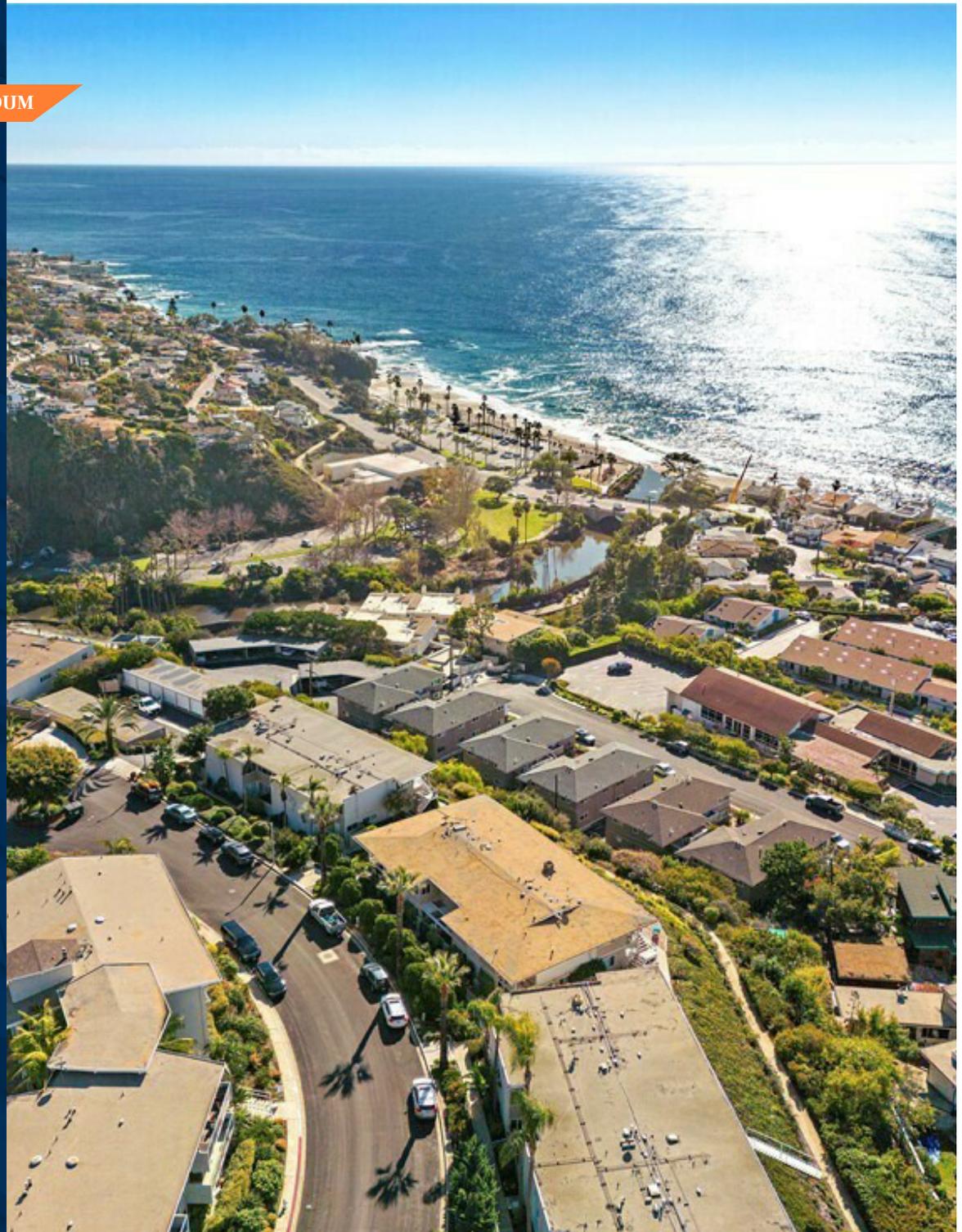


OFFERING MEMORANDUM

TROPHY LAGUNA BEACH GENERATIONAL ASSET - LEASED FEE

21702 Ocean Vista Dr & 21722 Ocean Vista Dr,
Laguna Beach, CA 92651

Marcus & Millichap



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21702 OCEAN VISTA DR & 21722 OCEAN VISTA DR

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21722 Ocean Vista Dr

LAGUNA BEACH, CA 92651

21702 Ocean Vista Dr

LAGUNA BEACH, CA 92651

POOL + CLUBHOUSE

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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

21702 OCEAN VISTA DR 21722 OCEAN VISTA DR



Listing Price
\$3,250,000



Lot Size
1.26 Acres



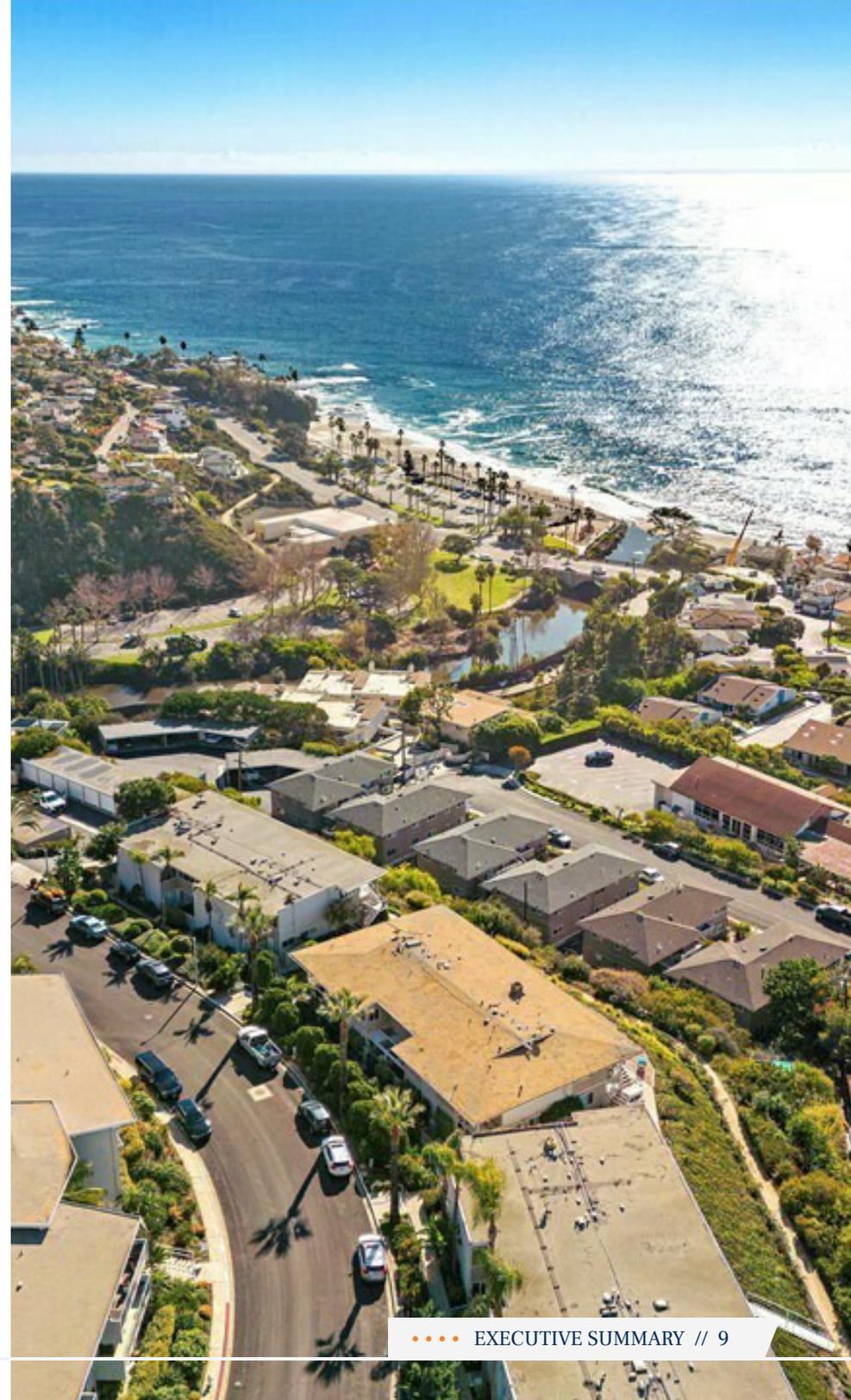
Allowable Buildable SF
TBD

FINANCIAL

Listing Price	\$3,250,000
Down Payment	100% / \$3,250,000
NOI	\$5,174
Cap Rate	0.0016%
Ground Lease Expiration Date	March 31, 2058
Price/Acre	\$3,186,275

OPERATIONAL

Zoning	R3
Type of Ownership	Leased Fee
Lot Size	+/- 1.26 Acres
Year Built	1957





21722 Ocean Vista Dr

LAGUNA BEACH, CA 92651

21702 Ocean Vista Dr

LAGUNA BEACH, CA 92651

POOL + CLUBHOUSE

TROPHY LAGUNA BEACH GENERATIONAL ASSET - LEASED FEE ESTATE

21702 Ocean Vista Dr & 21722 Ocean Vista Dr, Laguna Beach, CA 92651

INVESTMENT OVERVIEW

21702 & 21722 Ocean Vista Drive is comprised of two, 8-unit condominium buildings situated on an approximately 1.26 acres over three parcels of land (leased fee). Currently land leased to the condominium owners through March 31st, 2058. But this unique opportunity presents a patient and savvy investor with a once-in-a-lifetime opportunity to own one of the finest pieces of Laguna Beach real estate with oceans views to the north and south as far as you can see.

INVESTMENT HIGHLIGHTS

Generational Opportunity to Acquire Several Parcels of Land Comprised of Laguna Beach's Premier 180 Degree Ocean Views
Own Sixteen (16) Existing Condominium Units with Sweeping Ocean Views or Redevelop at Expiration of the Current Land Lease
Perched in the hills of Laguna Beach less than 1/2 mile above the Luxury Beachfront Resort | Montage Laguna Beach

SECTION 2

02

PROPERTY INFORMATION

Property Details
Local Map
Aerial Map

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TROPHY LAGUNA BEACH GENERATIONAL ASSET - LEASED FEE ESTATE

PROPERTY DETAILS

PROPERTY SUMMARY

Assessors Parcel Numbers	934-06-075, 934-060-90, 656-071-08
Zoning	R3
Ground Lease Expiration Date	March 31, 2058

SITE DESCRIPTION

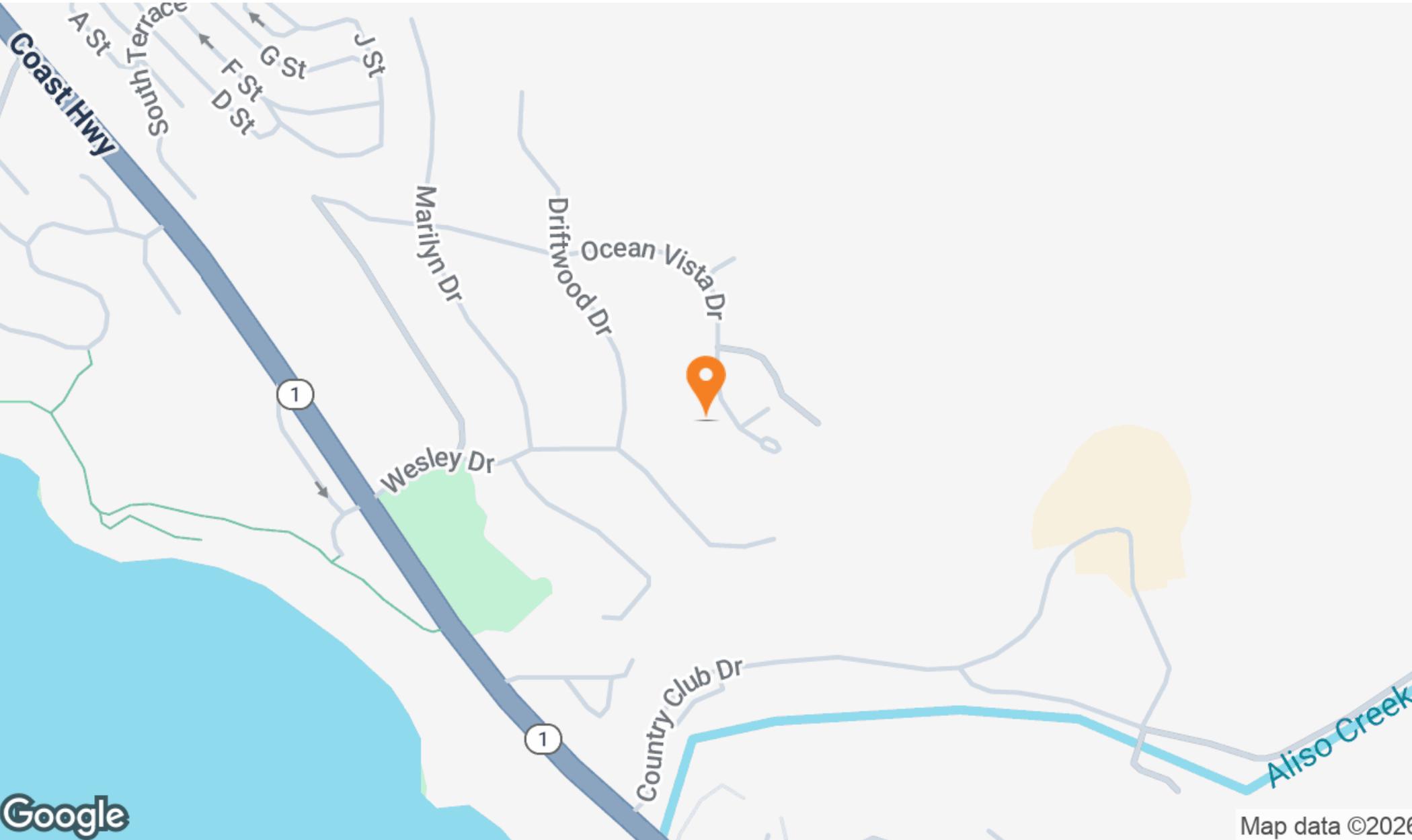
Lot Size SF	54,886
Price/SF	\$73
Lot Size Acres	+/- 1.26 AC
Price/Acres	\$3,186,274
Number of Lots	3
Price/Lot	\$3,250,000
Type of Ownership	Ground Lease

ADDITIONAL PROPERTY INFORMATION

Article III (Payment of Taxes, Assessments, Etc.)	Tenant responsible for all Expenses. No Landlord Reponsibilities.
Article XIV (Surrender of Premises)	The Tenant shall upon termination of this lease for any reason whatsoever surrender to the Landlord the buildings, structures, fixtures and building equipment, motors and machinery upon the demised premises, and all furniture and furnishings of the Tenant therein, together with all alterations and replacments thereof, in good order, condition and repair except for reasonable wear and tear.
Condominium Unit Currently On Market	21702 Ocean Vista Dr, Unit B 2bd, 1 ba 1,000 SF Asking Price: \$1,290,000

TROPHY LAGUNA BEACH GENERATIONAL ASSET - LEASED FEE ESTATE

LOCAL MAP



TROPHY LAGUNA BEACH GENERATIONAL ASSET - LEASED FEE ESTATE

AERIAL MAP



Google

Imagery ©2026 Airbus, Data CSUMB SFML, CA OPC, Maxar Technologies





SECTION 3

03

MARKET OVERVIEW

Market Overview

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TROPHY LAGUNA BEACH GENERATIONAL ASSET - LEASED FEE ESTATE

MARKET OVERVIEW

ORANGE COUNTY

One of the longest uninterrupted stretches of beaches in the world, along 42 miles of Highway 1, defines the western edge of Orange County, which is located in the heart of Southern California. The county's land area covers 790 square miles, bordering the counties of Los Angeles, San Diego, Riverside and San Bernardino. Outdoor activities, beaches and a temperate climate attract visitors, residents and businesses, expanding the local population to nearly 3.2 million people. The city of San Clemente boasts the "best climate in the world." Anaheim, home to Disneyland, and Santa Ana are the largest cities in the county, each with a population above 310,000 people. Irvine is close behind with a populace of 295,000. White collar positions account for nearly 30 percent of the metro's total workforce, translating to a median household income above \$110,000.

METRO HIGHLIGHTS



DIVERSE EMPLOYMENT

Tourism, tech, health care and aerospace/military contractors are major employers in the metro. The metro is home to three Fortune 500 firms: Western Digital, Pacific Life, Chipotle and First American Financial.



EXTENSIVE FOREIGN INVESTMENT

Numerous foreign investment firms and businesses have headquarters in the area, attracted to the metro's educated workforce and proximity to major ports. Notable examples include Allianz, Canon and Panasonic.



PROXIMITY TO OTHER LARGE MARKETS

Orange County is 30 miles from Downtown Los Angeles and approximately 90 miles from Downtown San Diego. The Mexico-United States border is a mere 110 miles away.

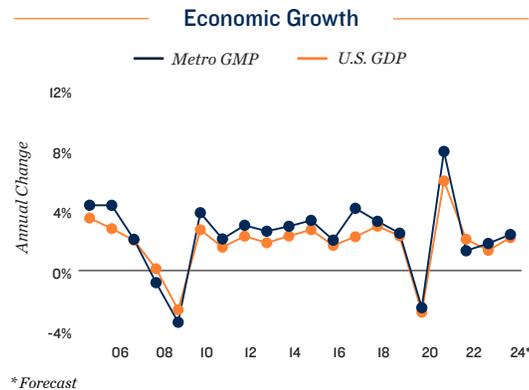


TROPHY LAGUNA BEACH GENERATIONAL ASSET - LEASED FEE ESTATE

MARKET OVERVIEW

ECONOMY

- The professional and business services sector is the metro's largest employment segment, accounting for roughly 20 percent of all jobs in the county.
- The metro's economy relies on travel and tourism. The number of visitors to the county notably declined during the pandemic; however, tourism has been on a steady upward trend since then, aided by a full slate of conventions and amusement park visitations.

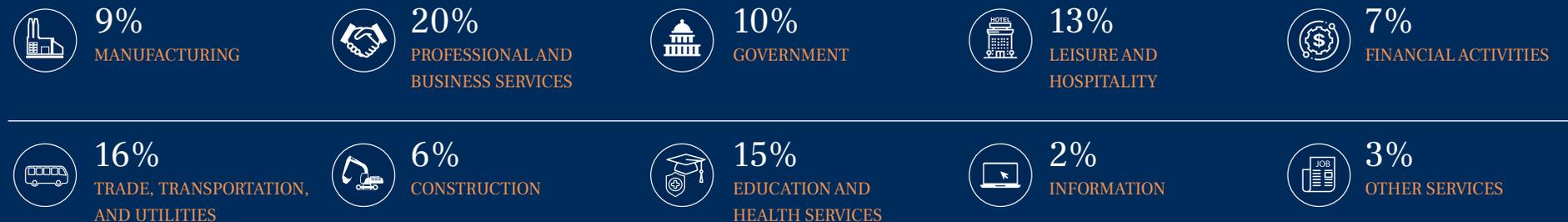


MAJOR AREA EMPLOYERS

- University of California, Irvine
- The Walt Disney Co.
- St. Joseph Health System
- Boeing Co.
- Bank of America Corp.
- MemorialCare Health System
- California State University, Fullerton
- Kaiser Permanente
- Allergan, Inc.
- Hoag Memorial Hospital Presbyterian



SHARE OF 2023 TOTAL EMPLOYMENT



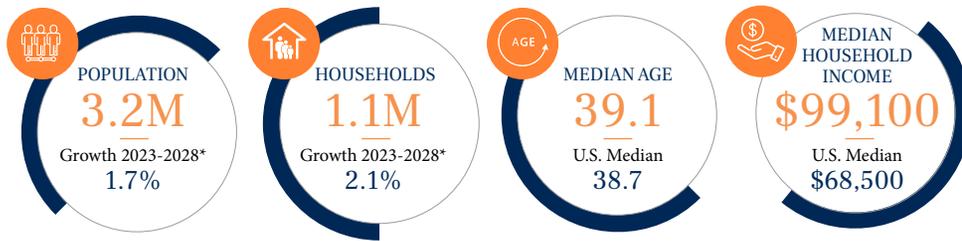
Note: Figures are rounded to nearest whole percentage point

TROPHY LAGUNA BEACH GENERATIONAL ASSET - LEASED FEE ESTATE

MARKET OVERVIEW

DEMOGRAPHICS

- The local population will expand by nearly 54,000 residents over the next five years, and during this time, roughly 23,000 households will be added.
- A median home price above \$1.3 million places homeownership out of reach for many residents, supporting a sizable renter pool.
- Nearly 40 percent of the population ages 25 and older have attained a bachelor's degree, with almost 15 percent also holding a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

From fishing to yachting, water sports of every kind abound at the beaches, harbors and marinas along the Orange County coast. Many of its beaches are famous for surfing; the town of Huntington Beach is known worldwide as Surf City USA. The weather is also ideal for golfing, hiking and biking. Orange County also has a world-class selection of entertainment, restaurants and shopping. The area boasts big attractions, such as Disneyland Resort and Knott's Berry Farm. Orange County also hosts professional sports teams in baseball and hockey. Educational institutions of higher learning include two public universities: California State University, Fullerton and the University of California, Irvine.

SPORTS

- Baseball | **MLB** | LOS ANGELES ANGELS
- Football | **NHL** | ANAHEIM DUCKS
- Soccer | **USL** | ORANGE COUNTY SC

EDUCATION

- UNIVERSITY OF CALIFORNIA, IRVINE
- CALIFORNIA STATE UNIVERSITY, FULLERTON
- CONCORDIA UNIVERSITY, IRVINE
- CHAPMAN UNIVERSITY

ARTS & ENTERTAINMENT

- SEGERSTROM CENTER FOR THE ARTS
- DISNEYLAND
- ORANGE COUNTY MUSEUM OF ART
- KNOTT'S BERRY FARM

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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