guidelines >

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