

FOR SALE

DOWNTOWN LAGUNA BEACH OWNER/USER GEM

385 2ND STREET

Laguna Beach

CA 92651



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**COASTAL
INVESTMENT
GROUP**

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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 |

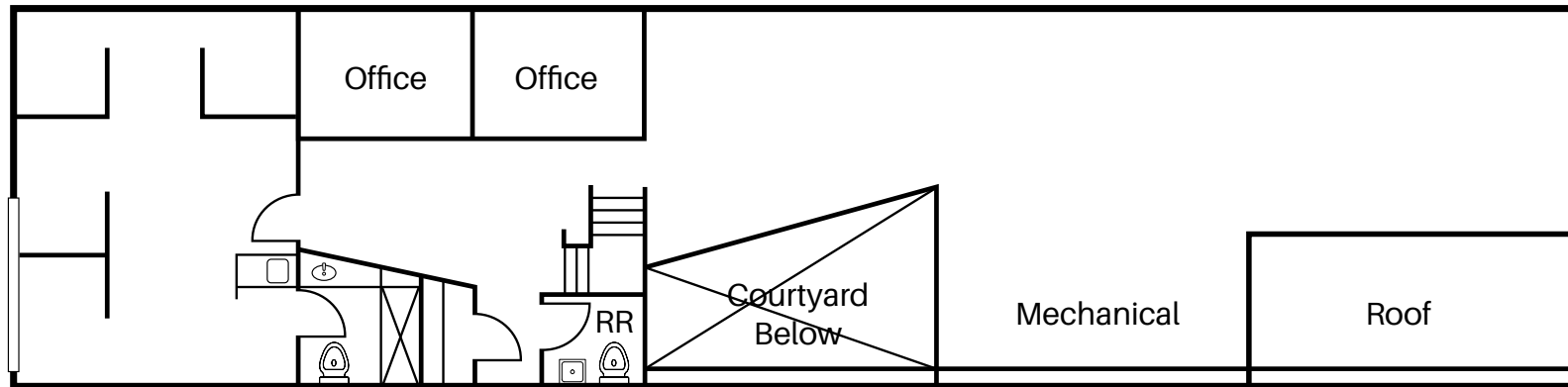
PROPERTY HIGHLIGHTS

- 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

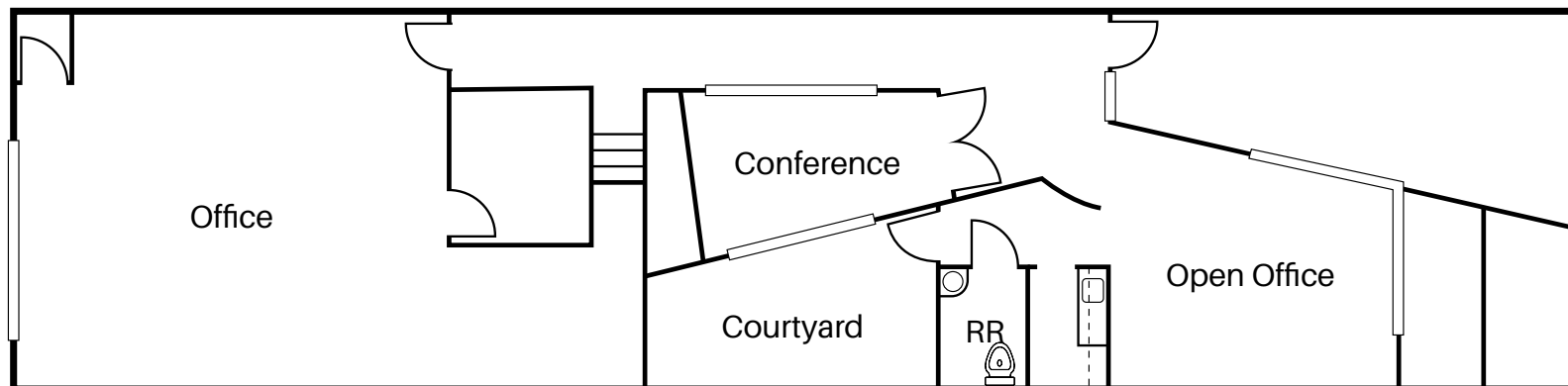


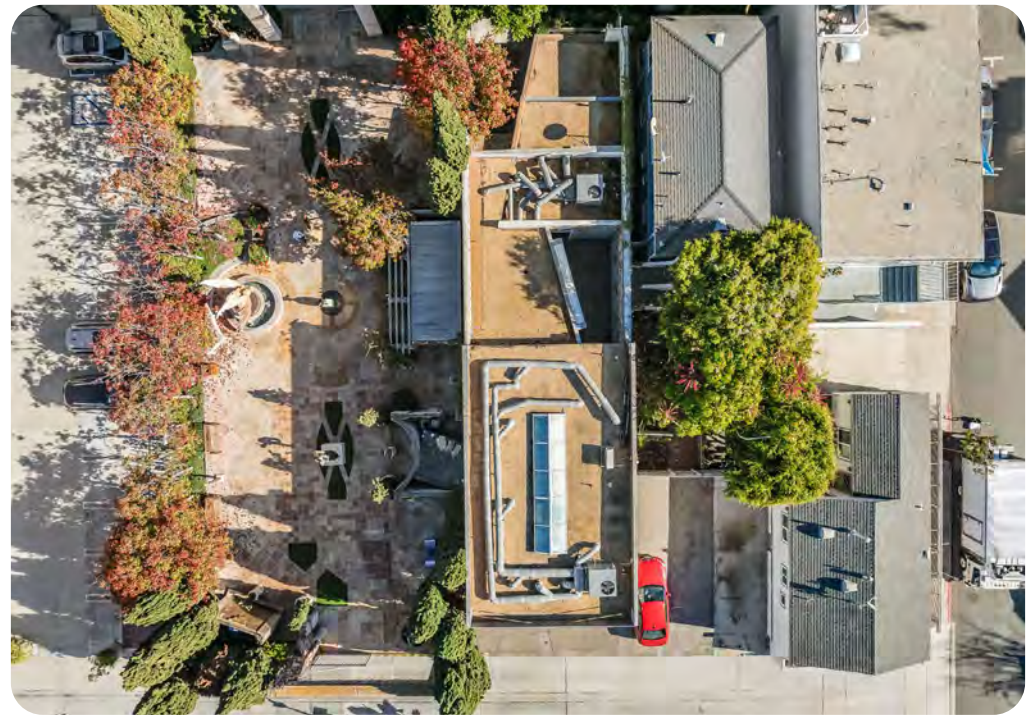
THE COASTAL BLUEPRINT

2ND FLOOR



1ST FLOOR

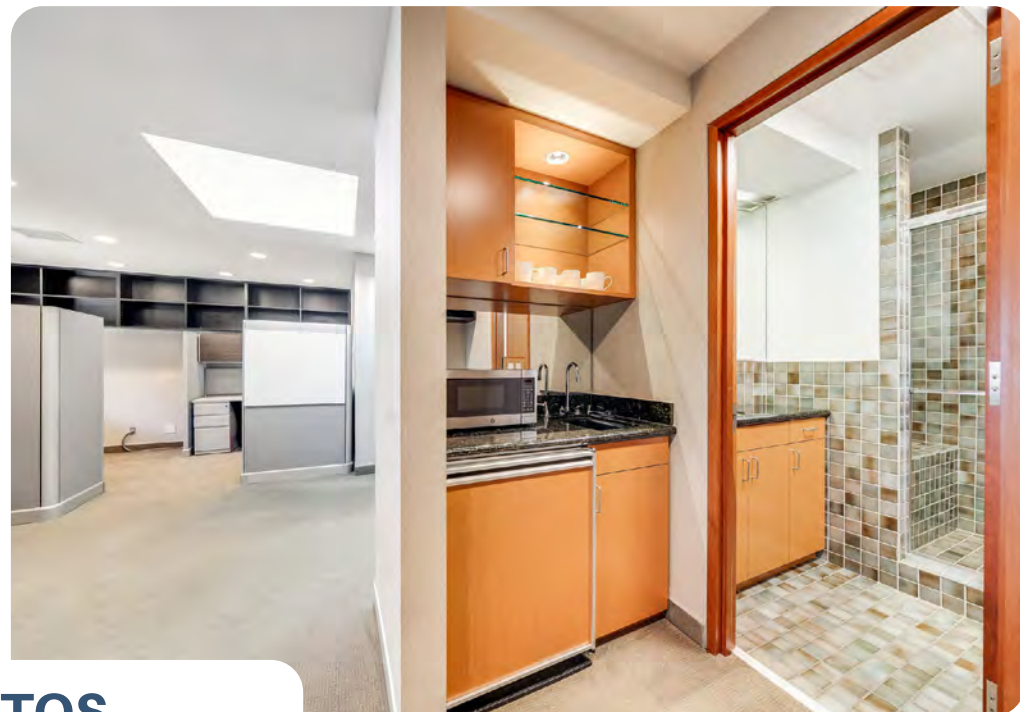




PHOTOS



PHOTOS



PHOTOS

Laguna Beach

SHOPPING



The Lumber Yard



Forest Avenue Shops



The Hip District



Art Galleries



The Sawdust Festival



Main Beach



Pageant of the Masters



Crystal Cove

ATTRACTIONS

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%



HOTEL
Laguna

CASA LOMA
BEACH HOTEL

RIVIAN

WELLS
FARGO

WHOLE
FOODS
MARKET

MAIN BEACH

BROADWAY
Lamar Sanjana

385 2ND STREET
LAGUNA BEACH

GLENNEYRE ST

MERMAID ST

2ND ST

FOREST AVE



PROUDLY OF
ARTS
Laguna Beach

LCAD

SAWDUST
FESTIVAL
Artists & Makers

ZINC
CAFE | MARKET | BAR

SOUTH NICK'S
Brewery & Distillery

LB

Ralph's

TOP OF THE WORLD PARK

THURSTON MIDDLE SCHOOL

385 2ND STREET
LAGUNA BEACH

DOWNTOWN LAGUNA

MAIN BEACH

Ranch
Laguna Beach

PAVILIONS

WELLS FARGO

WHOLE FOODS
MARKET

HOTEL
Laguna

CASA DELOMA
BEACH HOTEL

Surf & Sand
HOTEL

ALISO CREEK PLAZA

Gelson's
CVS
pharmacy

CHASE

FANTASTIC SAM'S
CUT & COLOR

STARFISH
Laguna Beach • Newport Beach

zpizza

Montage
Laguna Beach

Providence
Mission Hospital
Laguna Beach

Keepin' it Coastal

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