



Bristol Newport Medical Plaza

1202 Bristol St | Costa Mesa, CA 92626

Improved Medical Office For Lease



Colliers

3 Park Plaza, Suite 1200
Irvine, CA 92614
+1 949 724 5500

Aaron Phillips

First Vice President
License No. 01769480
+ 1 949 724 5562
aaron.phillips@colliers.com

Bristol Newport Medical Plaza

Costa Mesa, CA



Quick Facts

Within 5 Miles



506,548
residents



\$104,992
average income



30%
50+ years of age



31.1
average age

Demographics Information

Overview	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2023)	14,762	170,930	506,548
Population by Age (50+)	29%	29%	30%
Median Age (2023)	36.4	34.8	35.1
Average Household Income (2028)	\$100,219	\$102,084	\$104,992



Building Features:

- Class A 100% Medical Office Building
- Modern 2007 Building Construction
- Elevator Serviced
- Entire 2nd Floor Occupancy Available
- Signage Opportunity

Building Amenities:



Free
Surface Parking



Building Identify
for Full Floor User

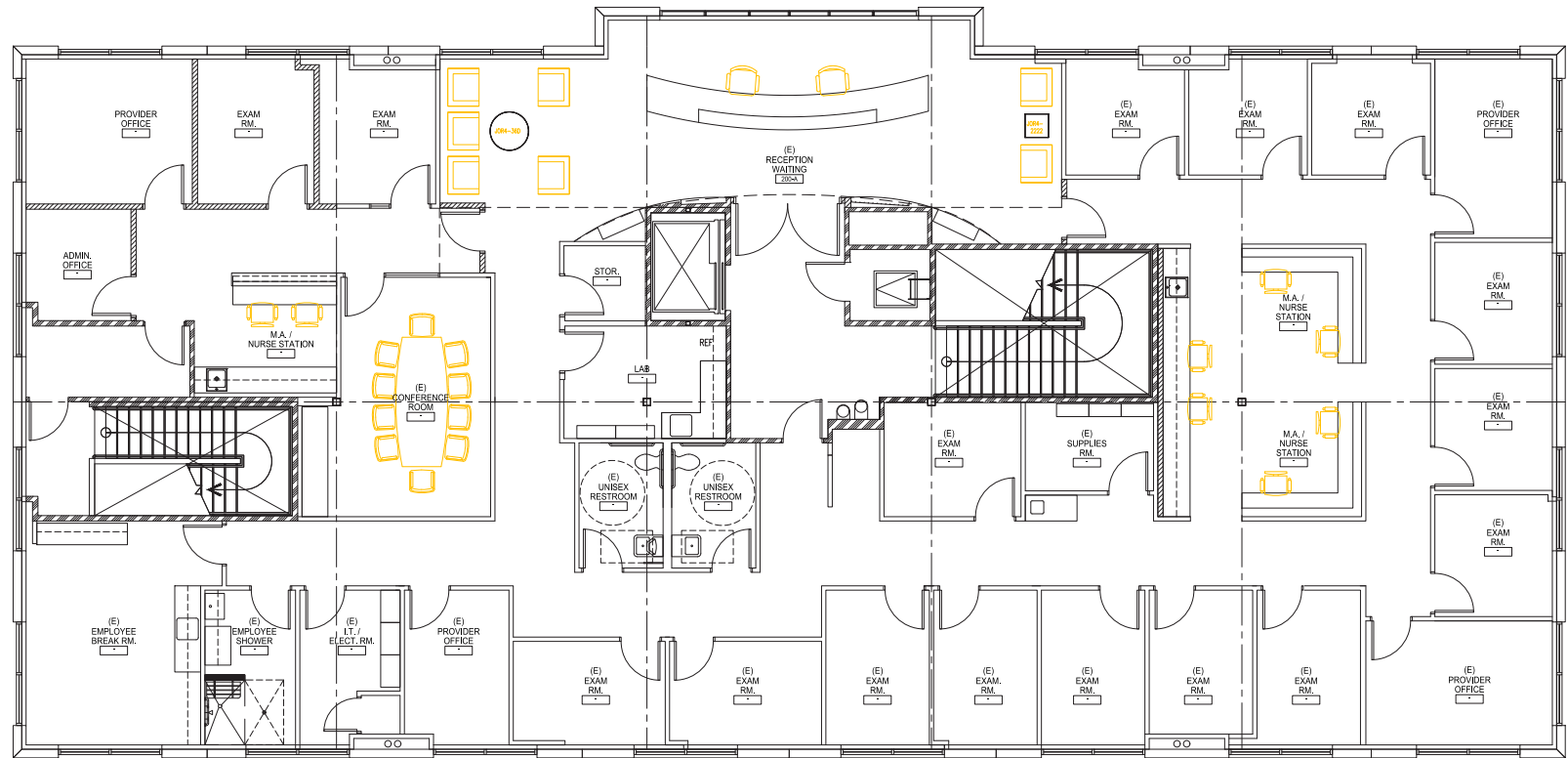


Easy
Accessibility

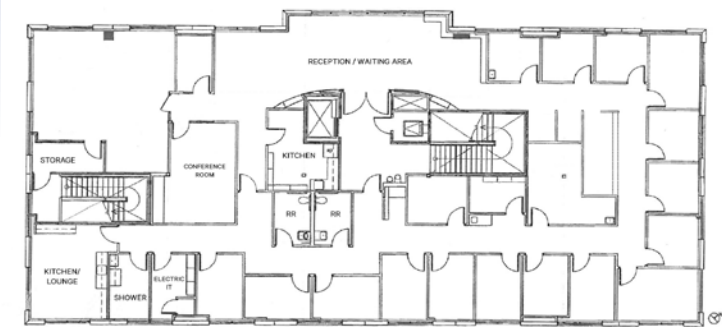


Floor Plan

Hypothetical | Single User Plan

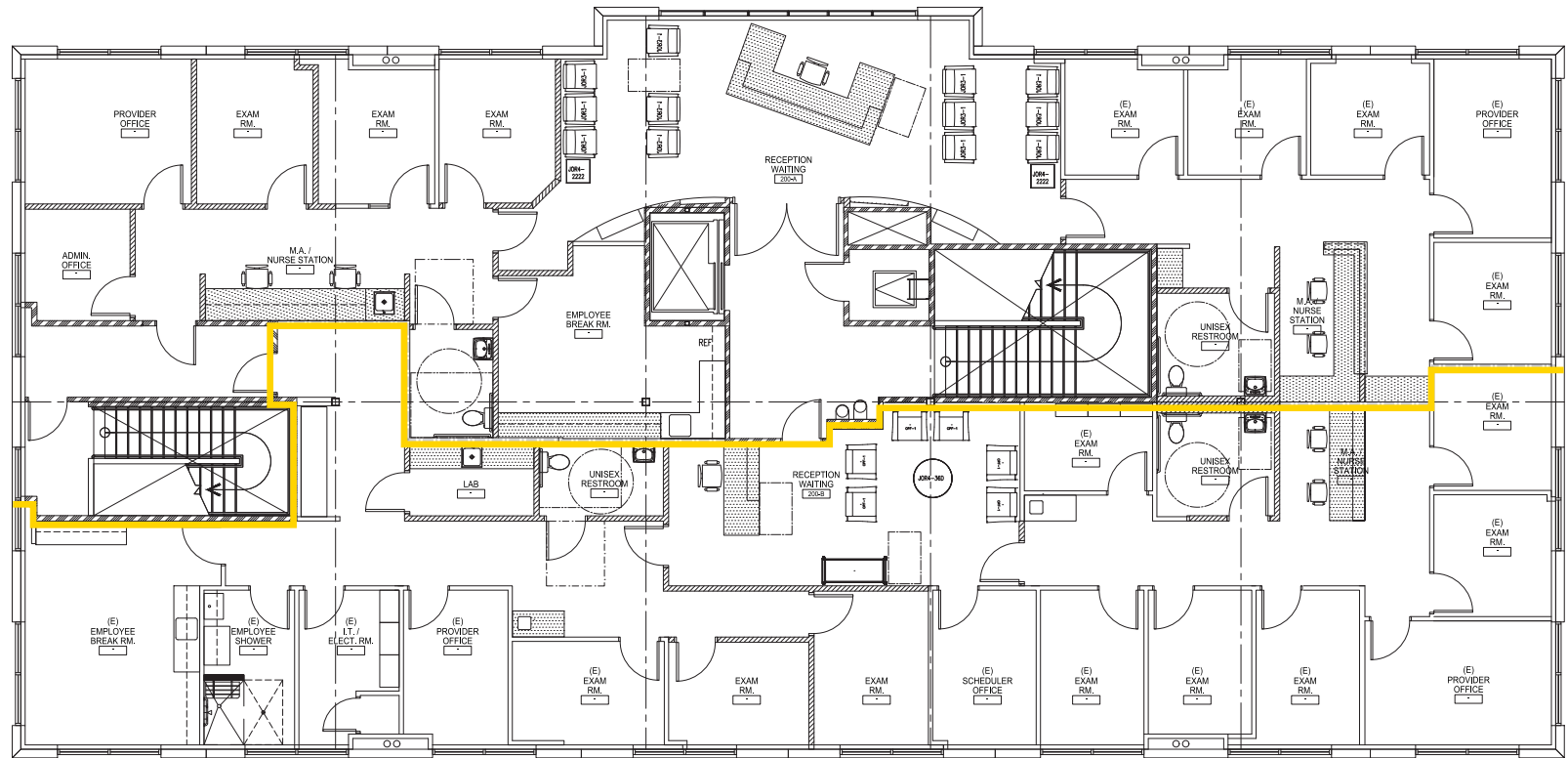


As Built Condition

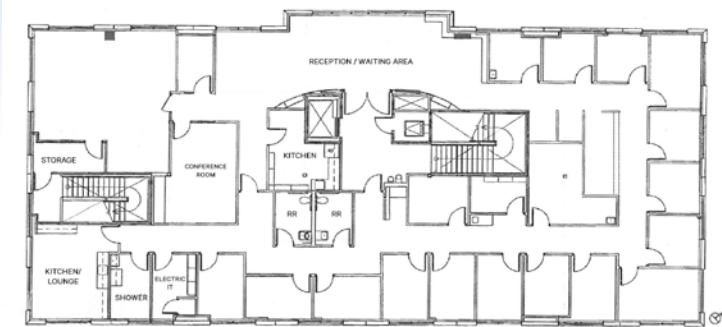


Floor Plan

Hypothetical | Two User Plan



As Built Condition





Costa Mesa Fwy

CALIFORNIA
55

CALIFORNIA
73

Bristol Newport Medical Plaza

Bristol St

For more information or to schedule a property tour, please contact:

Aaron Phillips

First Vice President

License No. 01769480

+ 1 949 724 5562

aaron.phillips@colliers.com



Colliers

3 Park Plaza, Suite 1200

Irvine, CA 92614

+1 949 724 5500

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2021. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.