

FOR SALE

LAGUNA BEACH MIXED-USE INVESTMENT OPPORTUNITY

31656-31662 S COAST HWY

Laguna Beach

CA 92651

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



OFFERING MEMORANDUM

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PROPERTY OVERVIEW

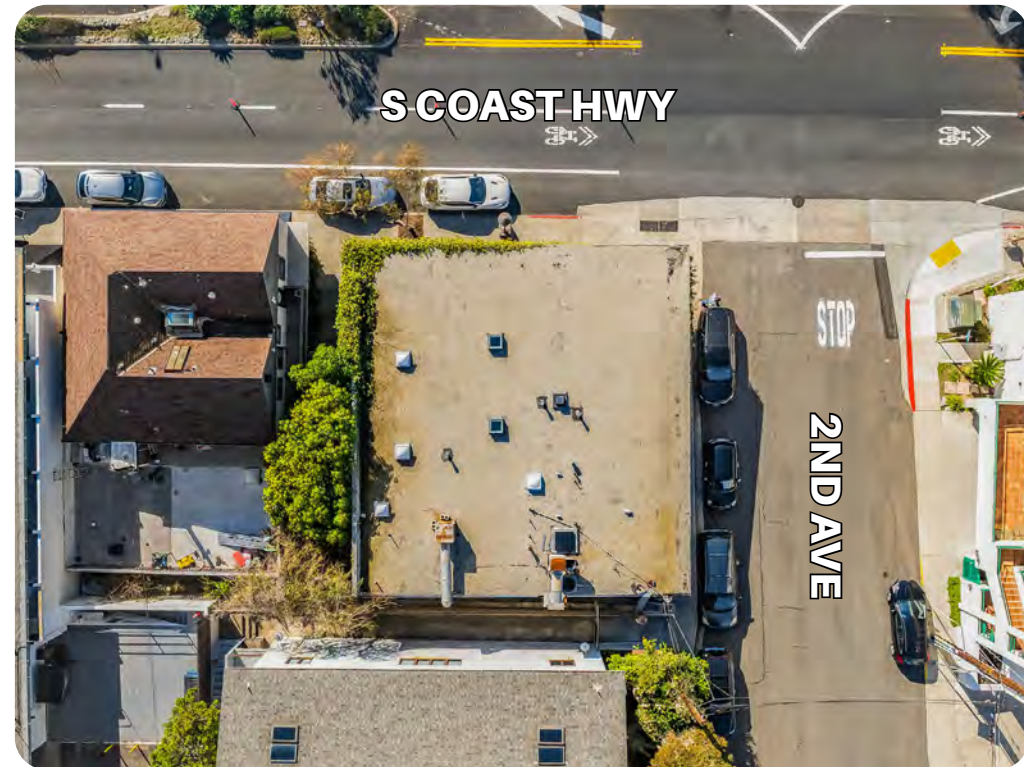
Offering Price:	\$5,500,000
Income & Expenses:	Inquire for Details
Structure SF:	±5,000 SF
1st Floor RSF	±2,550 SF
2nd Floor RSF	±2,160 SF
Common Area	±290 SF
Unit Mix:	3 Retail (Downstairs) and 3 Office (Upstairs)
Land SF:	±3,458 SF
Sale Type:	Owner/User or Investment
Uses:	Retail/Restaurant/Office
Year Built:	1951
Zoning:	South Laguna Village (SLV)
APN:	056-101-01

PROPERTY HIGHLIGHTS

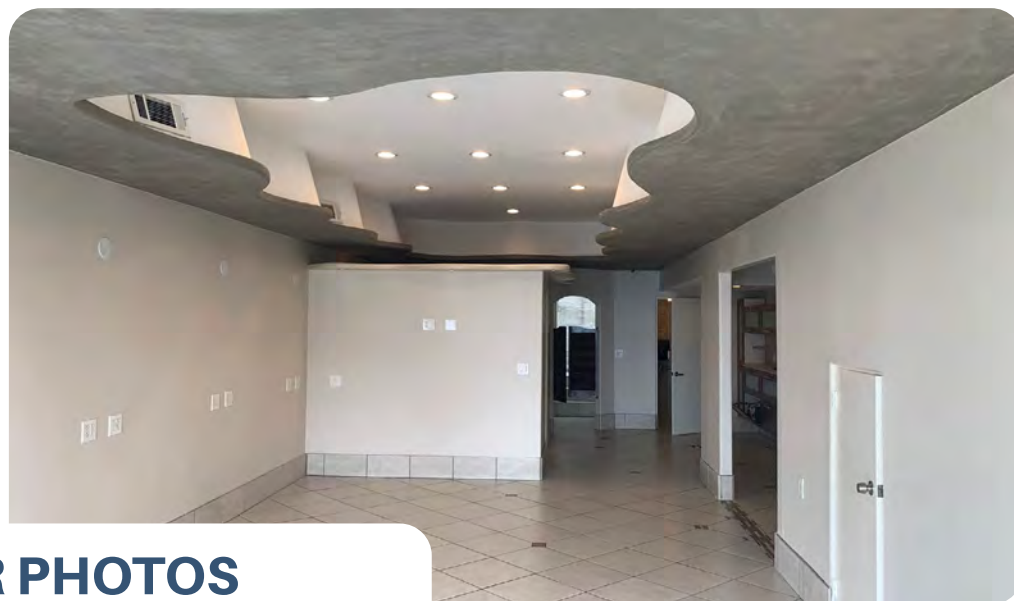
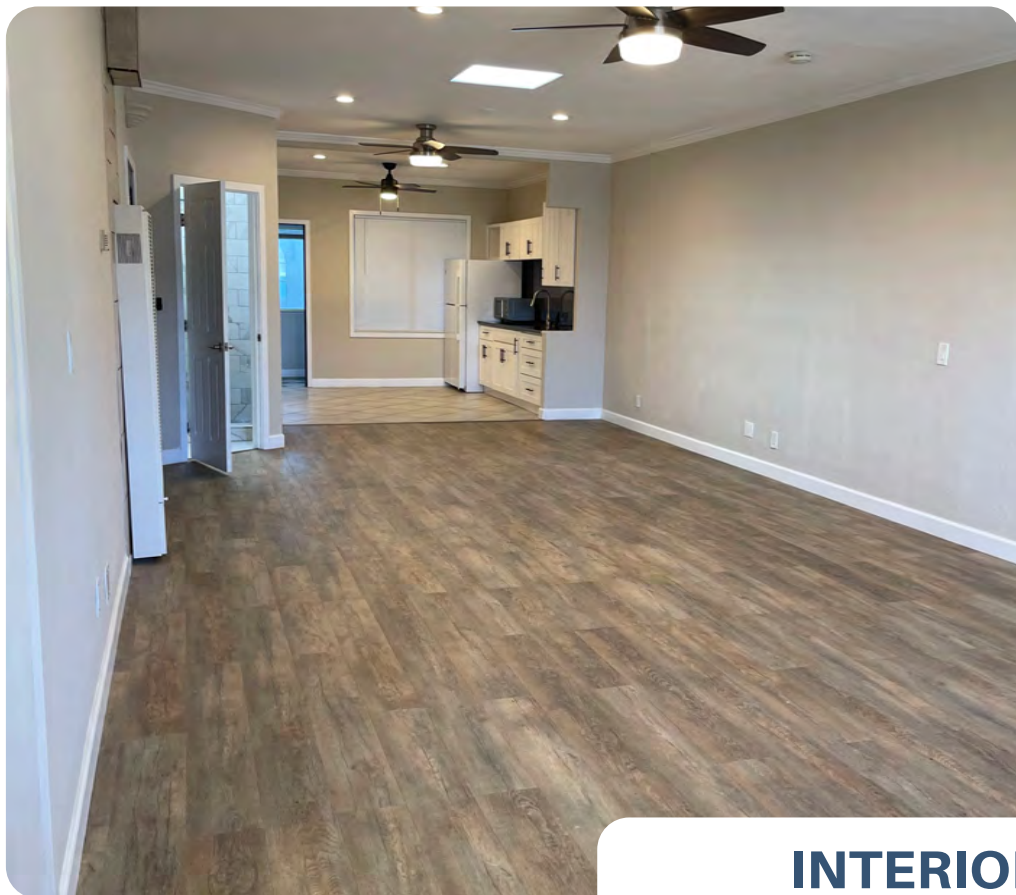
- Short-term leases allow for an Owner/User to operate its business
- High-visibility frontage on Laguna's main artery
- Owner-Users can occupy one unit while rental income from the remaining spaces offsets operating expenses
- Investors may lease the property in its entirety, diversifying income across multiple uses
- Irreplaceable coastal real estate with significant barriers to entry
- Steps away from the beach
- High tourism and affluent local community create year-round demand for business
- Ocean views from every unit

Ocean Views!

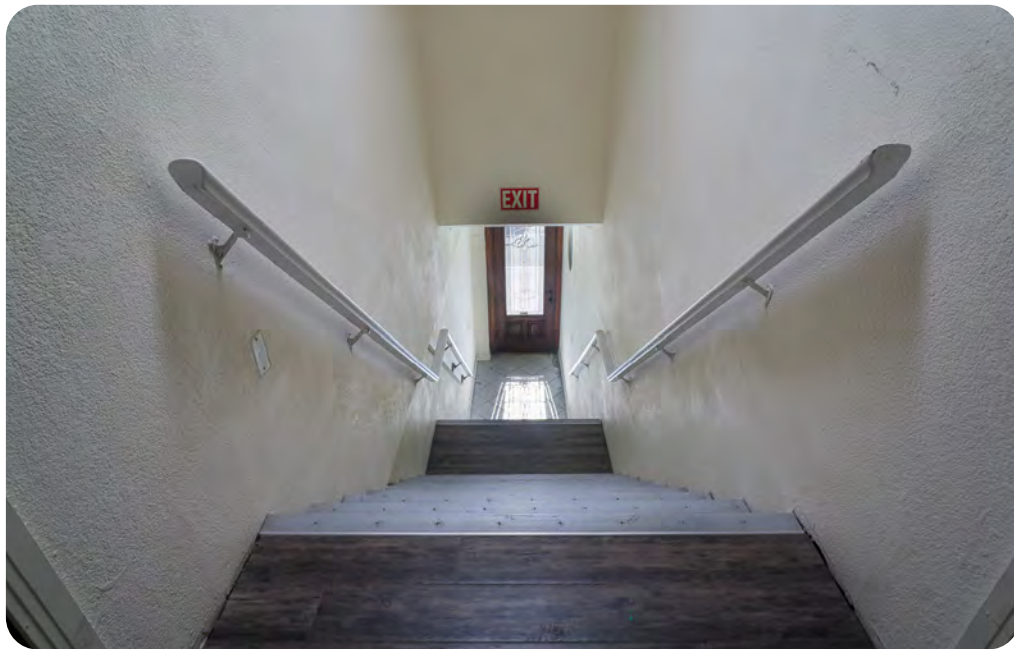




EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



Neapolitan Pizzeria
+ Birreria

COAST ROYALE
BEACH



TABLE ROCK
BEACH

South Laguna
Community Garden

Laguna Beach
Fire Department



S COAST HWY

2ND AVE

31656-31662 S COAST HWY
LAGUNA BEACH

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



1 MILE	5,220	2,568	\$191,450	±37,000 Cars Per Day on South Coast Hwy	High School Degree 9%
3 MILE	47,818	21,770	\$168,239		Associate Degree 16%
5 MILE	148,256	68,229	\$152,524		Bachelor's Degree 66%
LAGUNA BEACH	22,564	12,943	\$140,508 (2023)		Master's Degree 32%



TOP OF THE WORLD PARK

THURSTON MIDDLE SCHOOL

DOWNTOWN LAGUNA

MAIN BEACH



31656-31662 S COAST HWY
LAGUNA BEACH



ALISO CREEK PLAZA



Keepin' it Coastal

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