

1105 N Coast Hwy, Laguna Beach



Property *overview*

Prime Commercial Space in North Laguna Beach.

Discover this rare opportunity to lease a stand-alone, 1,327 SF ground floor commercial space in one of Laguna Beach's most sought-after areas.

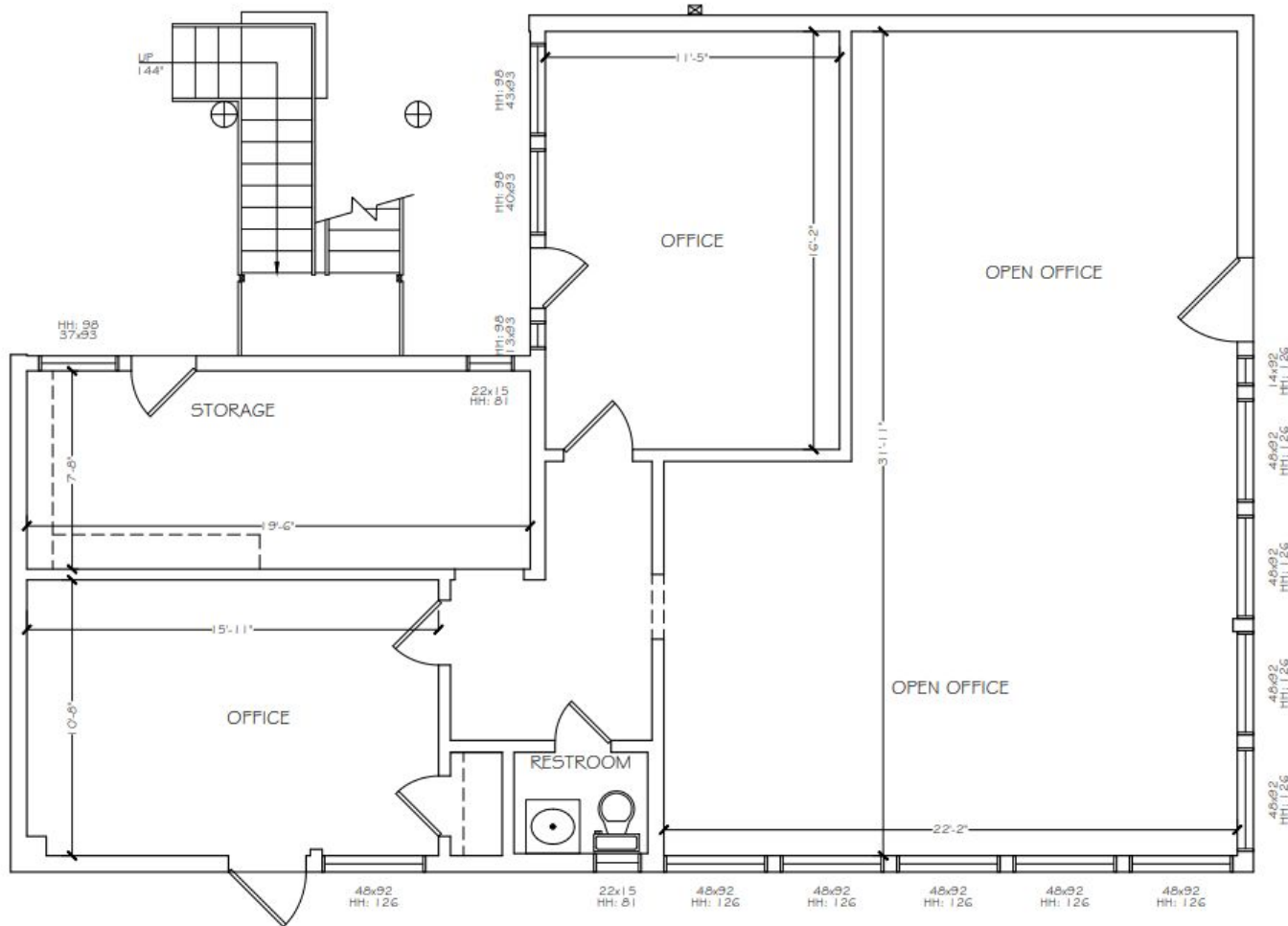
Situated within a residential complex of 11 units, this versatile space offers a unique setting for businesses looking to establish themselves in the vibrant heart of Laguna.

Fully built out and ready for immediate occupancy, featuring flexible layouts suitable for a variety of uses thanks to its mixed-use zoning.

Enjoy excellent visibility with nearby PCH access, complemented by Laguna Beach's affluent local demographic and regional draw from surrounding coastal communities and notable tourism.



Site plan



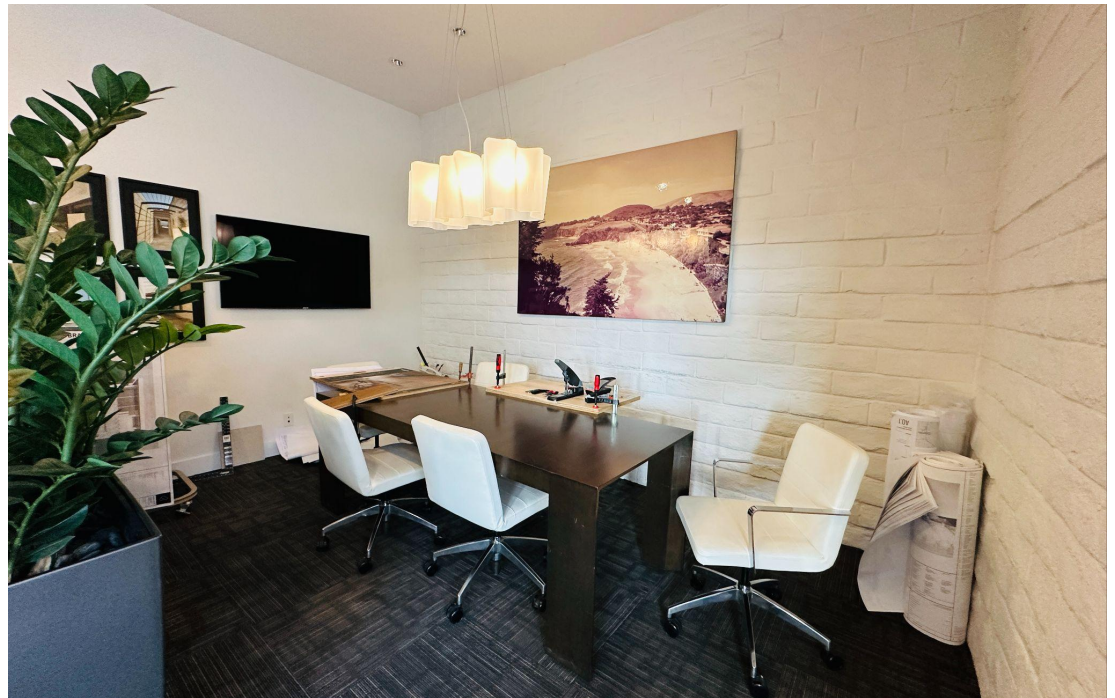
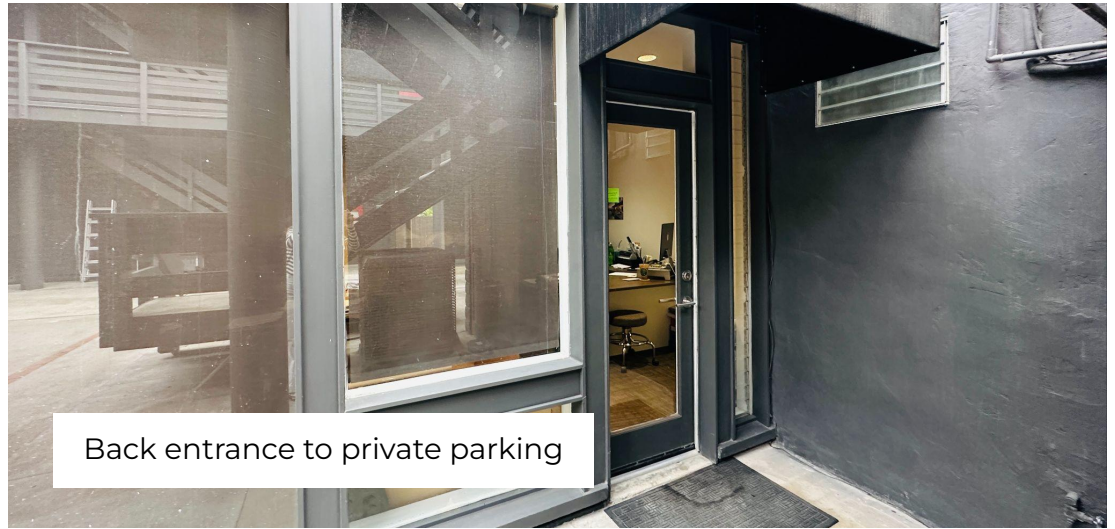
FIRST FLOOR

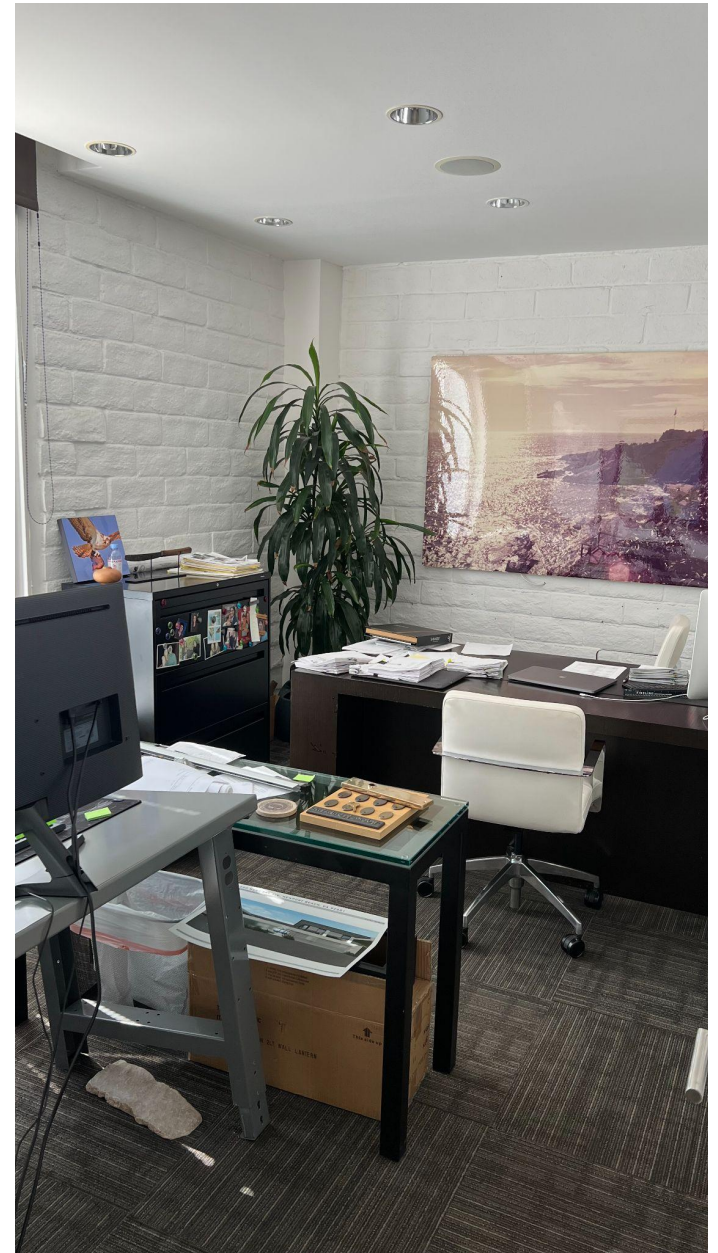
1327 SQ FT

Open floor plan with abundant natural light



Back entrance to private parking







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Property *highlights*

This commercial space is perfectly situated in the heart of Laguna Beach, just moments from some of Southern California's most iconic retail, dining, and cultural destinations, including:

- **Downtown Laguna Beach** – A hub for luxury boutiques, art galleries, and top-tier dining experiences. Enjoy close proximity to the best Laguna has to offer, all within walking distance from the property.
- **Heisler Park** – Just a short stroll away, this beloved beachfront park offers scenic views, public art installations, and a relaxed outdoor atmosphere ideal for lunch breaks or after-work wind-downs.
- **Pacific Coast Highway** – The commercial space benefits from easy access to PCH, connecting it to neighboring cities like Newport Beach and Dana Point, and drawing customers from a wider region.

In addition, the property enjoys ample public parking options for visitors, including:

- Street parking – Metered street parking is available along PCH and surrounding side streets, offering added convenience for visitors.
- Dedicated parking onsite.

Location and *demographics*



Location and *demographics*

SUMMARY

	1 mile	3 mile	5 mile
Total Population	8,030	23,200	106,875
Average Household Income	\$164,054	\$195,076	\$170,583
Total Households	4,068	10,156	43,176
Daytime Population	10,896	26,652	109,991
Median Age	49.8	48.1	43.2





Get in Touch

We'd love to work with you



1105 N Coast Hwy, Laguna Beach



949.424.6622



jillian@us-retail.com, erin@us-retail.com



www.us-retail.com



[@ukropinasabaugh](https://www.instagram.com/ukropinasabaugh)