



2007 S Coast Hwy

2007 S Coast Hwy, Laguna Beach, CA 92651

COMPASS



Amber Allen

Compass

540 Coast Hwy, Suite 202, Laguna Beach, CA 92651

amberallenrealtor22@gmail.com

(949) 728-8901

2007 S Coast Hwy

\$5.00 - \$5.10 /SF/YR

This three-story building at the corner of Broadway and South Coast Highway holds a rich history, having served as the iconic Sneaky Pete's hangout during Bette Davis's era. Currently, the first and second floors are available for rent, each offering unique features suitable for various businesses. The First Floor is 955 square feet and includes a private entrance and exit and has a stunning ocean view, creating a calming atmosphere. This space would be ideal for an eyelash studio or therapy space. The Second-Floor configuration is divisible into two units. Each side has their own bathroom and fireplace, but the larger unit boasts a brand-new ocean view back patio, ideal for seating and relaxation. The building has been completely renovated from top to bottom, reinforced with new steel beams for safety. Other upgrades include up to code electrical system, fresh paint throughout and new windows with views of South Coast Highway activity out the front and the Pacific Ocean in the back. The onsite parking is limited...

- PCH Frontage, and ocean view! Enhancements and improvements allowed.



Rental Rate:	\$5.00 - \$5.10 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Gross Leasable Area:	5,866 SF
Year Built:	1922
Walk Score ®:	40 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$0.43 /SF/MO

1st Floor Ste d

1

Space Available	967 SF
Rental Rate	\$5.10 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Retail
Lease Term	1 Years

Spaces C, D & E are available. Space D is on the first floor and is 958 square feet. The Second-floor offers two spaces, which are C & D. Space C is the larger one at 1440 square feet and space E is available and contains 1109 square feet, both sides offer their own bathroom, fireplace and ocean view patio, but the patio on space C is larger and more significant.

2nd Floor

2

Space Available	1,109 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 5 Years

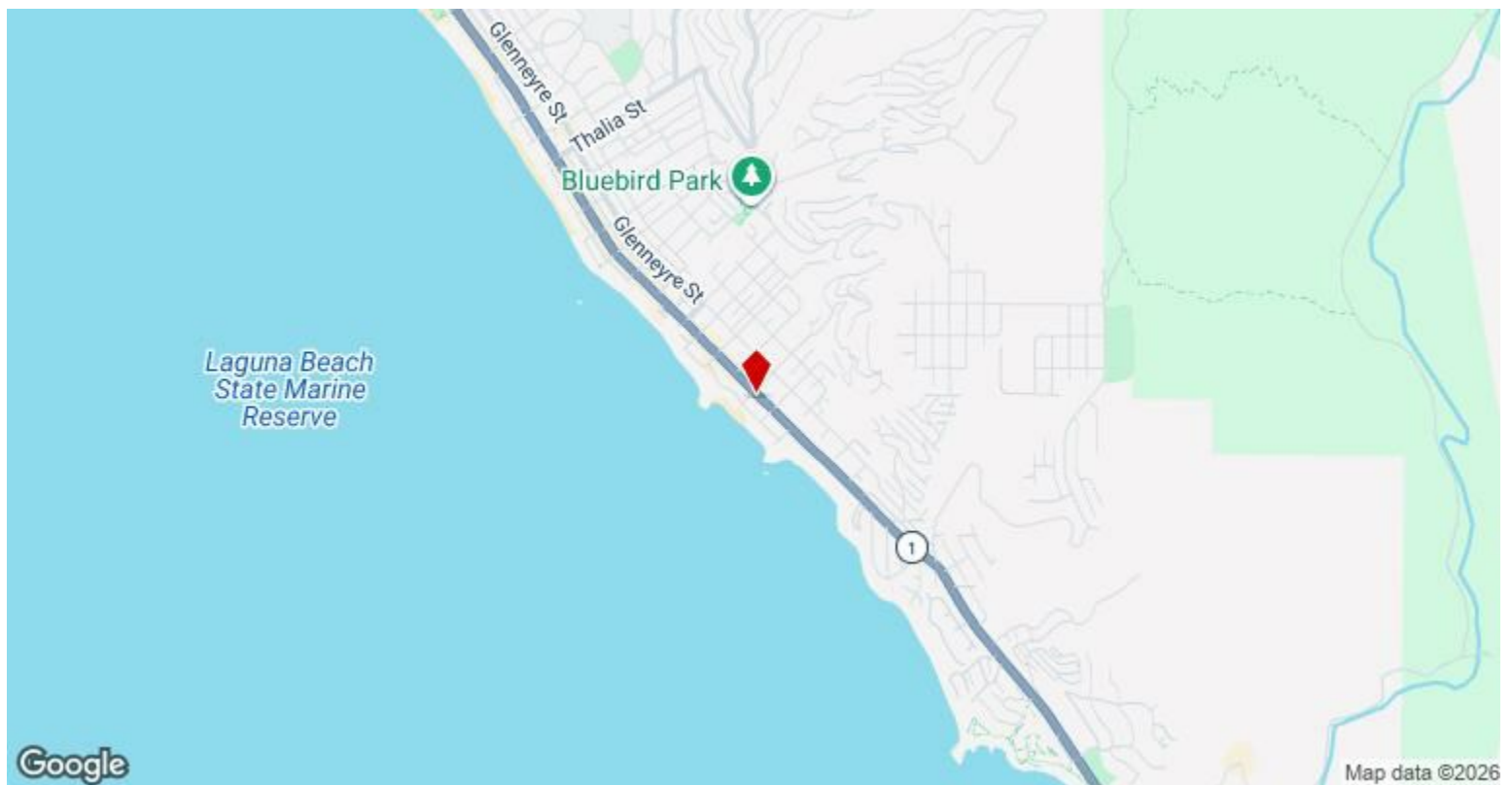
2nd Floor Ste C

3

Space Available	1,440 SF
Rental Rate	\$5.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Daniel Du	-	
Eyelicious Lashes	-	
Pacific Coast Weight Loss	-	



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Property Photos



Building Photo



Downstairs space D

Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Building Photo

