



FOR LEASE

**580 BROADWAY STREET,
LAGUNA BEACH, CA 92651**



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**LEE &
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COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

**0.4 MILES
FROM THE BEACH**

**SHARE
PATIO AREA**

**ASSIGNED PARKING
FOR LARGER SUITES**

**HEAVY FOOT
& DRIVE-BY TRAFFIC**

Ideally located in the heart of Laguna Beach, 580 Broadway offers a rare opportunity to occupy a premier office property within one of Southern California's most iconic coastal destinations.

Just minutes from Main Beach, Heisler Park, and the boutique shops and restaurants of Forest Avenue, this 20,071 SF Class B office building sits at the center of an affluent, high-traffic community known for its vibrant art scene, year-round tourism, and strong local economy.

DRIVE MILES

+0.8 MI TO HEISLER PARK & MAIN BEACH

+3.8 MI TO CA-73 FREEWAY

+14 MI TO JOHN WAYNE / ORANGE COUNTY AIRPORT

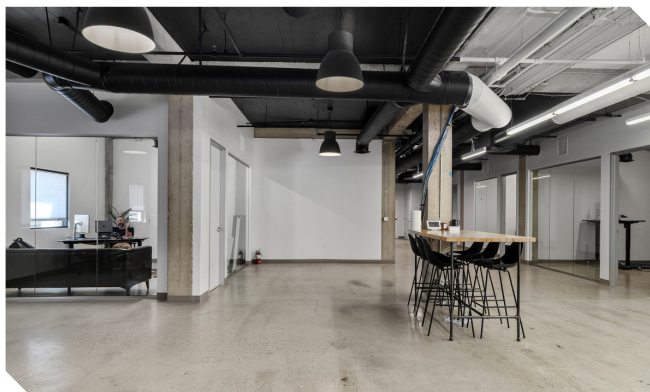


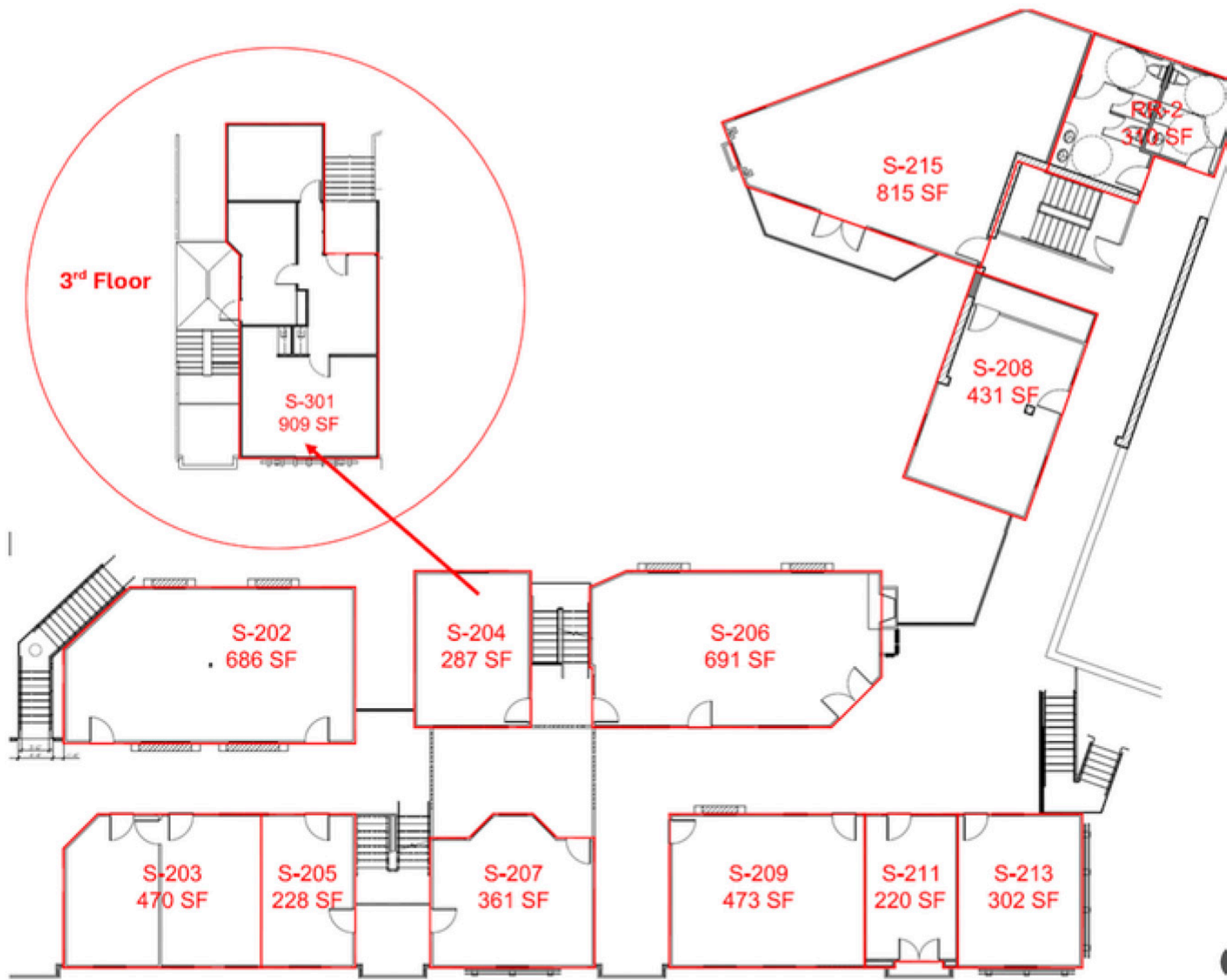
580 BROADWAY ST

EXTERIOR PHOTOS



INTERIOR PHOTOS





AVAILABLE SUITES

Pricing withheld, contact for more information.



SUITE 101: 4,226 SF
(Can be divisible into 3 units)

\$3.50/SF + \$0.83, NNN
7 Parking Spaces



SUITE 120: 654 SF
\$6.00/SF, MG

LOCATION OVERVIEW



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