

The HEISLER BUILDING

A CELEBRATED LANDMARK IN LAGUNA BEACH, CALIFORNIA

Est. 1931



400 - 424 SOUTH COAST HIGHWAY, LAGUNA BEACH, CA

The
HEISLER
BUILDING

Glenneyre Parking Garage
Largest in the City with 215 Spaces

Pacific Ocean

Ramona Avenue

South Coast Highway
39,000 VPD

Laguna Avenue

The
HEISLER
BUILDING



LAGUNA BEACH

*Prime Location at the
Northeast Corner of
South Coast Highway
& Laguna Avenue
with 39,000 VPD*





Property Highlights

- Irreplaceable Real Estate in One of the Most Affluent Cities in California
- Centrally Located with Excellent Frontage Along South Coast Highway
- Signalized Hard Corner of High Traffic Intersection (*Vehicular & Pedestrian*)
- Affluent Market with Average Household Incomes Exceeding \$169,508 Within a Three (3) Mile Radius
- Historic Building in High Barrier to Entry Market
- Trophy Quality Southern California Real Estate



Property Details

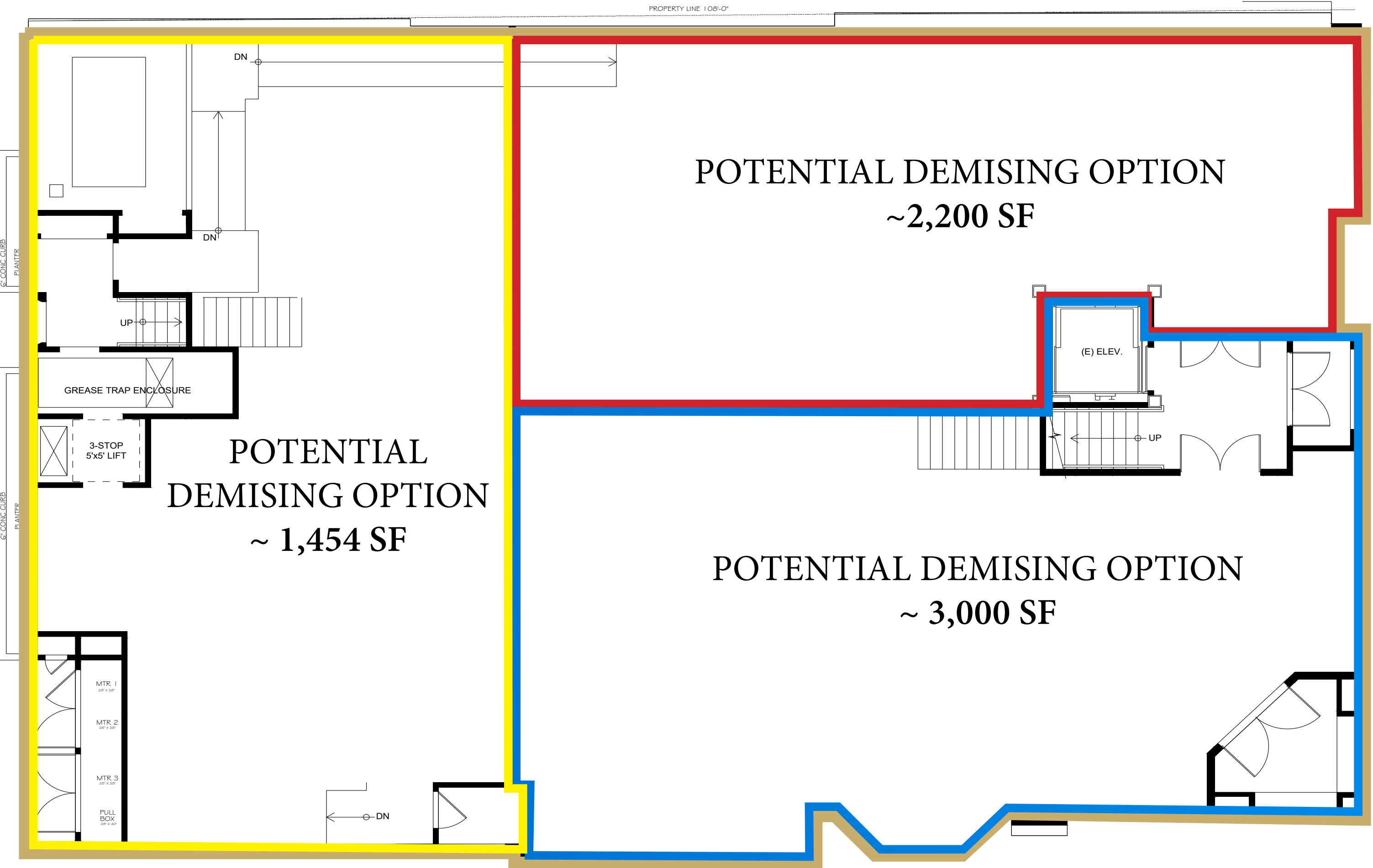
Address	400 - 424 SOUTH COAST HIGHWAY LAGUNA BEACH, CALIFORNIA 92651
Assessor's Parcel No.	644-015-01
Building Size	± 16,000 SF
Land Size	± 0.16 ACRES
Year Built / Renovated	1930 / 2009 / 2015
Occupancy	AVAILABLE



Floor Plans

FIRST FLOOR - 1,454 - 6,654 SF*

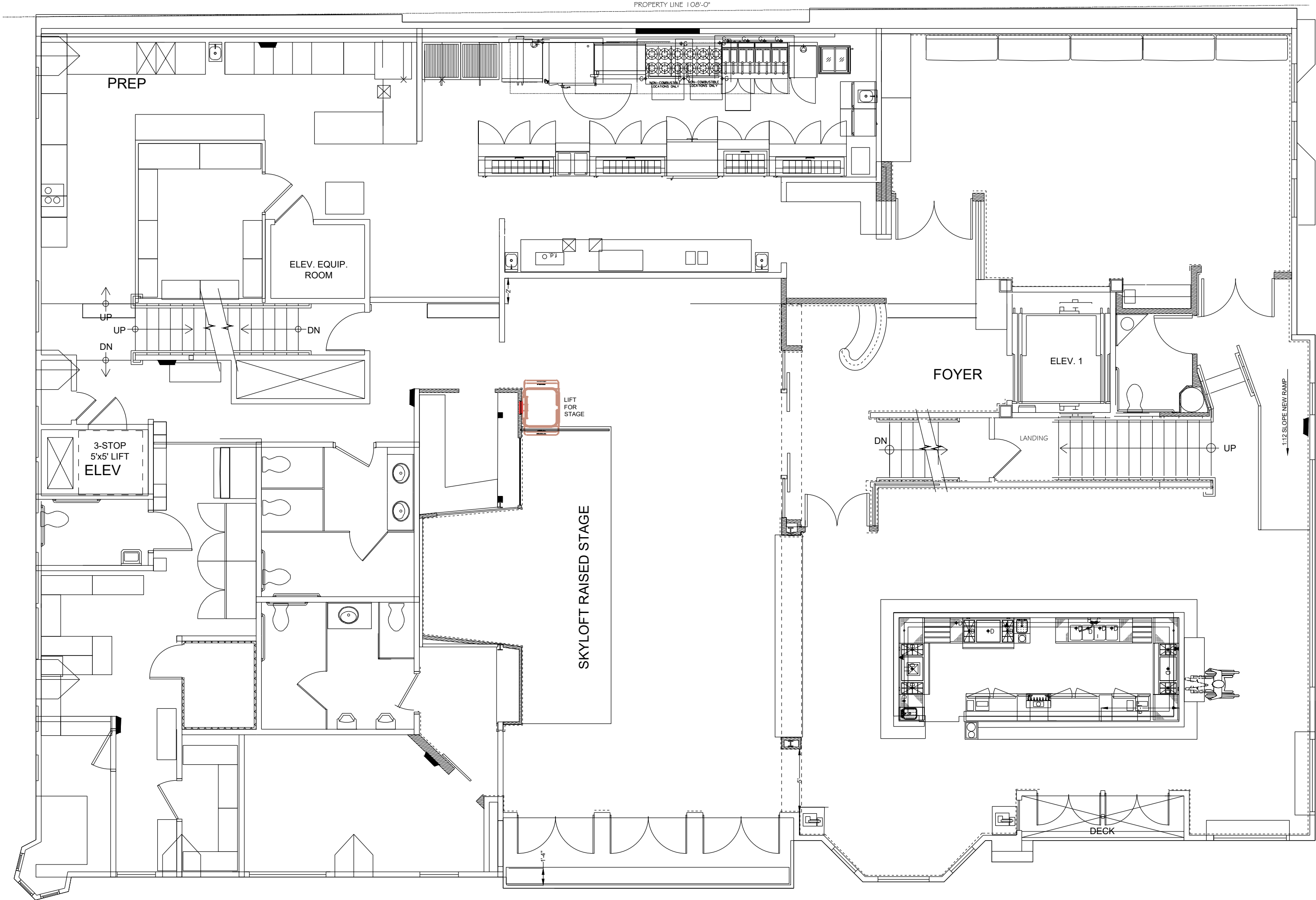
- ~6,654 SF
- ~3,000 SF
- ~2,200 SF
- ~1,454 SF



*SPACE SIZES ARE AN ESTIMATE, ACTUAL SIZE TO BE DETERMINED

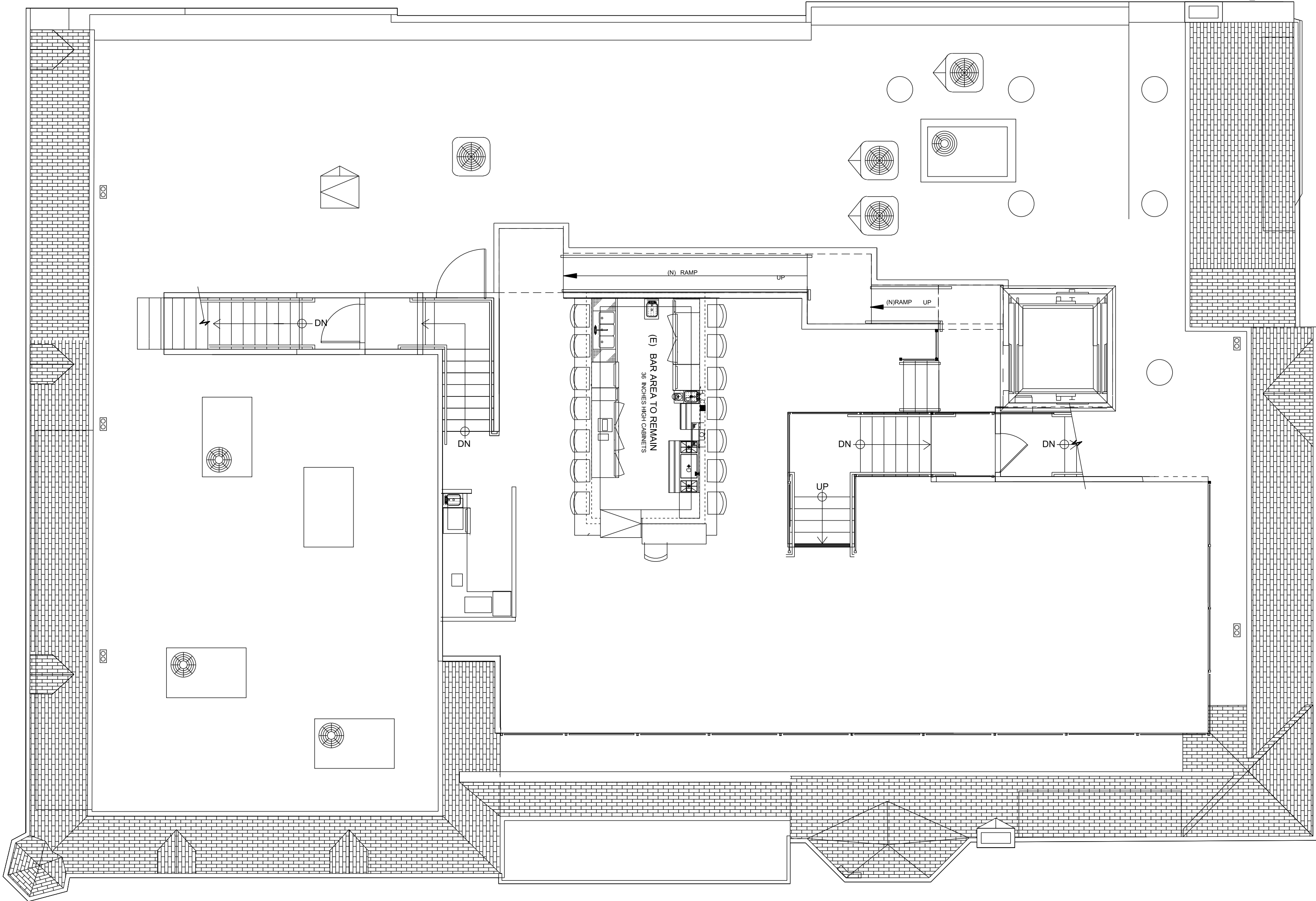
Floor Plans

SECOND FLOOR - 6,647 SF



Floor Plans

ROOFTOP - 2,046 SF



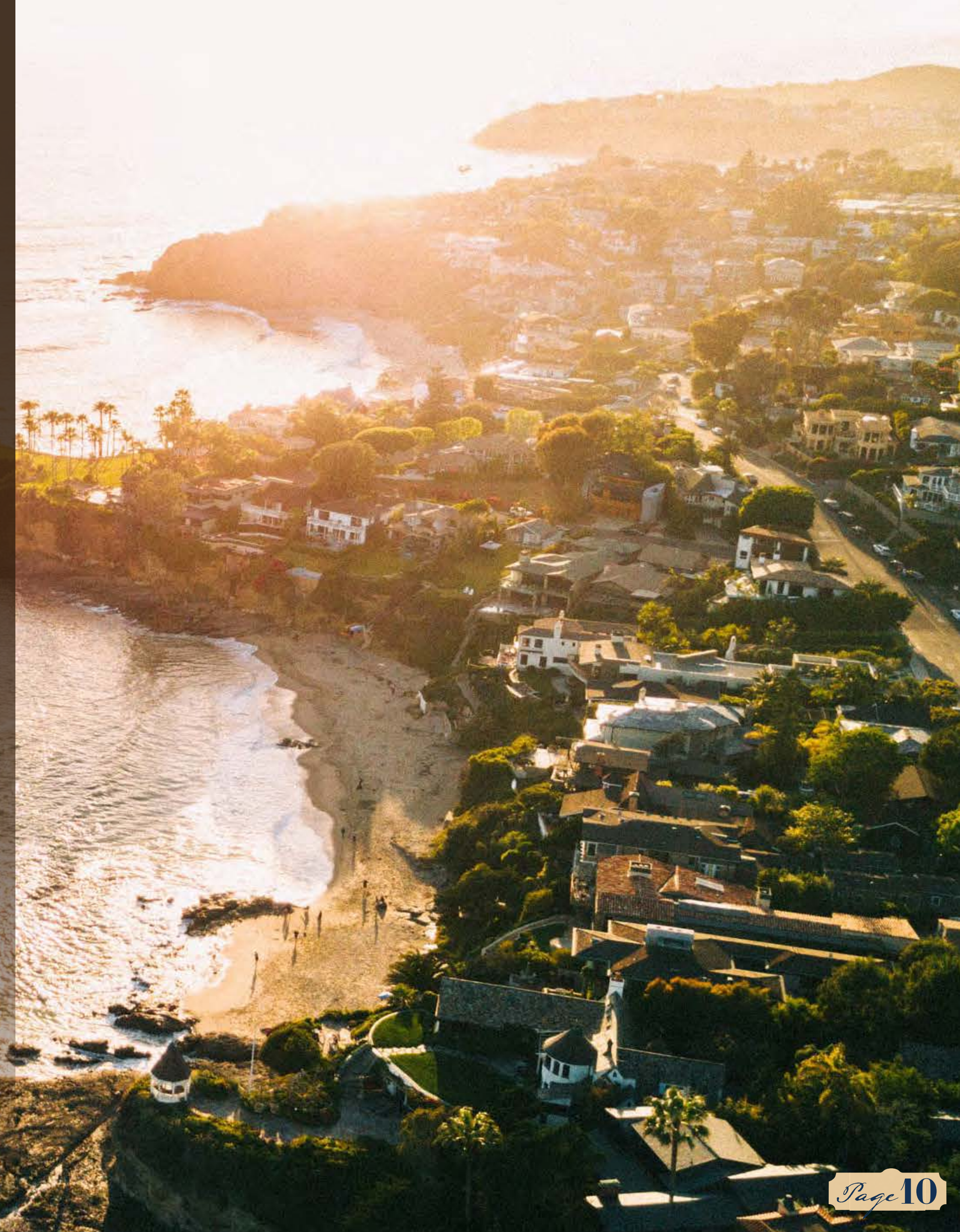
An *Idyllic Coastal City* in Southern California

The city of Laguna Beach is an affluent beachfront community located in southern Orange County. Laguna Beach is known for its ten (10) miles of Pacific Ocean coastline and scenic foothills, with small town charm combined with the convenience of urban amenities in nearby communities. As of 2023, Laguna Beach has a population of approximately 22,326 and is one of the wealthiest cities in Orange County with an average household income of approximately \$190,668.

Laguna Beach is located fourteen (14) miles from John Wayne International Airport, fifty-four (54) miles from Los Angeles International Airport and seventy (70) miles from San Diego International Airport. Laguna Beach is an extremely popular tourist destination, with an average of 6,000,000 annual visitors. Laguna Beach has numerous notable attractions, including world class beaches, scenic hiking trails and, arguably, the best surfing on the entire West Coast.

Downtown Laguna Beach is known for its walkable historic commercial district with family friendly restaurants, boutiques and shops. The Property is located in an ideal area for business and retail, as the intersection of South Coast Highway and Laguna Avenue boasts an impressive day time population exceeding 70,000 in the summer months and walk score of 96. The Property also benefits from its close proximity to high residential density.

Laguna Beach





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PEGASUS

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