

CREATIVE OFFICE BUILDING IN DOWNTOWN LAGUNA

345-349 3rd Street, Laguna Beach



Exclusively Offered By:

RYAN HARMAN

Senior Vice President
License ID #01399616
949.790.3136

rharman@leeirvine.com

KEVIN BAYLESS

Senior Vice President
License ID #01788899
949.790.3142

kbayless@leeirvine.com

JESSE KNIGHT

Senior Associate
License ID# 0205899
949.790.3103

jknight@leeirvine.com

JAKE HOWHANNESIAN

Associate
License ID# 02216335
949.790.3156

Jhow@leeirvine.com

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

COASTAL INVESTMENT GROUP

coastalinvestmentsales.com | 949.727.1200

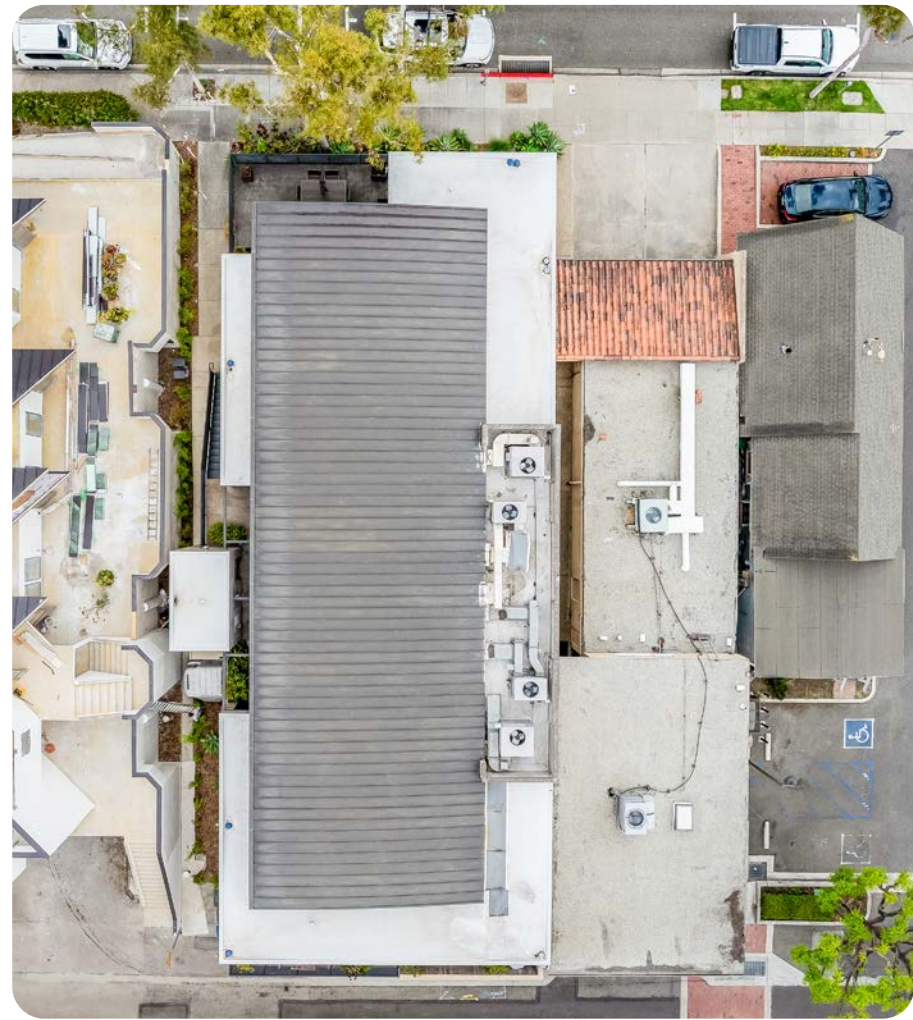


PROPERTY OVERVIEW:

Offering Price:	\$5,900,000
Structure SF:	±4,527 SF
Land SF:	±5,737 SF
Building Type:	Office
Tenancy:	Multiple or Single Unit Opportunity
Year Built:	2009
Parking:	12 Spaces
Amenities	Walking Distance to all Downtown Amenities
Zoning:	C
APN:	641-264-08

PROPERTY HIGHLIGHTS

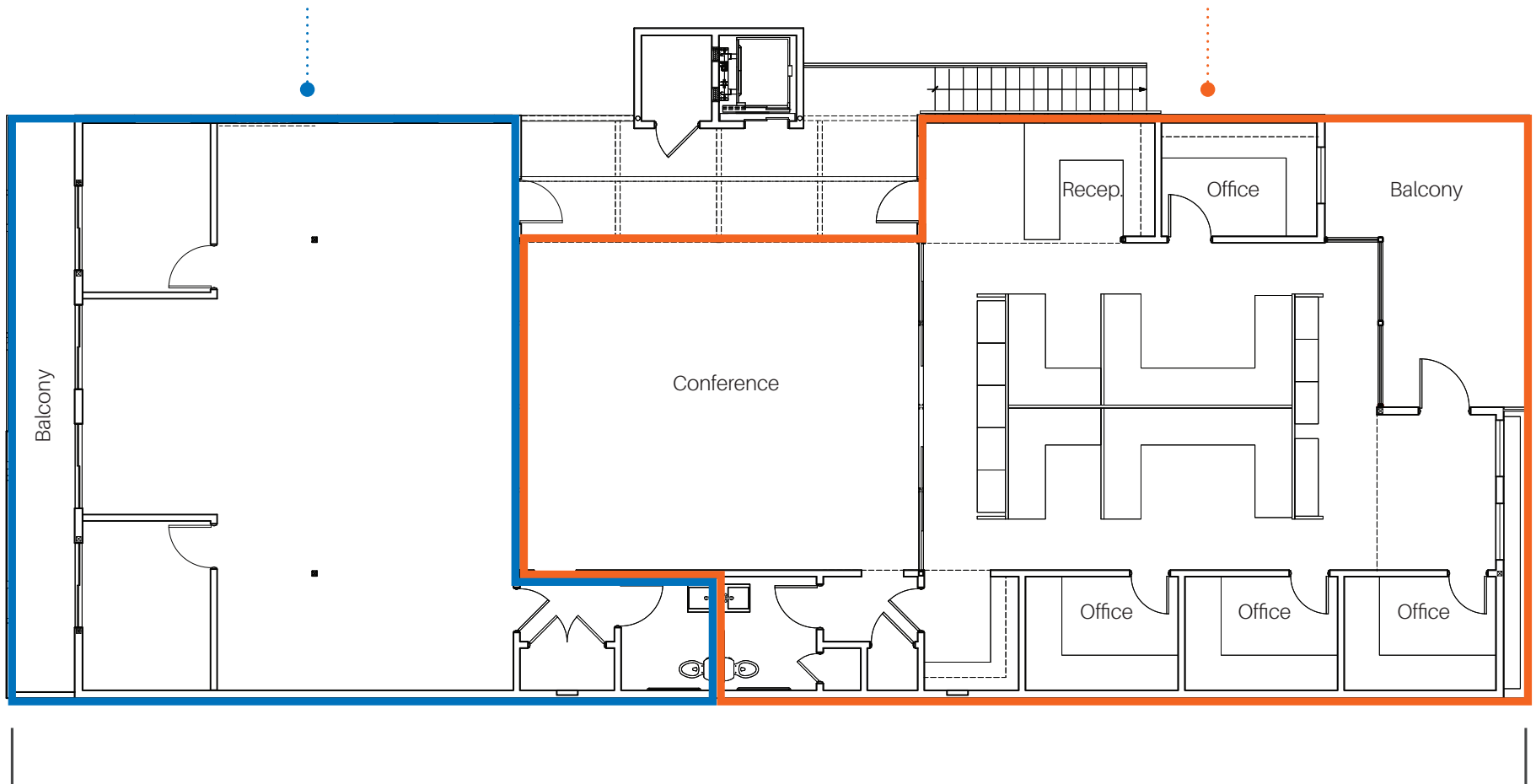
- Located in the heart of Downtown Laguna Beach
- Walking distance to Main beach
- Surrounded by world class restaurants and galleries
- Interior Class A Office finishes
- One of a kind architecture with abundant Natural light
- Bathroom with shower
- Sleek design with expansive glass walls
- Elevator Served
- Dedicated Covered Parking



FLOORPLAN







345 3RD STREET
±1,721 SQUARE FEET

349 3RD STREET, SUITE A
±2,806 SQUARE FEET



Entire Building
±4,527 Square Feet

LAGUNA BEACH DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 Household Income	\$156,627	\$172,470	\$156,673
 Average Household Value		\$2,968,490	
 Population	9,412	23,614	116,370
 High School Education		97%	
 College Education		67%	
 Broadway Traffic Count		39,144 Cars Per Day	







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

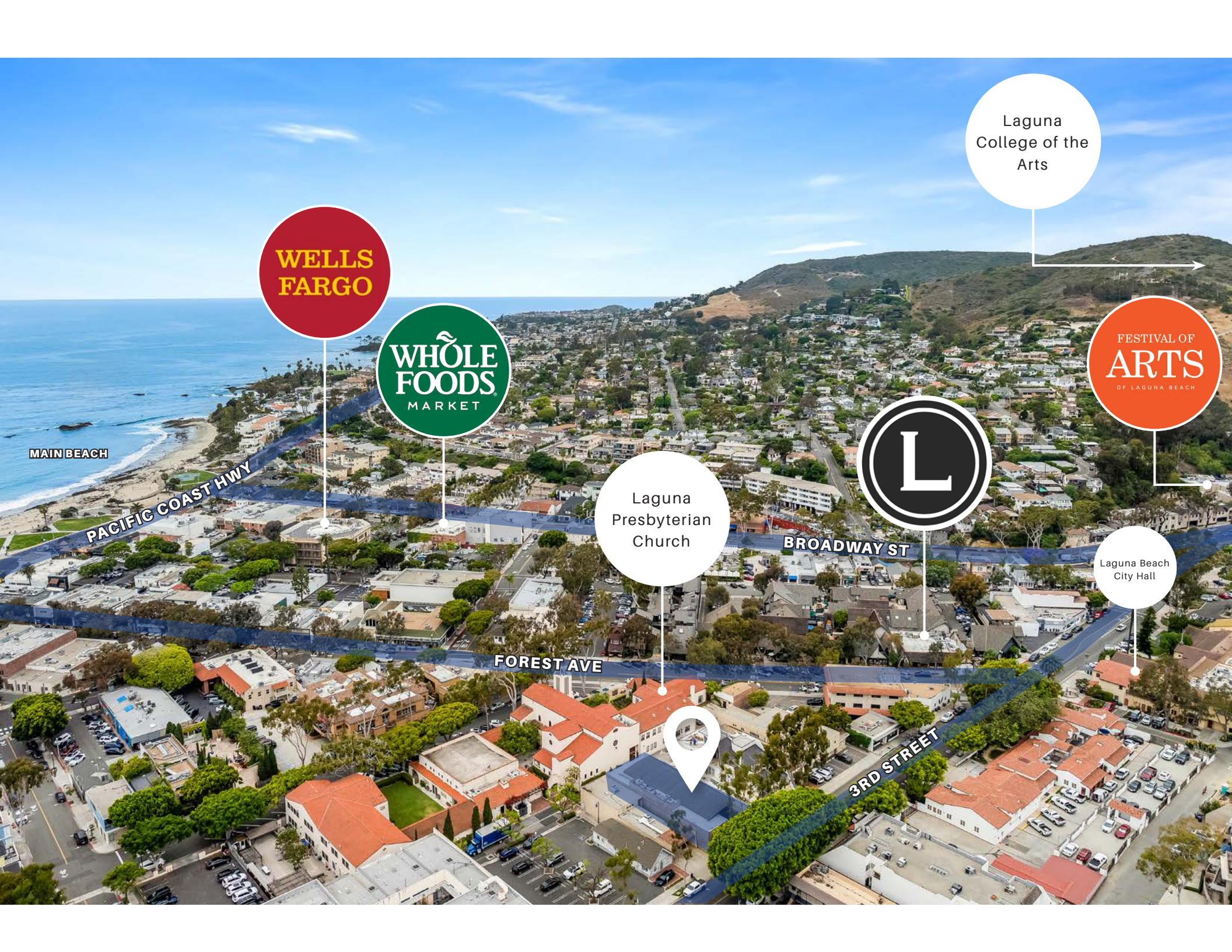


Las Brisas



Broadway by Amar Santana





MAIN BEACH

PACIFIC COAST HWY

WELLS
FARGO

WHOLE
FOODS
MARKET

Laguna
Presbyterian
Church

FOREST AVE

BROADWAY ST

L

3RD STREET

Laguna
College of the
Arts

FESTIVAL OF
ARTS
OF LAGUNA BEACH

Laguna Beach
City Hall