

FOR SALE

OWN THE ENTRANCE TO LAGUNA BEACH - OWNER/USER OFFICE BUILDING

410 BROADWAY

Laguna Beach

CA 92651


LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 **COASTAL INVESTMENT GROUP**

OFFERING MEMORANDUM



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PROPERTY OVERVIEW

Offering Price:	\$4,950,000
Structure Square Footage:	5,300
Land Square Footage:	11,021
Sale Type:	Owner/User & Investment
Parking:	11 spaces
Property Type:	Multi-Tenant Office
Year Built:	1983
Zoning:	CBD (Commercial Business District)
APN:	496-174-11



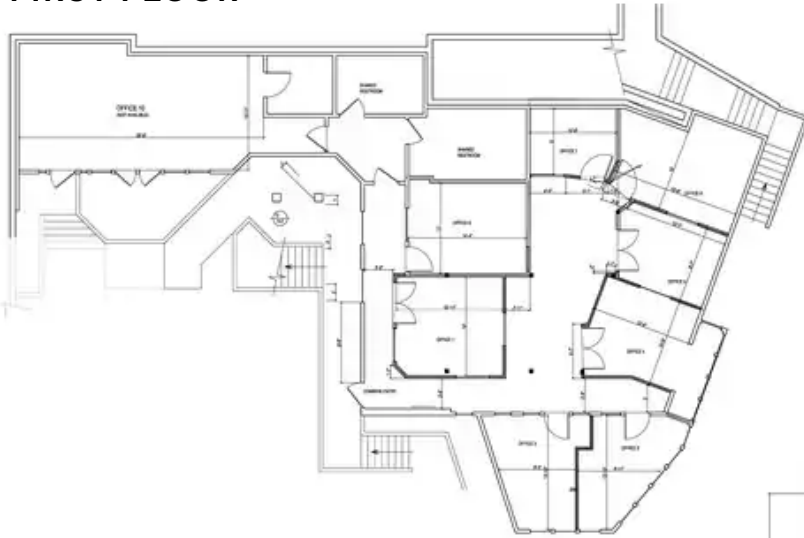
PROPERTY HIGHLIGHTS

- Own the entrance to downtown Laguna Beach
- Walking Distance to the Beach, Restaurants, and all of Downtown Laguna
- Rare Downtown Laguna dedicated parking lot
- Operate out of the 2nd floor and rent out the bottom floor
- 1st floor is currently built out as Executive Office Suites
- 2nd Floor is perfect for an Owner/User
- The property once had restaurant entitlements
- Rare Opportunity to own Main & Main Laguna Beach Real Estate

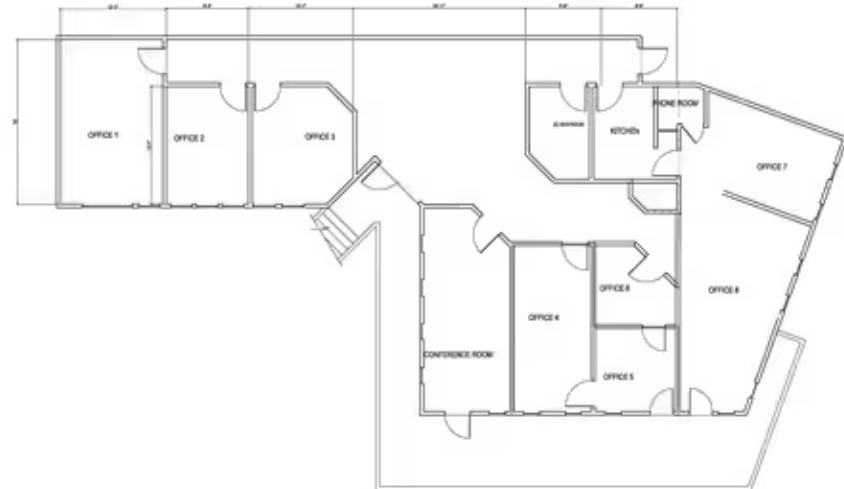


THE COASTAL BLUEPRINT

FIRST FLOOR



SECOND FLOOR





PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



WYLAND GALLERIES

RESTAURANT

LAGUNA BEACH HOUSE

PEPPERTREE LANE

HOTEL Laguna

ZINC CAFE | MARKET | BAR

WELLS FARGO

MARINE ROOM

CASA LOMA BEACH HOTEL

NICK'S RESTAURANT

LAGUNA PRESBYTERIAN CHURCH

KEN'S JEWELRY

RIVIAN SOUTH COAST THEATER

WHOLE FOODS MARKET

GOODYEAR

L

MAIN BEACH

OCEAN AVE

BROADWAY

CLIFF DR



Laguna Beach

SHOPPING



The Lumber Yard



Forest Avenue Shops



The Hip District



Art Galleries



The Sawdust Festival



Main Beach



Pageant of the Masters



Crystal Cove

ATTRACTIONS

DINING



Nick's



The Cliff

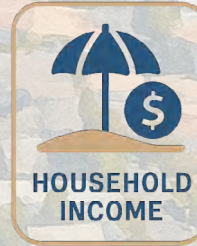


Las Brisas



Broadway by Amar Santana

THE COASTAL COMMUNITY



1 MILE	9,421	9,924	\$157,085	±28,849 Cars Per Day on Broadway	High School Graduate 8%
3 MILE	22,991	16,584	\$172,067		Bachelor's Degree 35%
5 MILE	112,211	53,082	\$157,599		High School Graduate 9%
LAGUNA BEACH	22,564	12,943	\$140,508 (2023)		Bachelor's Degree 66%



TOP OF THE WORLD PARK

THURSTON MIDDLE SCHOOL

410 BROADWAY
LAGUNA BEACH

DOWNTOWN LAGUNA

MAIN BEACH



ALISO CREEK PLAZA



Keepin' it Coastal

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