

**Voit**

REAL ESTATE SERVICES

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**100**  
NEWPORT CENTER DRIVE

BRINGING LUXURY TO YOUR WORK WEEK





# 100

NEWPORT CENTER DRIVE



# PROPERTY OVERVIEW

## BUILDING AND SITE PROFILE

<b>ADDRESS</b>	100 Newport Center Drive, Newport Beach, CA 92660
<b>APN</b>	442-231-13
<b>BUILDING SIZE</b>	17,377 SF
<b>OUTDOOR SPACE</b>	5,126 SF Outdoor Terraces
<b>LAND SIZE</b>	26,325 SF or .60 AC
<b>YEAR BUILT</b>	1975, Renovation 2021
<b>STORIES</b>	Two (2) Plus Basement
<b>PARKING</b>	Free Surface Parking 4.0/1,000 SF
<b>ELEVATOR</b>	Yes
<b>CONSTRUCTION TYPE</b>	Type V Wood Frame & Masonry
<b>EXTERIOR FINISHES &amp; MATERIALS</b>	Kota Red Limestone & White Travertine
<b>HVAC</b>	Central Air & Heat, 8 Rooftop Package Units
<b>ROOFING</b>	Built-Up Flat Roof
<b>ZONING</b>	OR – Office Regional Commercial

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# PROPERTY HIGHLIGHTS



## MAJOR RENOVATIONS UNDERWAY

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



## HIGH IDENTITY AND VISIBLE LOCATION

Irreplaceable location in the heart of Newport Beach



## OUTDOOR PATIO AND WRAP-AROUND TERRACE

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



## PROXIMITY TO JOHN WAYNE AIRPORT, FREEWAYS & EXECUTIVE HOUSING

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



## FREE SURFACE PARKING AND PRIVATE PORTE COCHERE

4.0/1,000 SF

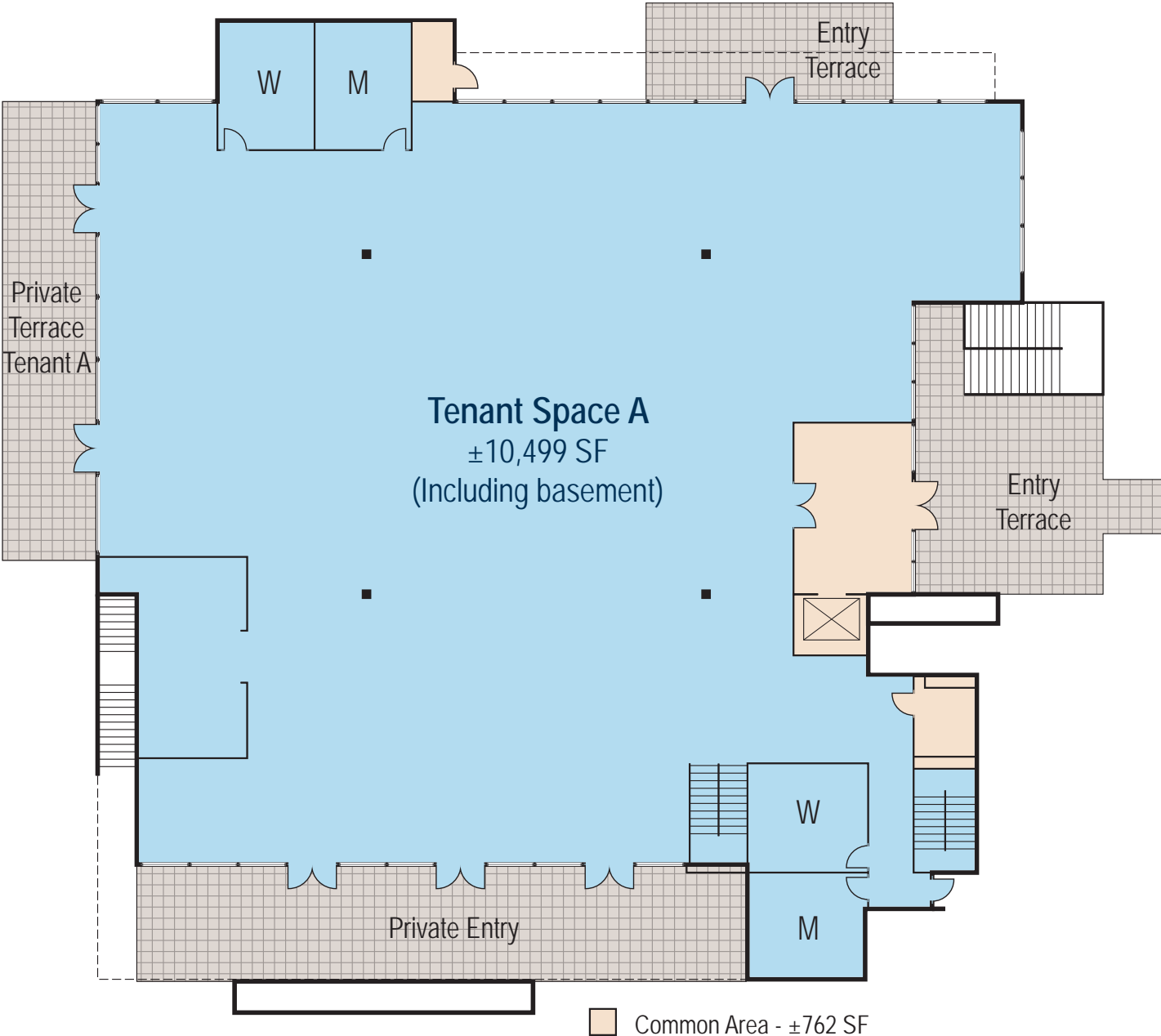


## AMPLE AMENITIES

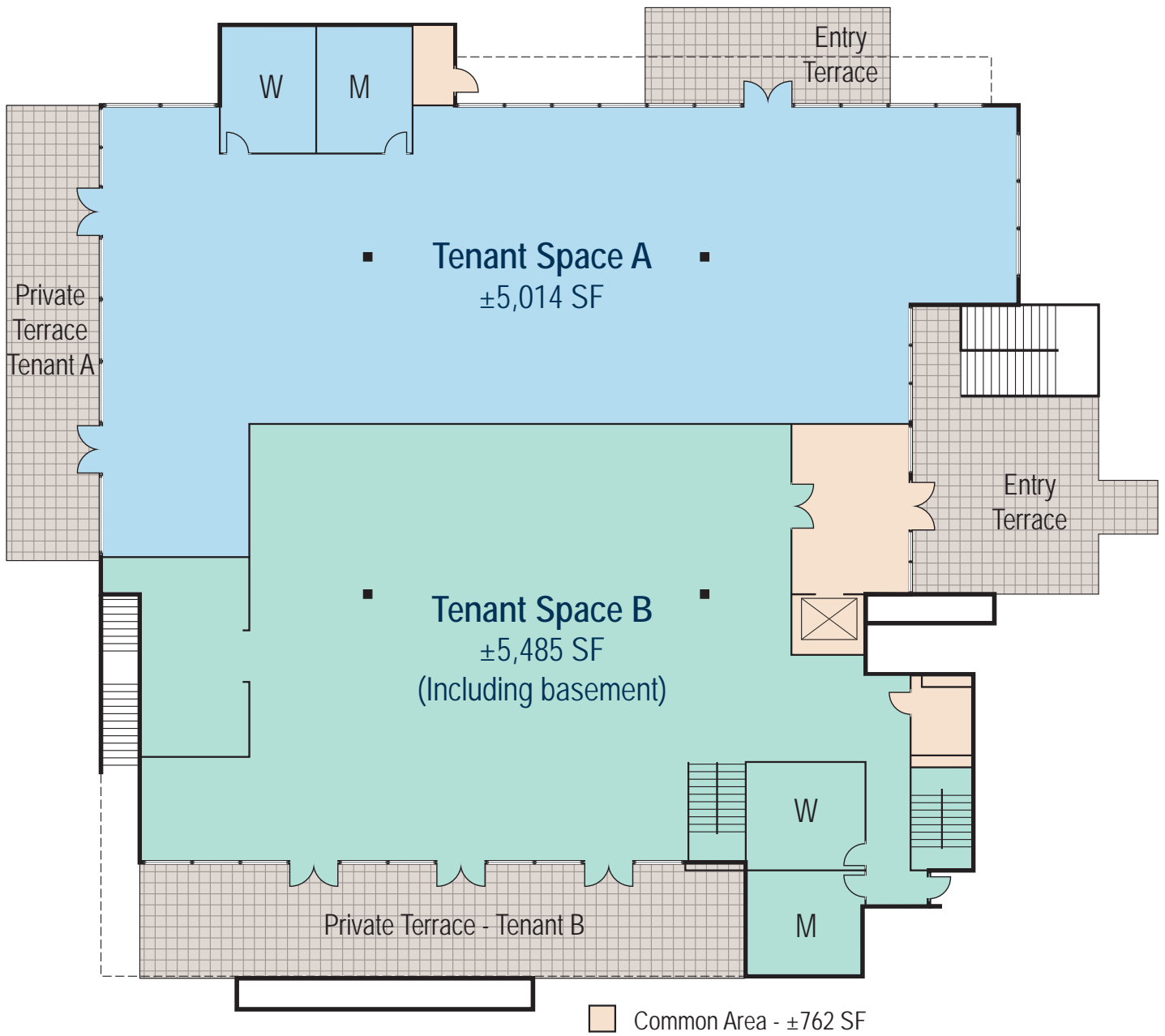
Walking distance to over 50 restaurants, luxury retail & entertainment options



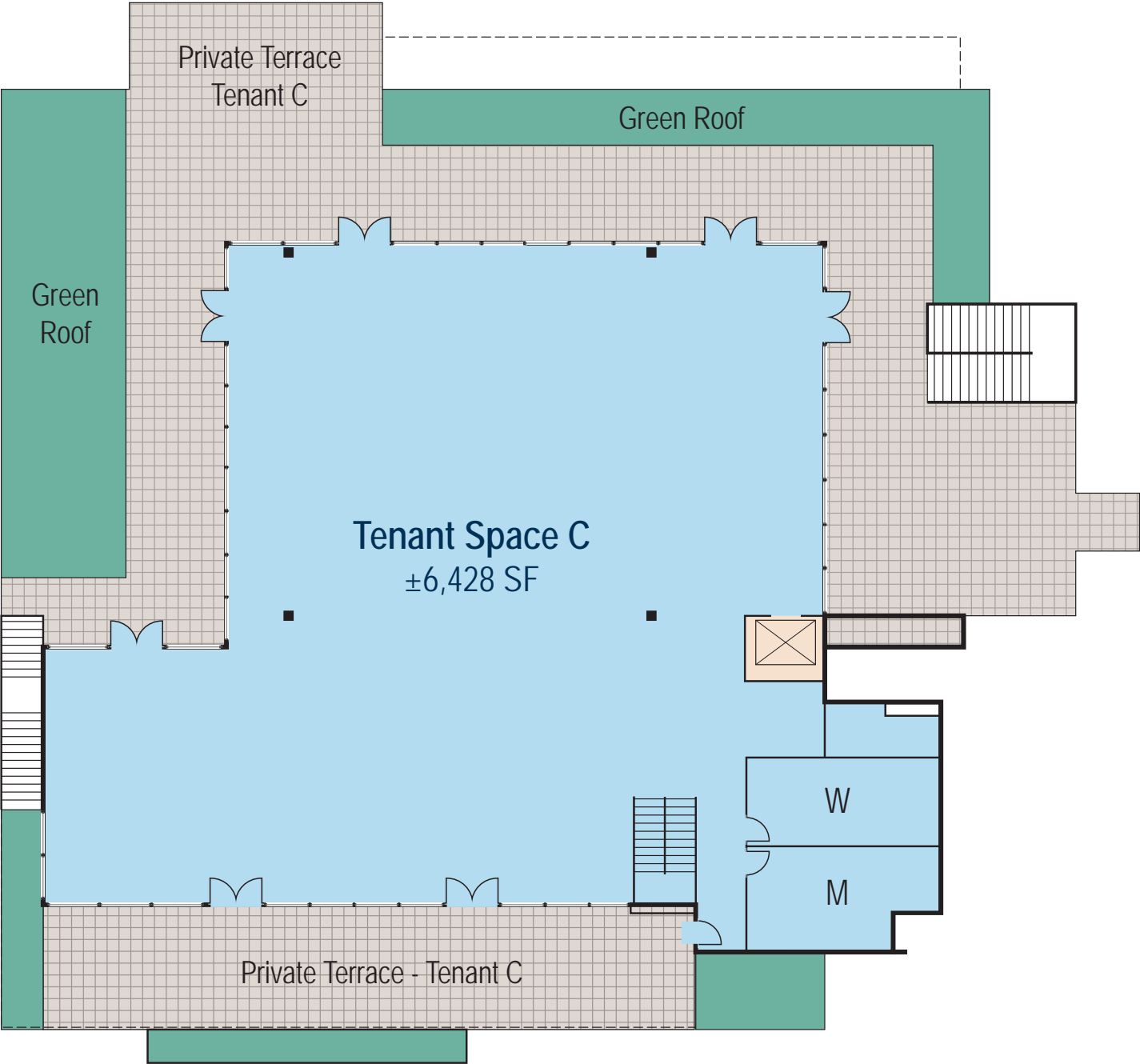
# FIRST FLOOR: SINGLE TENANT



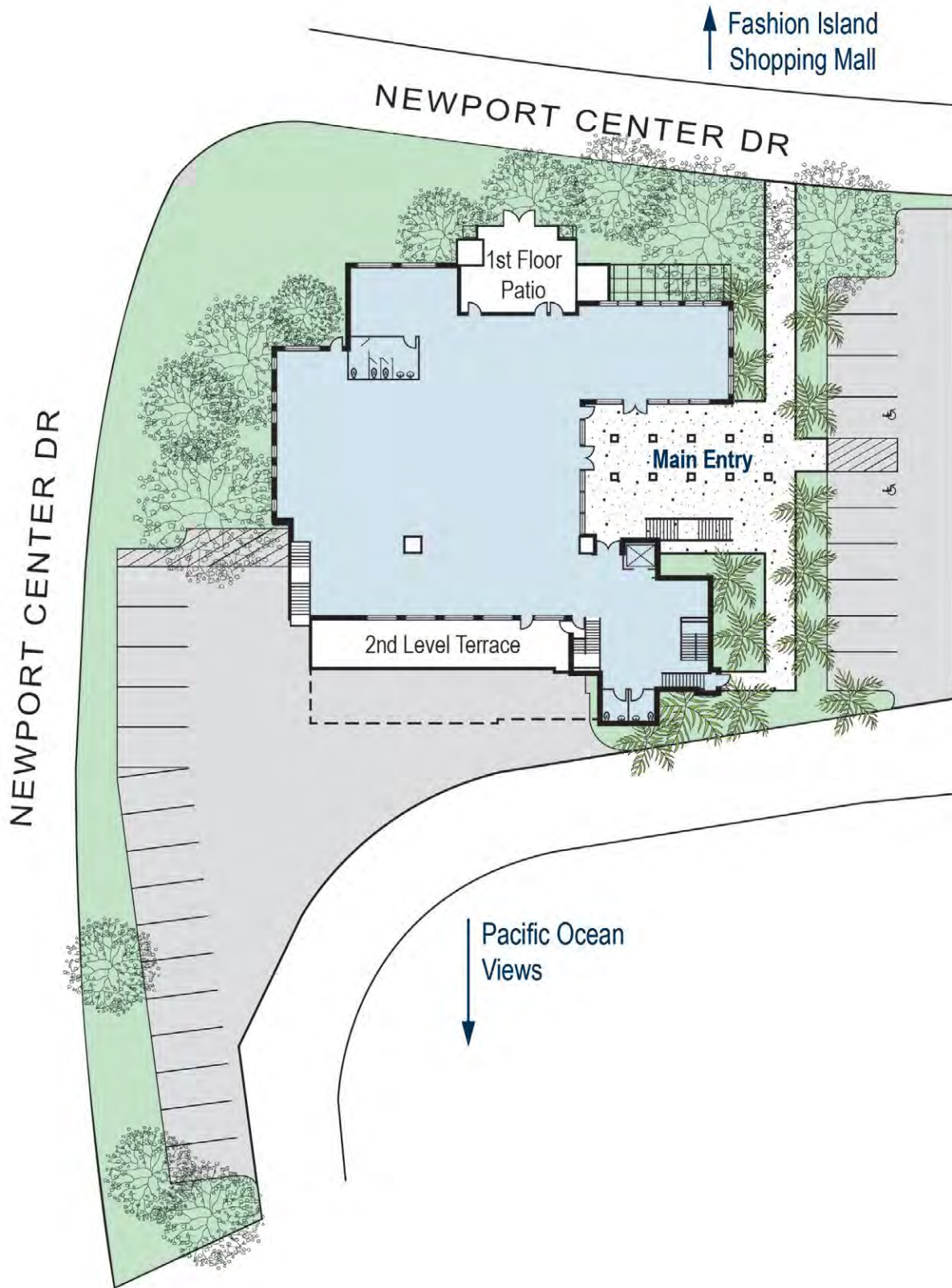
# FIRST FLOOR: TWO TENANTS



# SECOND FLOOR

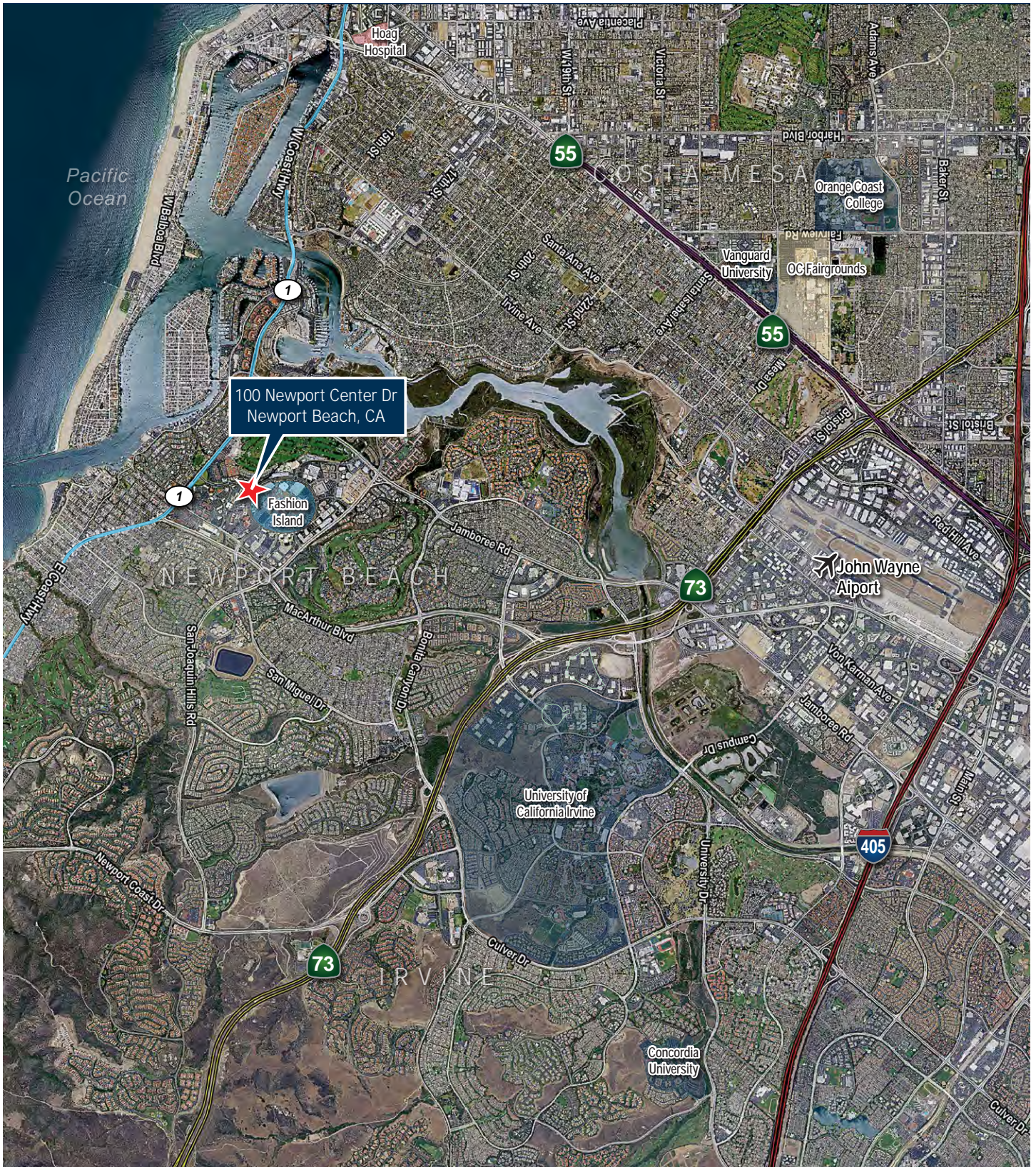


# SITE MAP





# FREEWAYS MAP



# MAJOR RENOVATIONS UNDERWAY



# NEWPORT CENTER OVERVIEW



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NEWPORT CENTER DRIVE

# 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 Q4 2022

VACANCY RATE: 4%

SUBLET SF: 2.2%

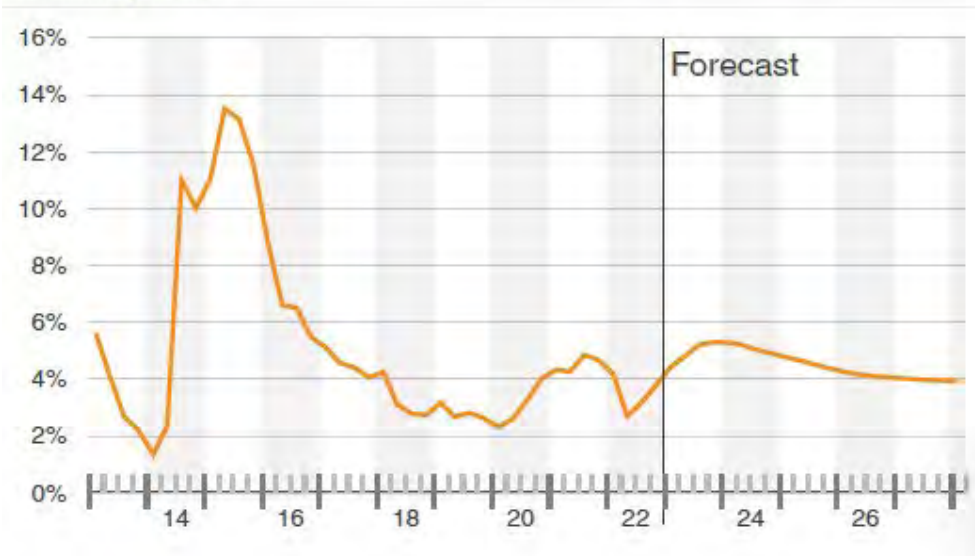
NEW CONSTRUCTION: NONE

AVERAGE SALE PRICE: \$448/SF

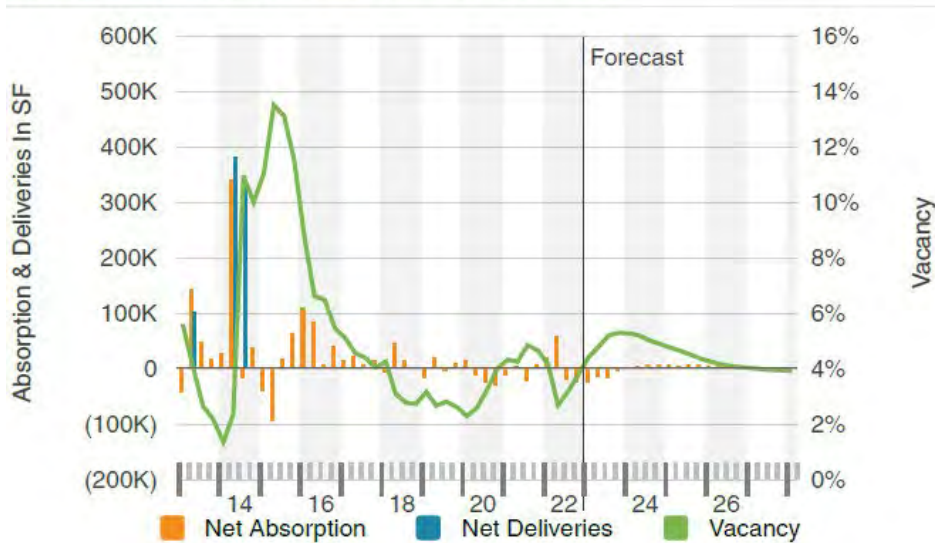
## NEWPORT CENTER'S LARGEST DIRECT SPACE AVAILABILITY



Vacancy Rate



Net Absorption, Net Deliveries & Vacancy



# 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	Sota	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		



100 Newport Center Dr  
Newport Beach, CA

# 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.

85,516

POPULATION

85,530

NUMBER OF  
EMPLOYEES

\$136,684

MEDIAN  
HOUSEHOLD INCOME

46.6

MEDIAN AGE

3.3%

UNEMPLOYMENT  
RATE

\$1.9M

MEDIAN  
PROPERTY VALUE

91.3%

COLLEGE-EDUCATED  
POPULATION

2.84

AVERAGE  
FAMILY SIZE

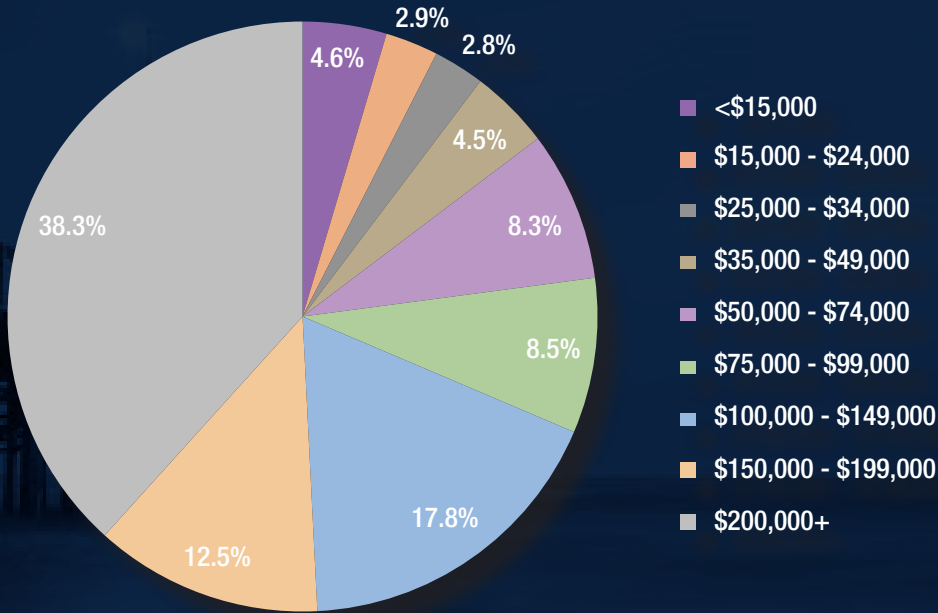
1%

GROWTH

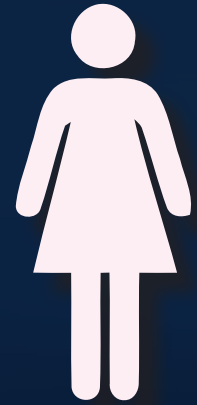


# LIVE...WORK...PLAY...

## 2022 HOUSEHOLD INCOME

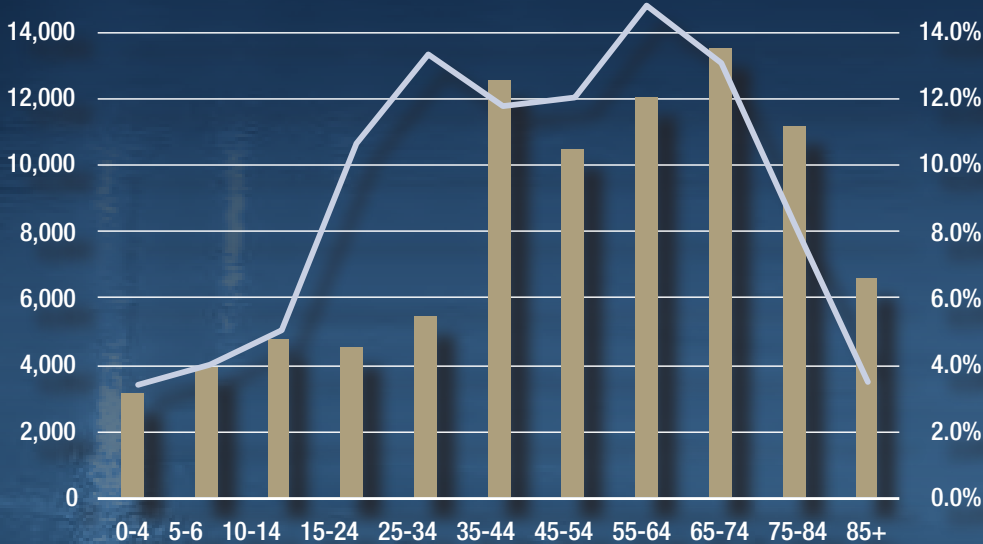


**MEN**  
49.4%



**WOMEN**  
50.6%

## POPULATION BY AGE



# RECREATION

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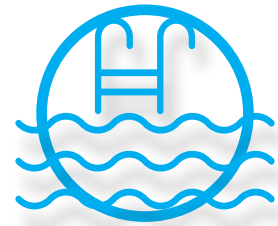
## **BOATING & YACHT CHARTERS**

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.



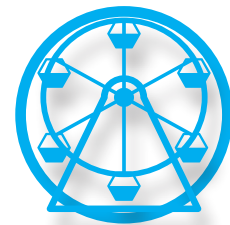
## **GOLF & TENNIS CLUBS**

Numerous prestigious country clubs



## **FITNESS**

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



## **FUN ZONE**

Activities for kids of all ages



# RECREATION

## Recreation

#	Business Name	#	Business Name
1	Daveys Locker Sport Fishing & Whale Watching	13	Tahiti Yacht Charters
2	Tradeglobe	14	Newport Jetsports
3	Pacific Coast Sport Fishing	15	Riverboat Angela Louise
4	Vibes Hot Yoga	16	Newport Harbor Lawn Bowling Club
5	Balboa Boat Rentals	17	Newport Aquatic Center
6	Legacy Sports Group	18	Balboa Island
7	Heritage Yacht Sales & Charter Co	19	Lido Isle
8	California Parasailing	20	Back Bay Hiking Trails
9	Balboa Beach Rentals	21	Big Canyon Country Club
10	Easy Ride Back Alley Bicycles	22	Newport Beach Country Club
11	Rays Rentals	23	Pelican Hill Country Club
12	On Plane Productions	24	Bonita Canyon Sports Park
		25	Newport Back Bay Golf Course



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# HOUSING



- Communities**
- | # | Name                           |
|---|--------------------------------|
| 1 | Crystal Cove, Newport Beach    |
| 2 | Irvine Terrace, Corona Del Mar |
| 3 | Big Canyon, Newport Beach      |
| 4 | Newport Coast/Pelican Hill     |
| 5 | Lido Isle                      |
| 6 | Balboa Island                  |

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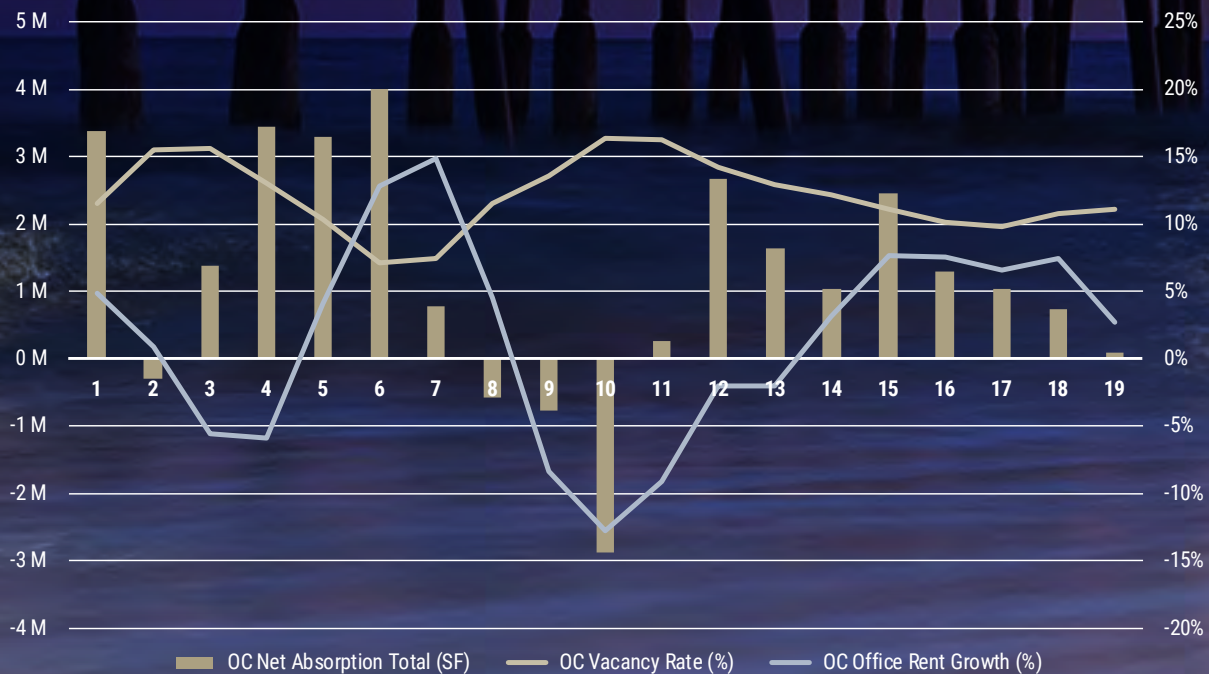
# HOTELS



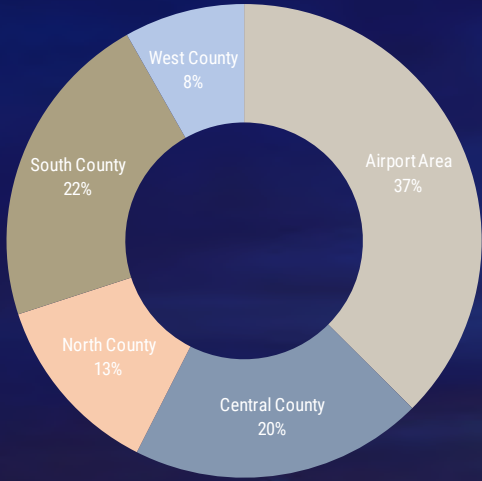
# ORANGE COUNTY

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.

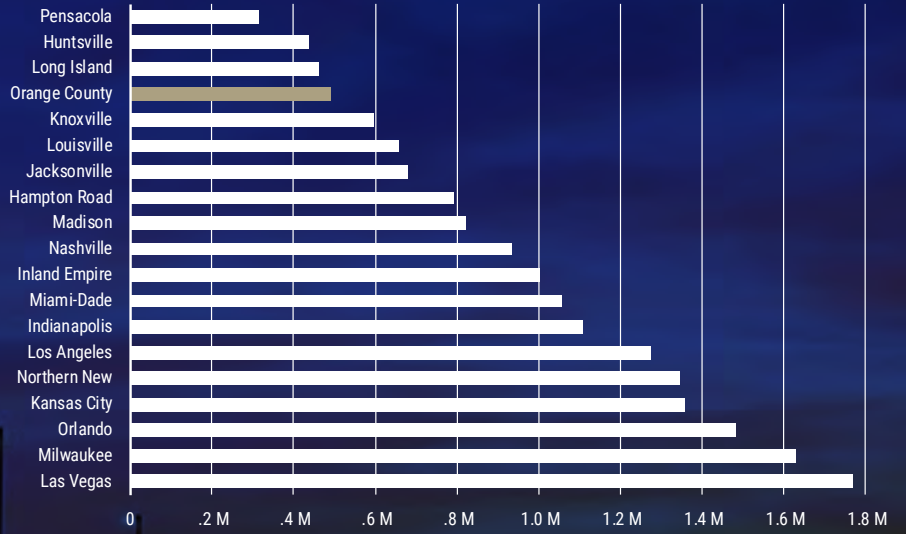
## NET ABSORPTION, VACANCY & RENT



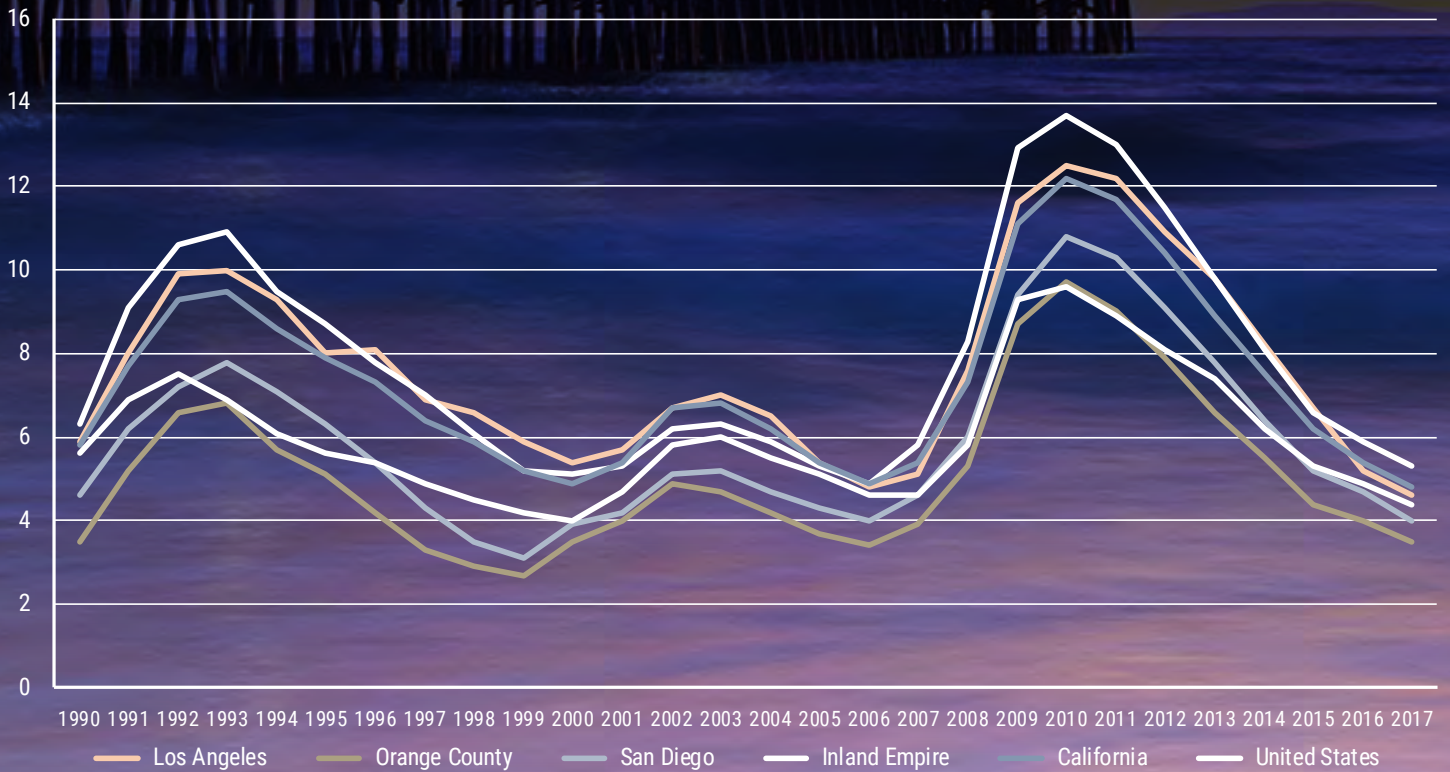
# SUBMARKET SIZE



# UNEMPLOYMENT RATE



# US OFFICE NET ABSORPTION



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