



# 312 Broadway St

LAGUNA BEACH, CA 92651

BRIDGETTE KRISTIN  
SANOSSIAN + ASSOCIATES

AT DOUGLAS ELLIMAN REAL ESTATE





## Lease in the Heart of Laguna

**Centrally located in Laguna Beach, 312 Broadway offers a unique opportunity to lease space in one of Orange County's most iconic coastal communities.** Just steps from **Forest Avenue, Main Beach, and Heisler Park**, the property is surrounded by **boutique shops, dining, and cultural attractions**. With strong **foot traffic, year-round visitors, and an affluent local base**, this location provides tenants **excellent visibility in a vibrant and highly sought-after market.**

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# Facts & Features

## Prime Downtown Laguna Beach Location

Excellent visibility and accessibility along Broadway, a major entry corridor into the city

## Mixed-Use Potential

Layout suitable for office, retail, or creative space, appealing to a wide range of tenants

## On-Site Parking

Rare in the Laguna Beach market, with multiple marked spaces including ADA accessibility

## Private Courtyard/Outdoor Space

Unique open-air central area that can be used for tenant gatherings, seating, or events.

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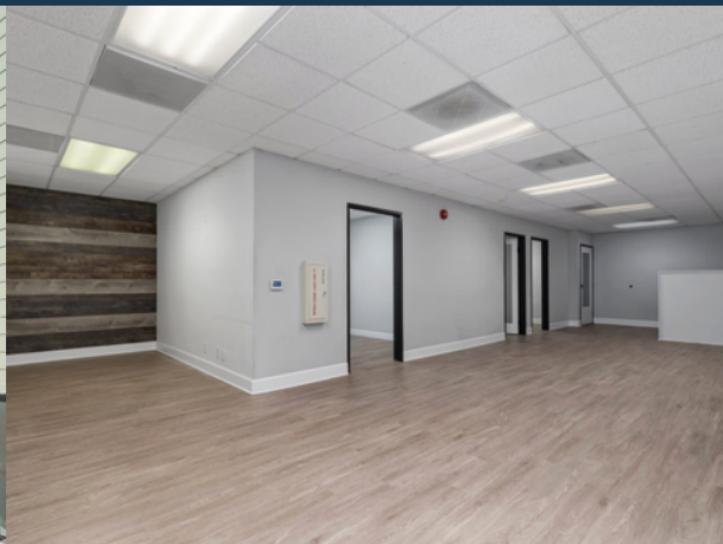
± 0.4 mi to **Heisler Park & Main Beach**  
± 5.2 mi to **CA-73 Freeway**  
± 13 mil to **John Wayne / Orange County Airport**

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# SUITE 202

1,704 SF  
Contact for pricing

Suite 202 offers a bright, modern office environment with multiple private offices, a break room, and storage. Updated lighting and wood-style flooring create a clean, professional setting with convenient access to common area restrooms.



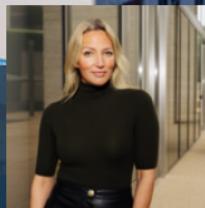
## SUITE 206

1,084 SF

Contact for pricing

Suite 206 features an open office layout with storage and access to a shared outdoor patio, providing a flexible and efficient workspace.





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