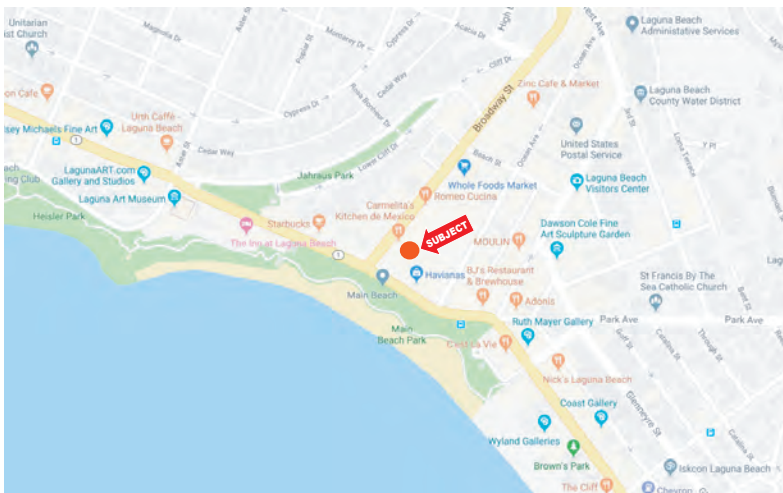


Restaurant Space For Lease

217 Broadway St, Laguna Beach CA 92651
SEC Broadway St & Pacific Coast Hwy

±3,375 SF Restaurant Space for Lease



Property Highlights

- Across from Main Beach (6.3 million annual visitors)
- ±3,375 SF space
- Signalized intersection
- Dedicated Patio
- High foot traffic location
- Strong daytime and evening customer base

Traffic Counts (2025)

Pacific Coast Hwy 36,000 ADT
Broadway St 35,000 ADT



ECONOMIC IMPACTS OF LAGUNA BEACH TOURISM IN 2016

Laguna Beach attracted over 6 million visitors in 2016, with visitor spending reaching \$556.6 million. Most visitors came for the day only; however, the greatest economic impact came from hotel guests. Approximately 4% of total visitation came from international visitors, while approximately 96% was derived from US residents. Beaches, restaurants and shopping were key drivers of tourism for Laguna Beach.

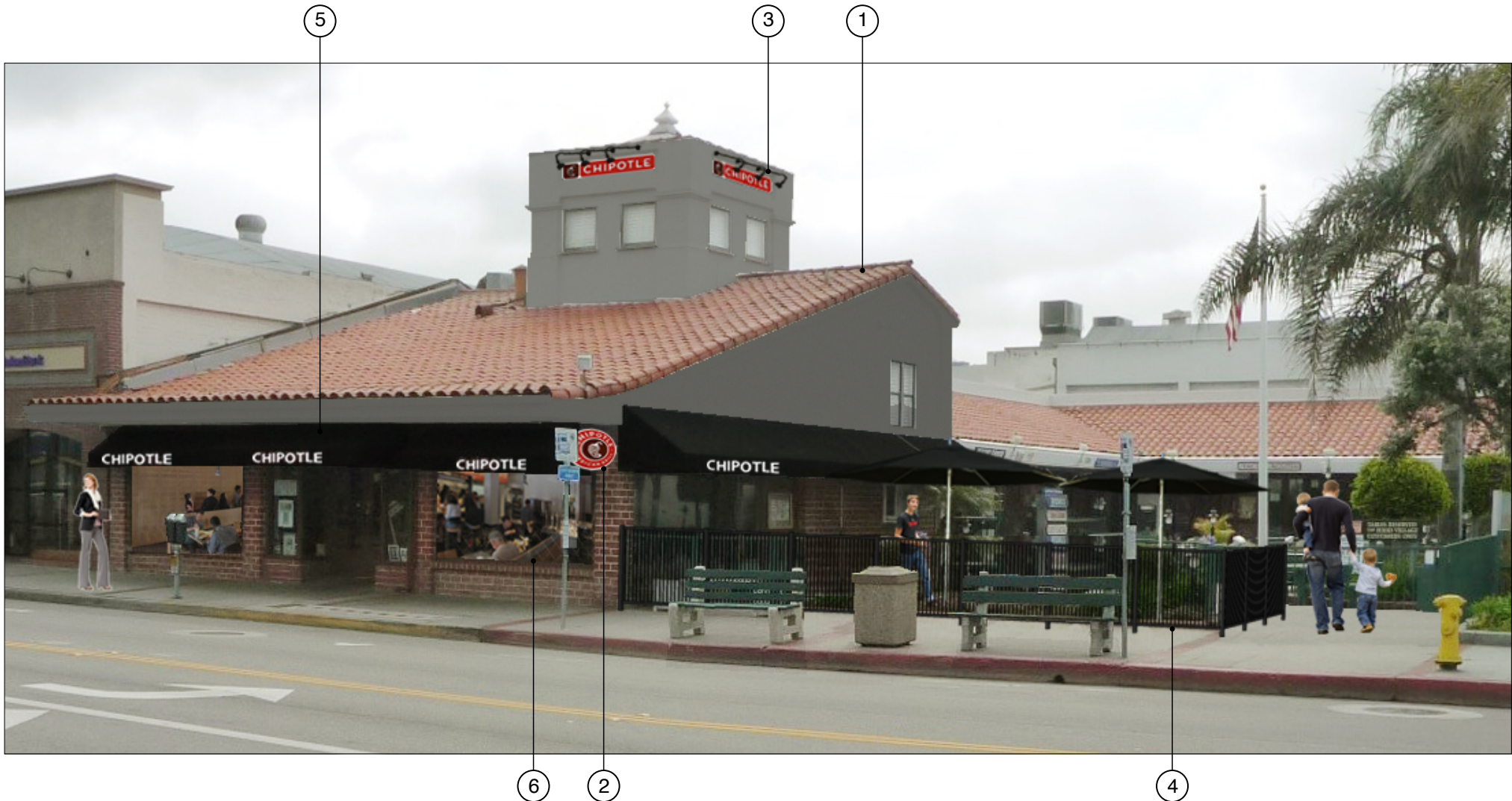
KEY VISITOR INDUSTRY STATISTICS – 2016

Visitors to Laguna Beach ¹	6.3 million
Total Direct Visitor Spending ²	\$556.6 million
Visitor Tax Generation ³	\$17.8 million
Laguna Beach Jobs Supported by Tourism	5,002

MEASURE	HOTEL VISITORS	VISITORS TO A PRIVATE RESIDENCE	DAY VISITORS	OTHER PAID LODGING
Total Annual Visitors	271,528	39,973	6,015,678	4,266
Percent of All Visitors	4.3%	0.6%	95%	0.1%
Spending Per Day, Per Person	\$234.54	\$77.33	\$56.64	\$136.94

1. A visitor is defined as a person who lives outside the city and is not in the city on routine personal business or work.
2. Total direct visitor spending is the injection of money into the local economy that takes place when a visitor purchases any good or service in Laguna Beach.
3. Visitor tax generation is the revenue flowing to Laguna Beach's city government coffers as a result of direct visitor spending.





KEY NOTES:

1. EXISTING ROOFING TO REMAIN, PAINT PLASTER DARK GRAY
2. BLADE SIGN
3. UNILLUMINATED SIGN WITH GOOSENECK LIGHT FIXTURE
4. REMOVE EXISTING FRONT PLANTER AND MONUMENT SIGN. REPLACE WITH PATIO RAILING
5. REPLACE EXISTING AWNING CANVAS WITH CHIPOTLE GRAPHIC
6. EXISTING STOREFRONT TO REMAIN



LAGUNA BEACH
217 BROADWAY STREET
LAGUNA BEACH, CA

KO SKETCH

Option C

03

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Scale: N.T.S.

Date: 6/28/10

Project No.: 810-10-51



KEY NOTES:

- | | |
|---|--|
| 1. EXISTING ROOFING TO REMAIN, PAINT PLASTER DARK GRAY | 5. METAL TRELLIS @ 10'-0" AFF, PAINT CHARCOAL GRAY |
| 2. BLADE SIGN | 6. EXISTING STOREFRONT TO REMAIN |
| 3. UNILLUMINATED SIGN WITH GOOSENECK LIGHT FIXTURE | |
| 4. REMOVE EXISTING FRONT PLANTER AND MONUMENT SIGN. REPLACE WITH 36" PLANTER WALL AND PERFORATED WALL | |



LAGUNA BEACH
217 BROADWAY STREET
LAGUNA BEACH, CA

KO SKETCH

Option B

02

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Date: 6/29/10

Project No.: 810-10-51