



1461 GLENNEYRE STREET

OFFICE FOR SALE | 5 UNITS | 3,850 SF | LAGUNA BEACH, CA



EXECUTIVE SUMMARY

EXPLORE THE OPPORTUNITY TO OWN A PREMIUM OFFICE BUILDING IN DOWNTOWN LAGUNA BEACH.

All View Real Estate is proud to present the opportunity to purchase 1461 Glenneyre St. located in sought-after Laguna Beach. This 5-unit office building is tailored to accommodate a diverse range of tenants. The site boasts five off-street and three garage parking spaces. All units are tech-equipped and feature state-of-the-art amenities. The building has modern upgrades, including new windows, doors, and roof, central air conditioning, individual security systems per suite, T-1 lines, central server hardwiring, and a remarkable \$600,000 investment in millwork and custom enhancements. With its spacious layout, modern amenities, and convenient location, this property is perfect for an owner-occupier

PROPERTY DETAILS

ADDRESS:	1461 Glenneyre St, Laguna Beach, CA 92651
PARCEL NUMBER:	644-212-06
UNITS:	5
BUILDING SIZE:	3,850 SF
OCCUPANCY RATE:	40%
STORIES:	2 Stories
PARKING:	2 Spaces Assigned + Off-Street
ASKING PRICE:	Contact Broker



INVESTMENT HIGHLIGHTS

SEAMLESS LIVING & COASTAL CHARM IN LAGUNA BEACH.

Onsite Garage Parking: Enjoy the convenience and security of onsite garage parking, providing easy access to your vehicles.

Premium Location: Strategically positioned in a prime location, this property offers unparalleled convenience with close proximity to the beach, promising a lifestyle of leisure and coastal charm.

Highly Upgraded Interiors: Step into luxury with lavishly upgraded interiors, reflecting a commitment to sophistication and comfort that elevates the living experience.

VIRTUAL WALK THROUGH



BUILDING AMENITIES

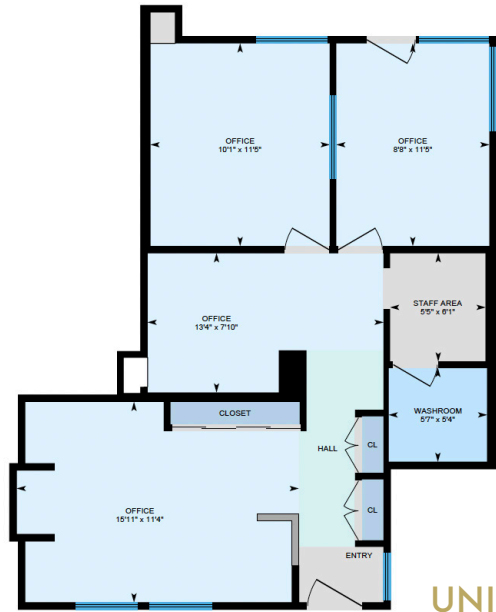
EXPLORE PREMIUM AMENITIES, OFFERING A BLEND OF CONVENIENCE, LUXURY, AND MODERN.

- Controlled Access
- Courtyard
- Fireplace
- Security System
- Signage
- Skylights
- Kitchen
- Accent Lighting
- Storage Space
- Central Heating
- Partitioned Offices
- Shower Facilities
- Air Conditioning

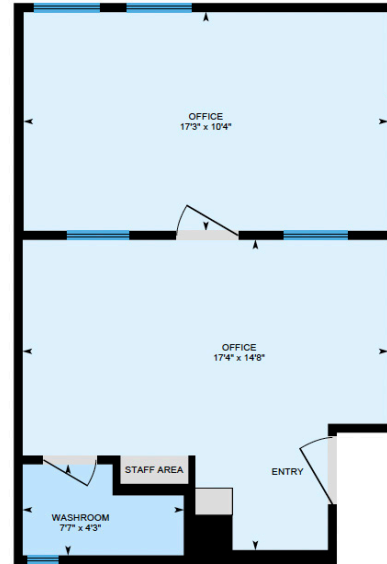
AERIAL



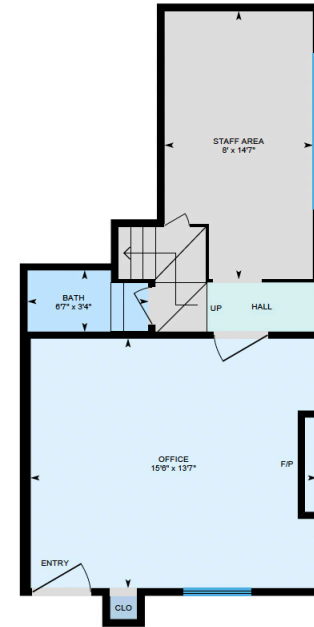
FLOOR PLANS



UNIT C



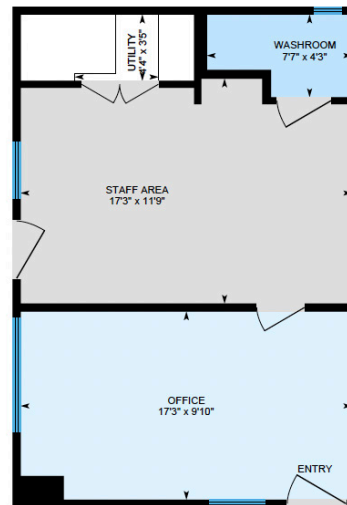
UNIT E



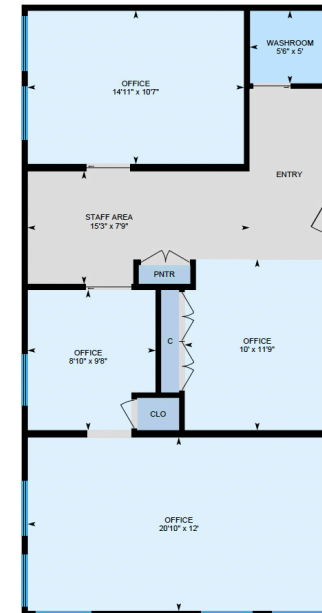
UNIT B.1



UNIT B.2



UNIT D



UNIT F

MAP & AREA OVERVIEW

DINNING

1. Jersey Mike's Subs
2. Selanne Steak Tavern
3. Bear Coast Coffe
4. Rooftop Lounge
5. Jack in The Box

HOTELS

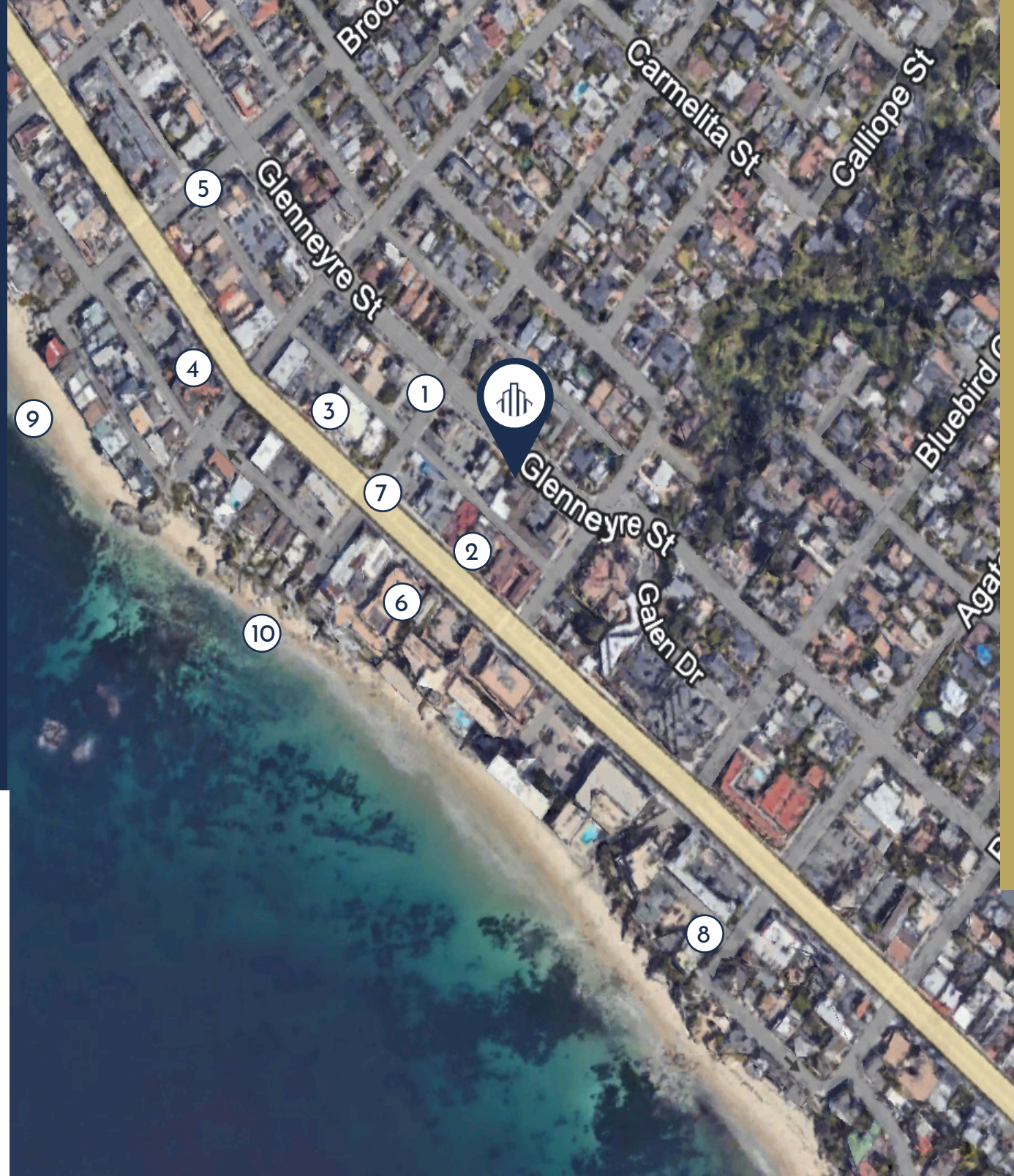
6. Capri Laguna
7. Coast Inn
8. Surf and Sand

BEACHES

9. Cress Street Beach
10. Mountain Road Beach

LAGUNA BEACH, CALIFORNIA GEM

Laguna Beach is a seaside haven renowned for its artistic charm, pristine beaches, and vibrant community. From the iconic Main Beach to the artistic allure of galleries along Pacific Coast Highway, it offers a unique blend of natural beauty and cultural richness, making it a sought-after destination where the beach lifestyle and sophistication merge.



PROPERTY PHOTOS



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