

# OFFICE SPACE FOR LEASE

21632 WESLEY DRIVE | LAGUNA BEACH, CA 92651





## PROPERTY HIGHLIGHTS

- Perfect for office space with dedicated entrance
- Centrally located between downtown Laguna Beach, Laguna Niguel, and Dana Point
- Easy access to Pacific Coast Hwy, Hwy-133 & Crown Valley Parkway
- Remainder of property is currently used as a church and a preschool
- Tenant would have exclusive use of space with dedicated restroom, parking and entrances. Tenant would be responsible for a portion of utilities and property taxes.

## PROPERTY DETAILS

ADDRESS	21632 Wesley Drive Laguna Beach, CA 92651
# OF OFFICES	6
OTHER ROOMS	Lobby, Multi-Purpose/Conference Areas, Bathroom
PARKING	Paved Lot
COUNTY	Orange
APN	656-214-07

FOR MORE INFORMATION, PLEASE CONTACT:

**CHRIS BURY | 949.939.6238**  
Partner, Senior Vice President  
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**CHARLIE HOWARTH | 949.542.9484**  
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PHOTOS



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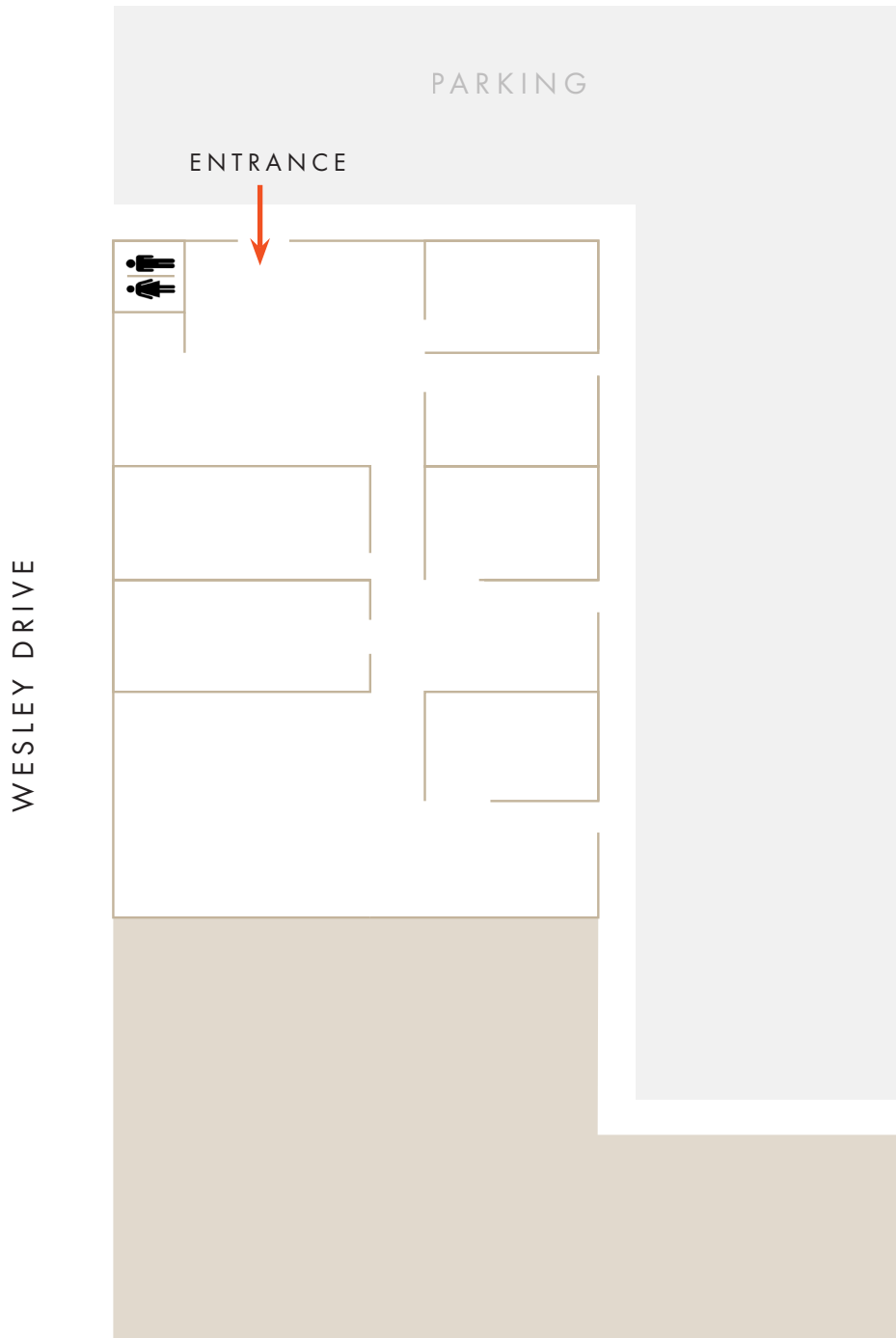
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## SUITE LAYOUT



\*NOT DRAWN TO SCALE

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## AREA MAP



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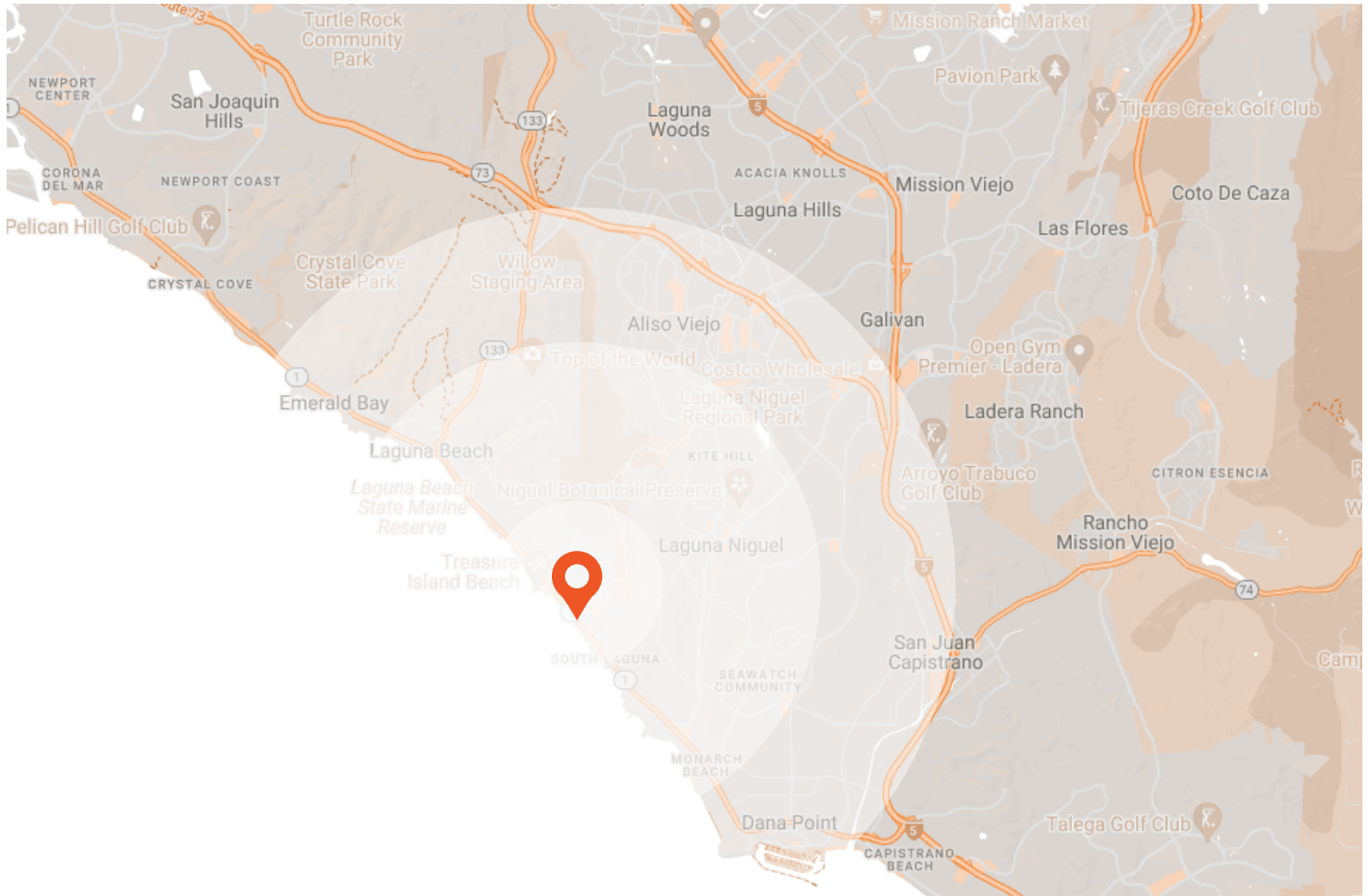
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## DEMOGRAPHICS








### 1 MILE RADIUS

	<b>4,162</b> ESTIMATED POPULATION 2023
	<b>54.3</b> MEDIAN AGE
	<b>\$2.1 M</b> MEDIAN HOME VALUE 2023
	<b>3,694</b> TOTAL EMPLOYEES
	<b>\$300,543</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>41,111</b> ESTIMATED POPULATION 2023
	<b>51.8</b> MEDIAN AGE
	<b>\$1.81 M</b> MEDIAN HOME VALUE 2023
	<b>35,553</b> TOTAL EMPLOYEES
	<b>\$246,246</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>154,749</b> ESTIMATED POPULATION 2023
	<b>45.6</b> MEDIAN AGE
	<b>\$1.4 M</b> MEDIAN HOME VALUE 2023
	<b>129,477</b> TOTAL EMPLOYEES
	<b>\$206,711</b> AVG HOUSEHOLD INCOME

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