

FOR SALE | ±\$1.967M | RARE LAGUNA BEACH NNN INDUSTRIAL-FLEX STNL

PRIME ±9,148 SF LOT & BUILDING | 2055 LAGUNA CANYON RD, LAGUNA BEACH, CA

NEW 10-YR NNN LEASE W/ 7 YRS REMAINING + 1 (ONE) 10-YEAR EXTENSION | SUPERIOR 1031 CLASS A AREA INVESTMENT

PRIME NNN 1031 OPPORTUNITY!

DWG CAPITAL GROUP CRE BROKERAGE
INVESTMENT SALES, CAPITAL MARKETS, CRE

LOCATED ON HIGHLY COVETED LAGUNA CANYON ROAD W/ HIGH VISIBILITY & TRAFFIC COUNTS

SUPERIOR LONG-TERM ABSOLUTE NNN LEASE W/ \$108,234 NOI AND 5.5% CAP RATE W/ 2% RENT ESCALATIONS

EXCELLENT M1 ZONING FOR FUTURE LONG-TERM DEVELOPMENT TO STORAGE, LIGHT INDUSTRIAL, OR CREATIVE OFFICE SPACE

FRONTAGE ON LAGUNA CANYON RD 1 MILE FROM DOWNTOWN LAGUNA BEACH, PCH

- ±863 SF BUILDING
- ±9,148 SF | ±0.21 AC LOT AREA
- 1991 YEAR BUILT

THE PROPERTY

The subject NNN industrial property, located at 2055 Laguna Canyon Rd, Laguna Beach, CA, is a 1991-built, ±863 SF free-standing light industrial facility on an ample ±9,148 SF lot. This Class A beachtown investment offers excellent frontage on Laguna Canyon Road, proximity to the Pacific Ocean, and easy access to major freeways. Strategically positioned, the investment benefits from the strong economic environment of Laguna Beach and its highly sought-after market.

THE MARKET

With industrial and commercial space in Laguna Beach in extremely limited supply, alongside high-income demographics, property values continue to rise, driving potential long-term value appreciation. Offered at \$1,967,000 with a market cap rate of 5.5%, 2055 Laguna Canyon represents an opportunity for bond-like returns, further enhanced by 2% annual escalations. The property is secured by a 10-year lease (with 7 years remaining) and an additional 10-year extension option, making it a prime 1031 exchange opportunity.

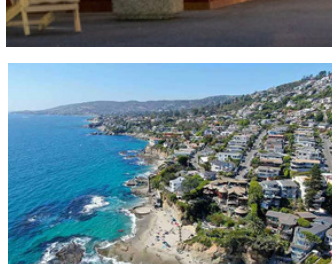
The area's low vacancy rates and cap rates averaging around 3% underscore the site's investment appeal. Laguna Beach's affluent demographics, robust local economy, and extremely limited inventory for sale position this property as a superior asset for long-term wealth preservation and growth, attracting investors seeking stability and future upside in a high-demand region.

SUMMARY	
FOR SALE	\$1,967,000 \$215 PSF
ADDRESS	2055 Laguna Canyon Rd, Laguna Beach, CA
ABSOLUTE NNN NOI	\$108,234
CAP RATE	5.5%
YEAR BUILT	1991
ZONING	M1-A
SUBTYPE	Light Industrial & Limited Commercial (Single-Tenant)
LOT SIZE SF	±9,148 SF ±0.21 AC
LEASE TERM	10 Yrs (7 Yrs Remain) + One 10-Yr Extension
BUILDING AREA	±863 SF
TOTAL BUILDINGS	1 Building

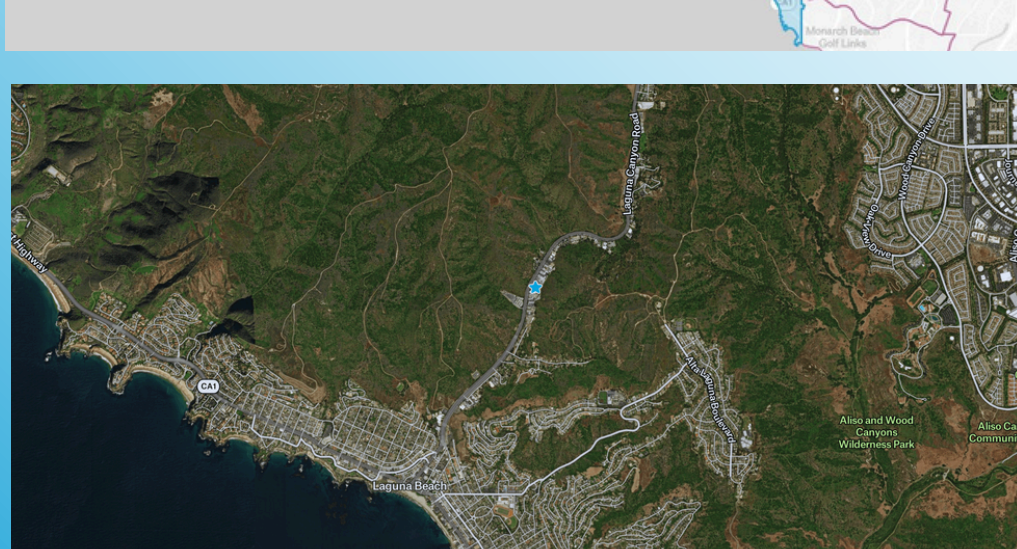
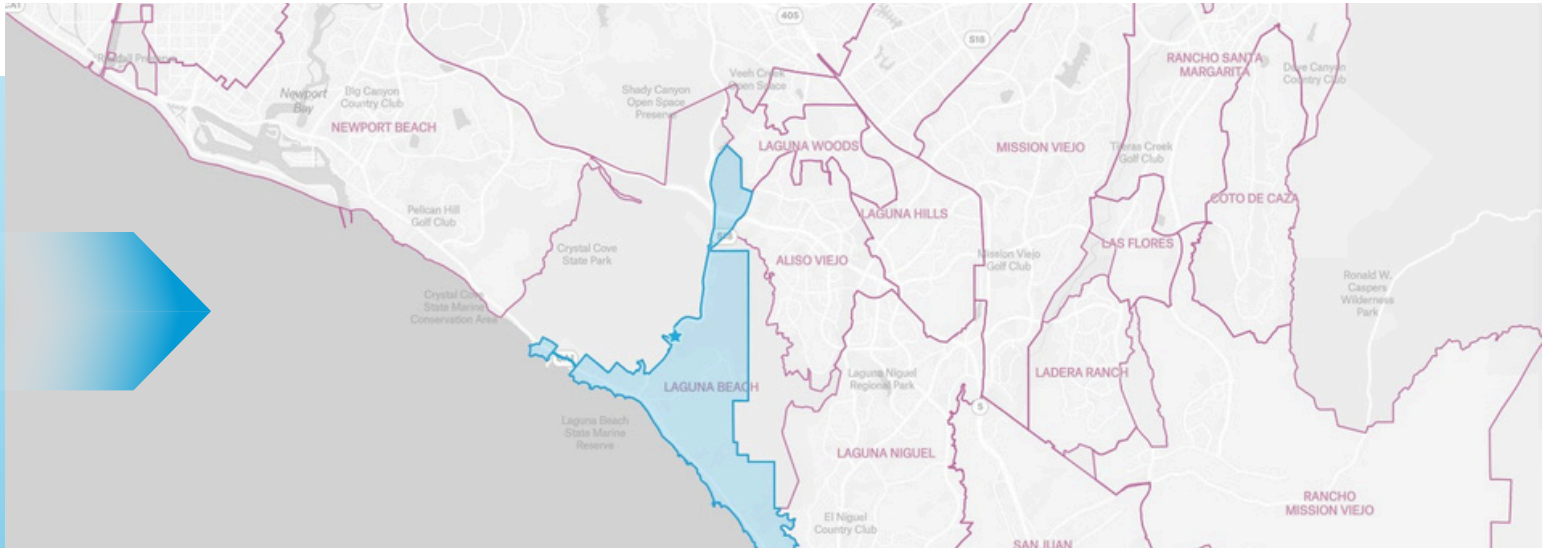
ABOUT LAGUNA BEACH, CA

A VIBRANT COMMUNITY

Roughly one mile from downtown Laguna Beach and the Pacific Coast Highway (PCH), the site is surrounded by vibrant amenities, including dining, retail, and cultural attractions, making it a popular spot for both employees and clients. The area's unique blend of stunning coastal scenery, thriving tourism, and a strong emphasis on arts and culture further enhances the desirability of this location for commercial and industrial use. With a resident base of ±100,000 nearby, the property provides an exceptional opportunity for businesses looking to establish a presence in a high-demand market.



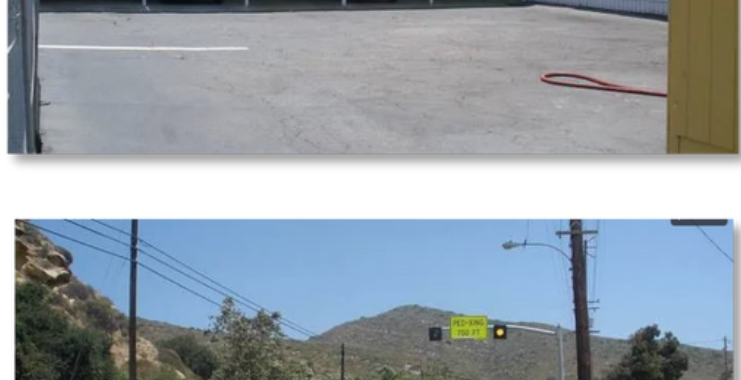
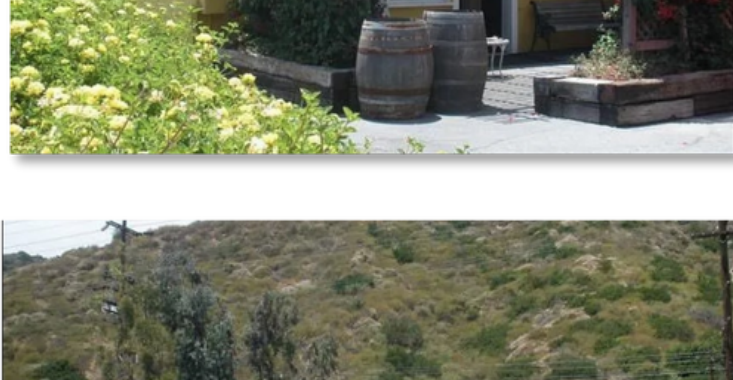
PRIME LAGUNA BEACH INDUSTRIAL LOT FOR SALE



Situated along one of Laguna's most well-traveled corridors, offering excellent visibility and exposure with high daily traffic counts

Immediate access to key highways, including the 133, 73, 5, and 405 Freeways, ensures convenient transportation routes for businesses

PROPERTY PHOTOS



SITE PLAN



VERSATILE MIXED-USE INDUSTRIAL CREATIVE ASSET



OUR TEAM LOOKS FORWARD TO YOUR CONTINUED BUSINESS IN 2024
DWG CAPITAL GROUP | JUDD DUNNING | 972.738.8586 | JUDD@DWG-RE.COM

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