

FOR SALE & LEASE

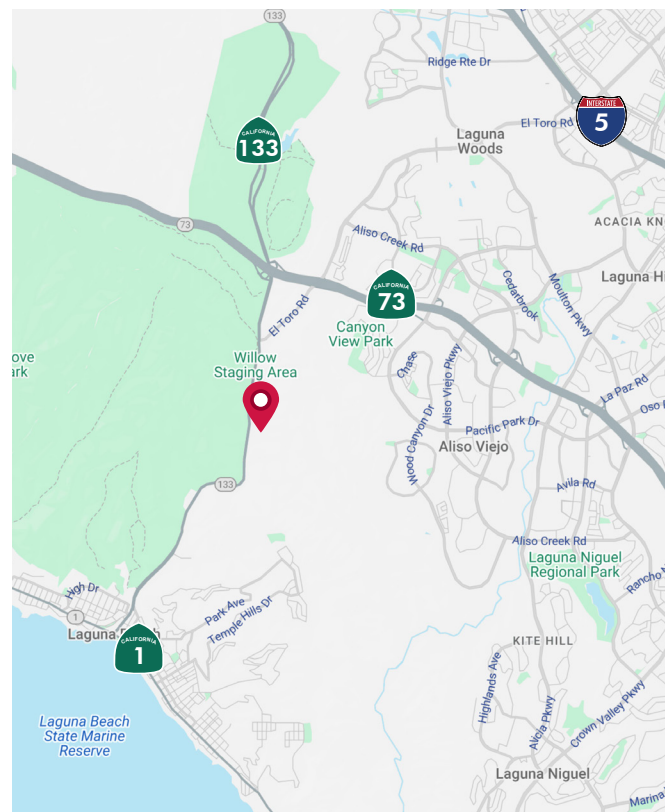
3295 LAGUNA CANYON RD, LAGUNA BEACH

±9,400 SF INDUSTRIAL/OFFICE SPACE AVAILABLE



PROPERTY FEATURES

- ±9,400 SF Multi-Tenant Building
- ±1,500-6,000 SF Vacant & Available to Occupy
- Commercial & Industrial Uses Allowed (Verify)
- ±2.55:1,000 SF Parking Ratio (24 Spaces)
- Suite G Available as Live-Work Space for Artists, Subject to City of Laguna Beach Approval
- Potential to Occupy ±51% for SBA Financing!
- CAM Charges: \$208/Mo Per Unit
- **For Lease: \$2.50/SF Gross**
- **For Sale: \$5,250,000**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

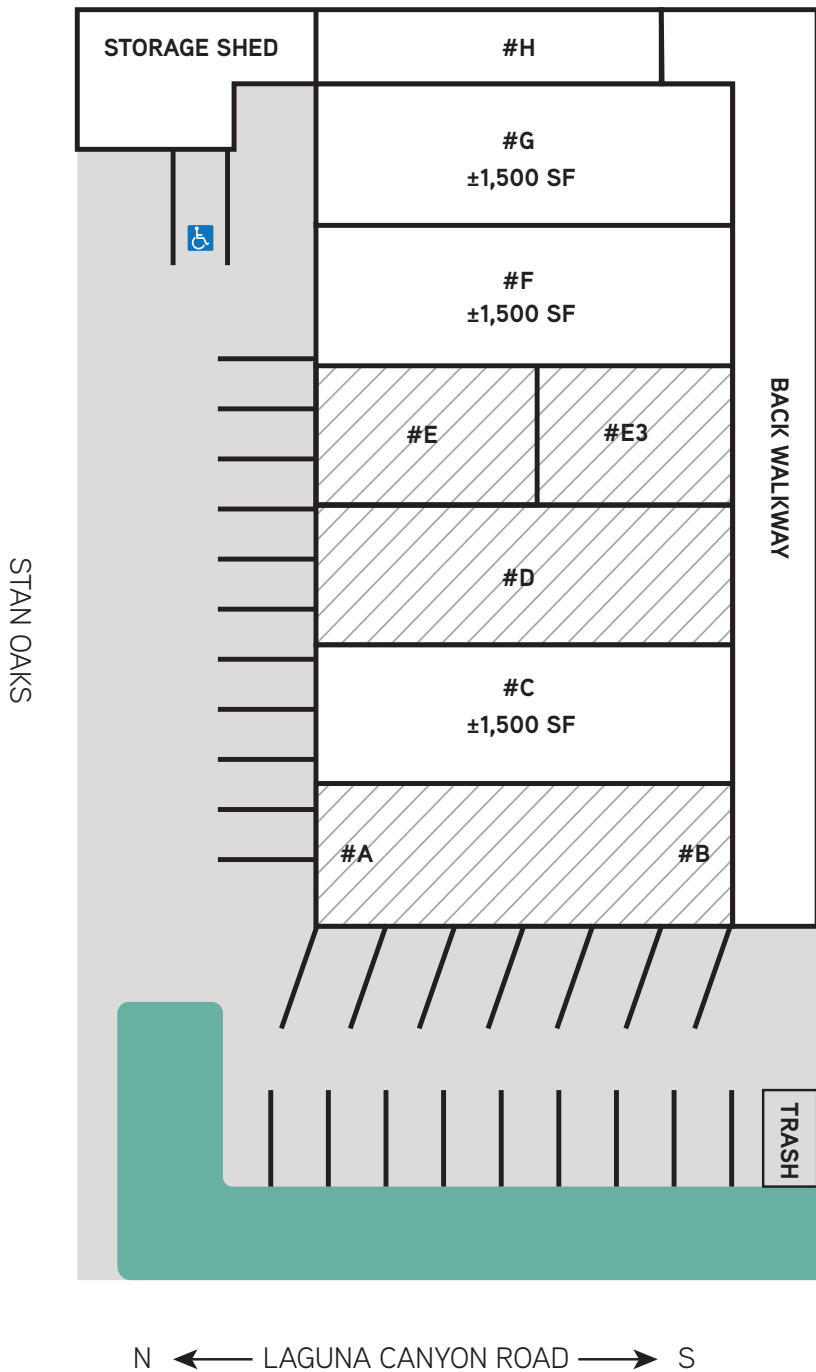
ORANGE COUNTY INDUSTRIAL

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SITE PLAN



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