



580 BROADWAY

LAGUNA BEACH, CA 92651

BRIDGETTE KRISTIN
SANOSSIAN + ASSOCIATES

AT DOUGLAS ELLIMAN REAL ESTATE _____



Facts & Features

- 0.4 Miles from the Beach
- Share patio area
- Assigned parking for larger suites
- Heavy Foot & Drive-By Traffic

Prime Laguna Beach Office

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**.

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± 0.8 mi to **Heisler Park & Main Beach**

± 3.8 mi to **CA-73 Freeway**

± 14 mil to **John Wayne / Orange County Airport**



BANK OF AMERICA

UNITED STATES
POSTAL SERVICE

WHOLE FOODS
MARKET

usbank

Mobil

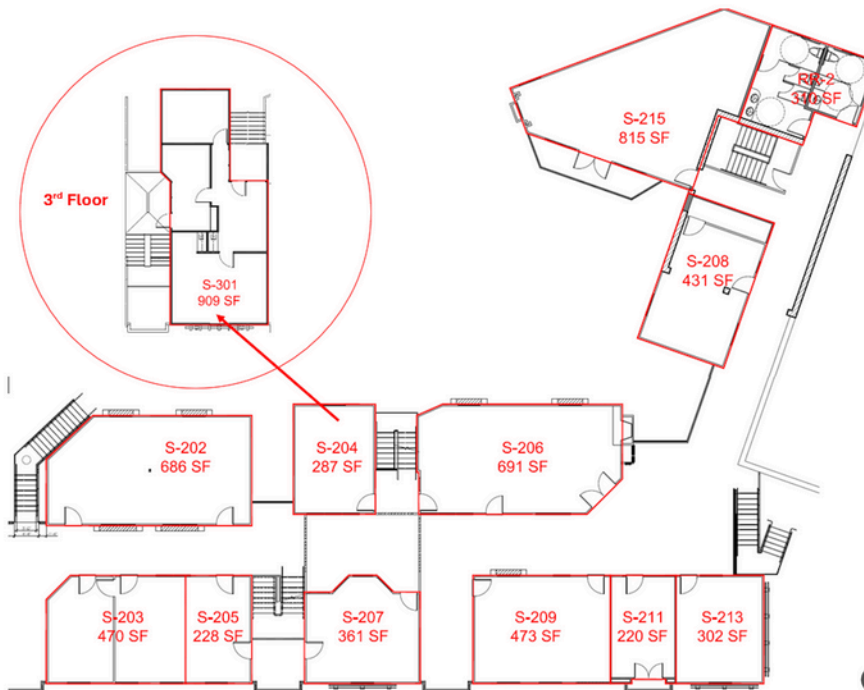
STARBUCKS

Just Steps from
Laguna Beach



FESTIVAL OF
ARTS

580 BROADWAY



580 Broadway Street

AVAILABILITY

Suite 101 - 4,226 SF *

Suite 209B - 254 SF

Suite 119 - 439 SF

Suite 117/118 - 985 SF

Pricing withheld, contact for more information.

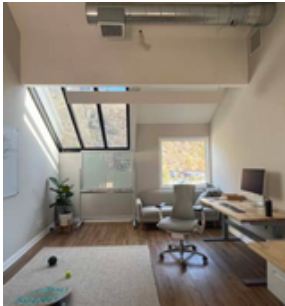
*divisible into three units



SUITE 101

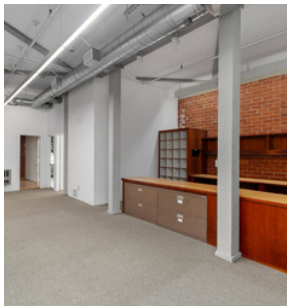
4,226 SF

**Divisible into three
units (plans in place)**



SUITE 209B

254 SF



SUITE 117/118

985 SF



SUITE 119

439 SF

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+ ASSOCIATES



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