

FOR SALE

DOWNTOWN LAGUNA BEACH OWNER/USER GEM

385 2ND STREET

Laguna Beach

CA 92651

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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Your Coastal Advisors

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PROPERTY OVERVIEW

Offering Price:	\$4,150,000
Structure SF:	±2,869 SF
1st Floor:	±1,844 SF
2nd Floor:	±1,025 SF
Land SF:	±3,049 SF
Sale Type:	Owner/User or Investor
Uses:	Office
Year Built:	1973
Year Renovated:	2000
Zoning:	CBD-O
APN:	641-266-05



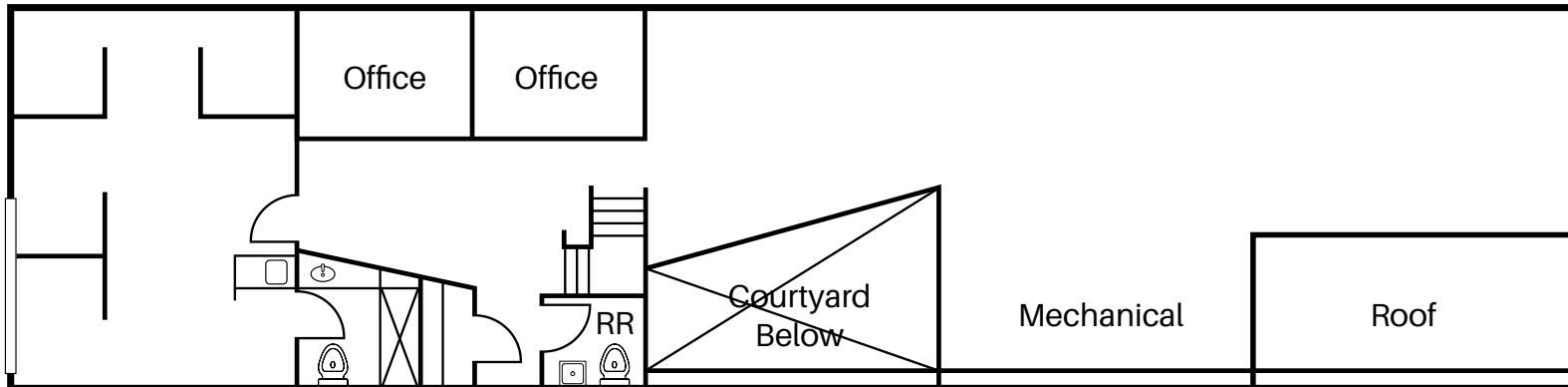
PROPERTY HIGHLIGHTS

- Prime Downtown Laguna Beach Location
- Three Private Offices, Bullpen, Conference Room, and Open Workspace
- Ideal Owner/User Opportunity
- Versatile Layout Suitable for Multiple Uses
- Walking Distance to Main Beach
- Unique Live/Work Potential
- Beautifully Maintained Interior
- Rare Legacy Coastal Asset

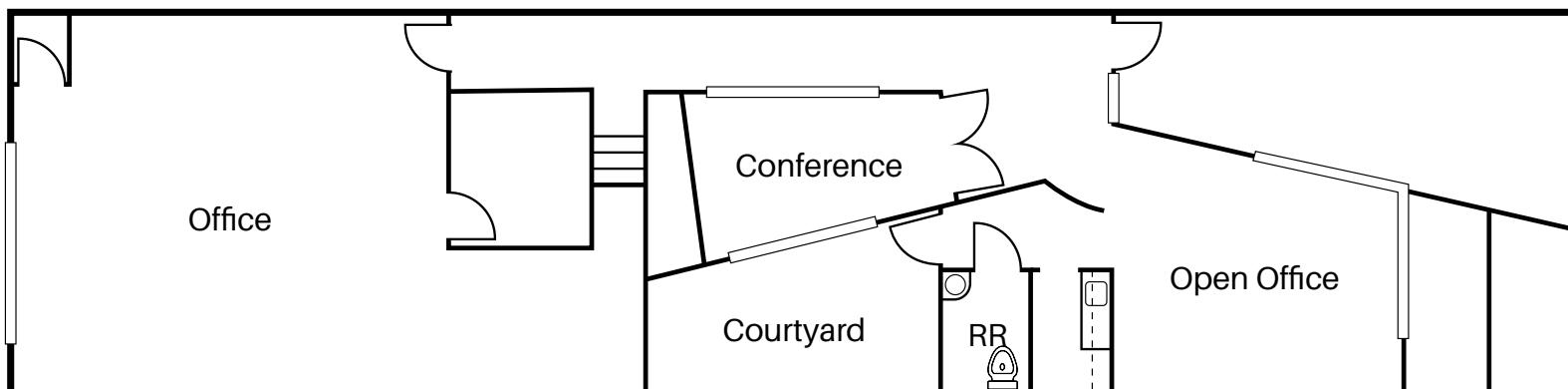


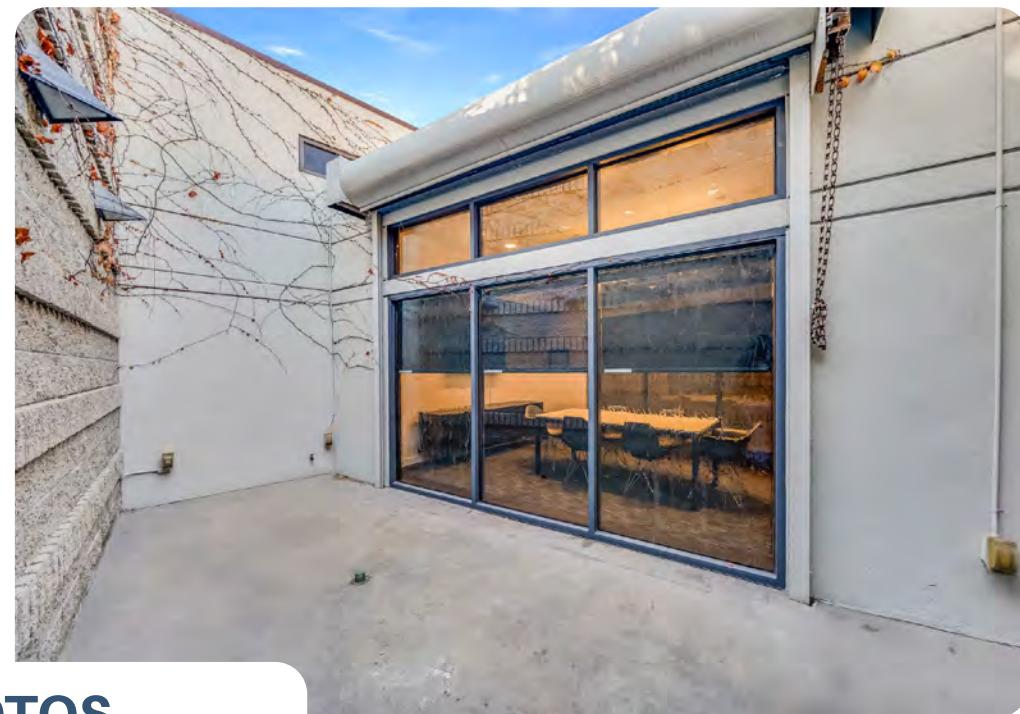
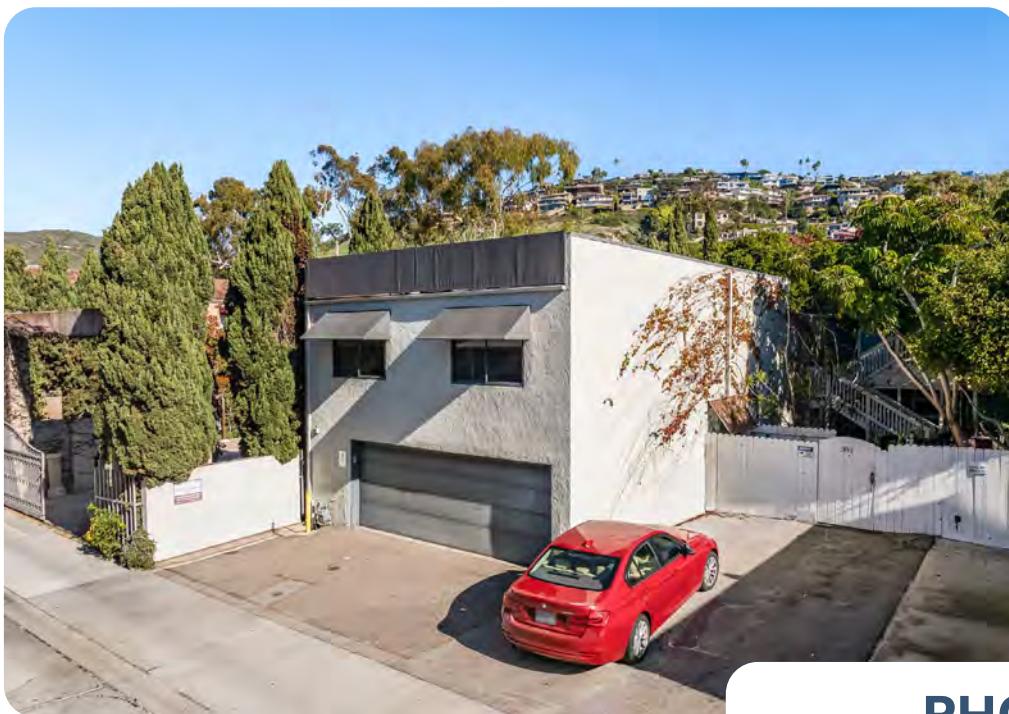
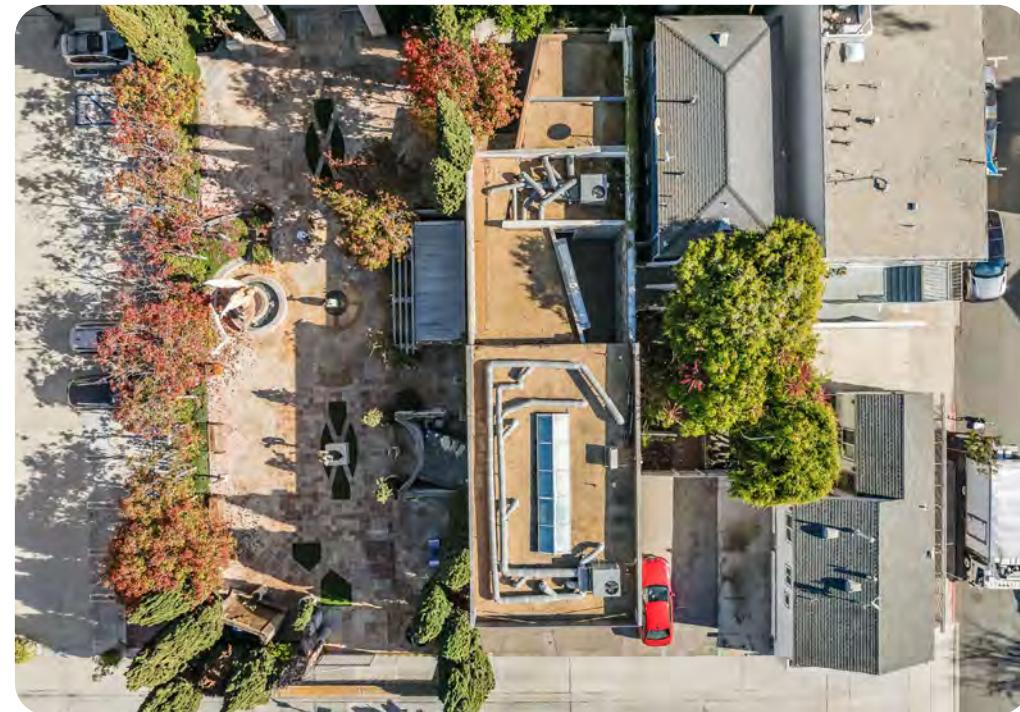
THE COASTAL BLUEPRINT

2ND FLOOR

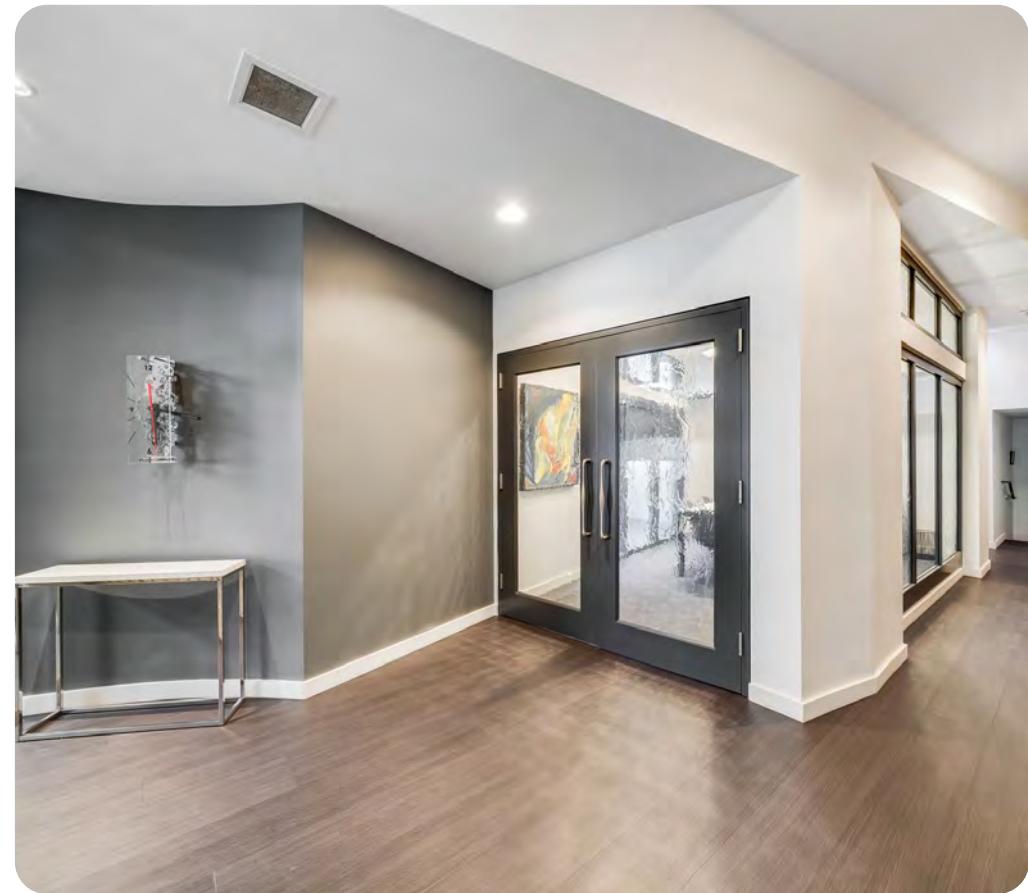


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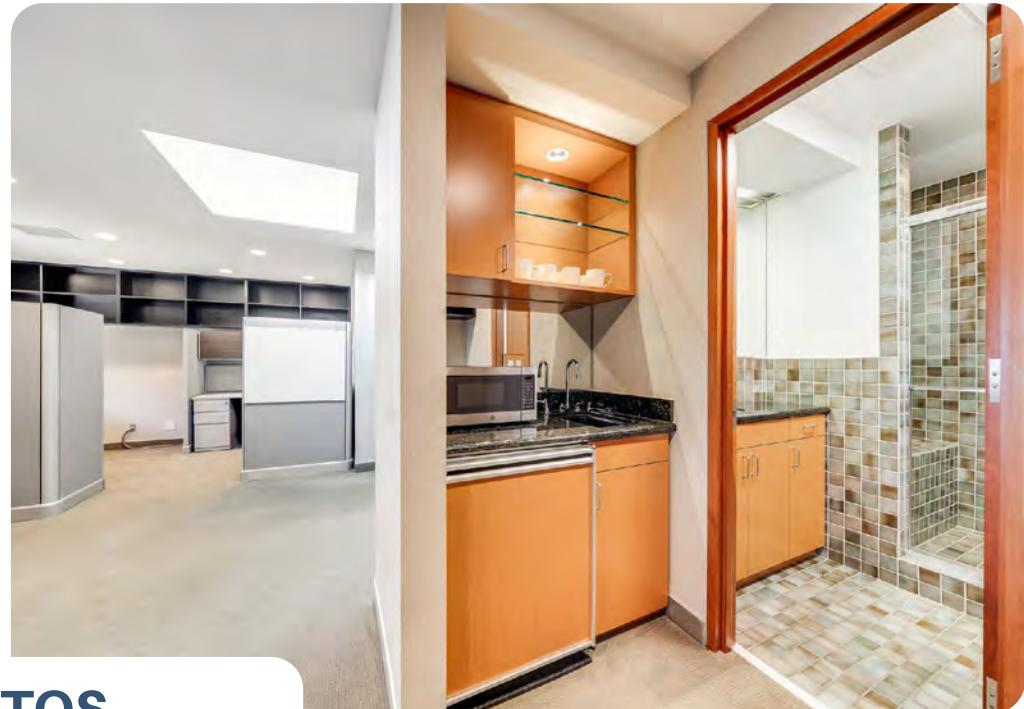




PHOTOS



PHOTOS



PHOTOS

Laguna Beach

SHOPPING



The Lumber Yard



Forest Avenue Shops



The Hip District



Art Galleries

ATTRACTI0NS



The Sawdust Festival



Main Beach



Pageant of the Masters



Crystal Cove

DINING



Nick's



The Cliff

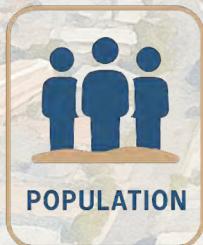


Las Brisas

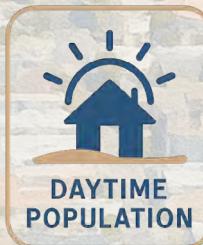


Broadway by Amar Santana

THE COASTAL COMMUNITY



POPULATION



DAYTIME
POPULATION



HOUSEHOLD
INCOME



TRAFFIC



EDUCATION

1 MILE

9,421

9,924

\$157,085

3 MILE

22,991

16,584

\$172,067

5 MILE

112,211

53,082

\$157,599

LAGUNA
BEACH

22,564

12,943

\$140,508
(2023)

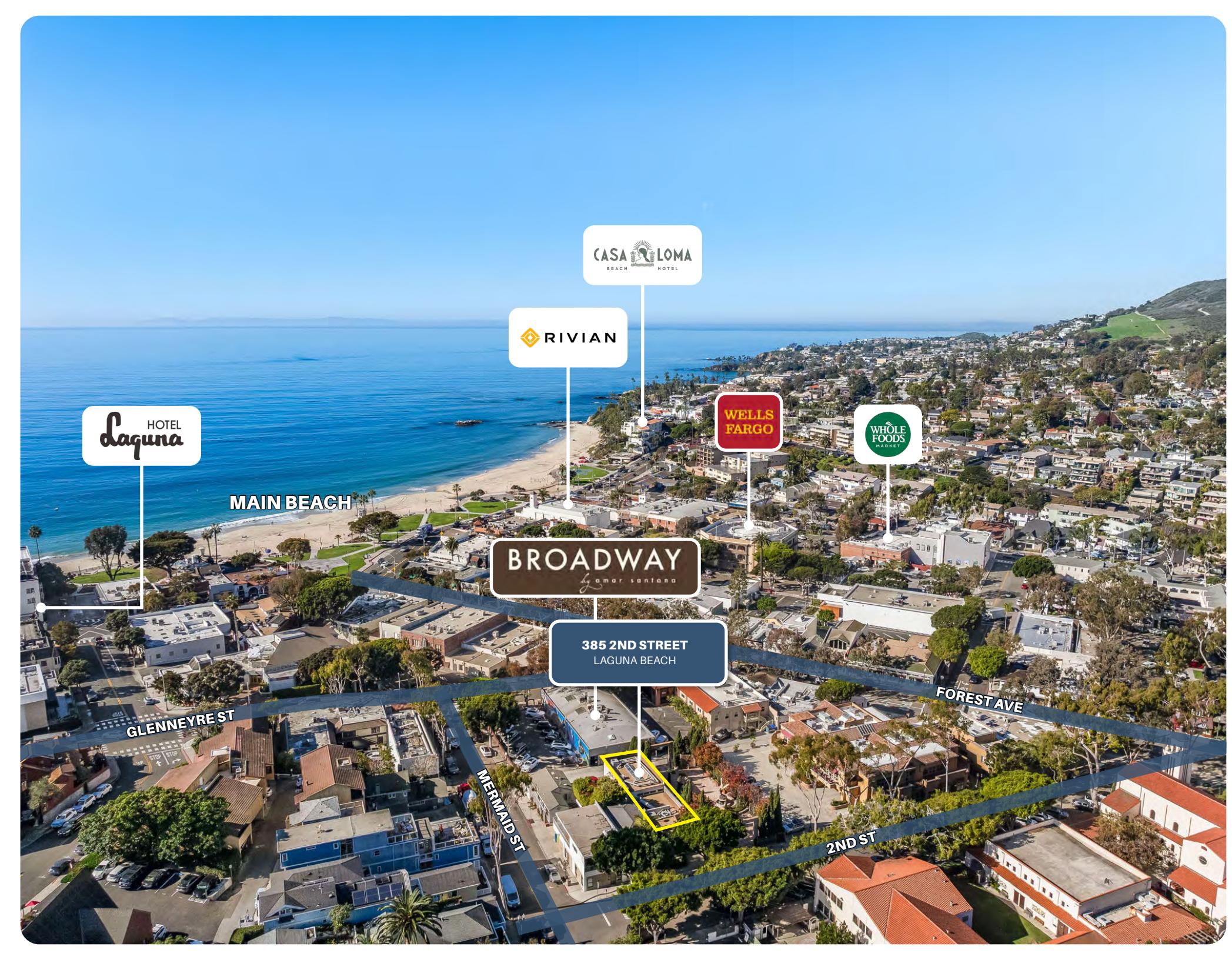
±40,000 Cars
Per Day on
Ocean Ave

High School
Graduate
8%

Bachelor's
Degree
35%

High School
Graduate
9%

Bachelor's
Degree
66%



laguna
HOTEL

MAIN BEACH

BROADWAY
by amar santana

385 2ND STREET
LAGUNA BEACH

CASA LOMA
BEACH HOTEL

RIVIAN

WELLS FARGO

WHOLE FOODS
MARKET

GLENNEY ST

MERMAID ST

2ND ST

FOREST AVE





Keepin' it Coastal

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INVESTMENT
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