

FOR SALE

LAGUNA BEACH MIXED-USE INVESTMENT OPPORTUNITY



31656-31662 S COAST HWY
Laguna Beach
CA 92651

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



COASTAL
INVESTMENT
GROUP

OFFERING MEMORANDUM

TABLE OF CONTENTS

- 1** Offering Overview
- 2** Site Plan
- 3** Photos
- 4** Investment Overview
- 5** Coastal Attractions
- 6** Demographics
- 7** Aerial Overview

Your Coastal Advisors

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



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

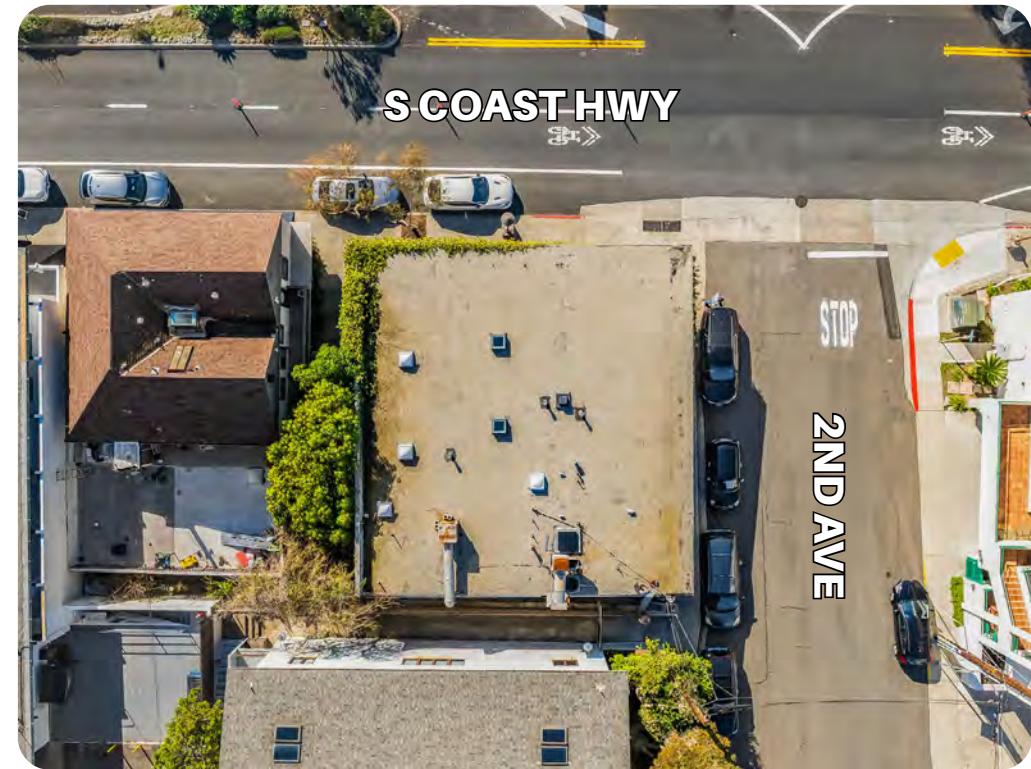
Ocean Views!



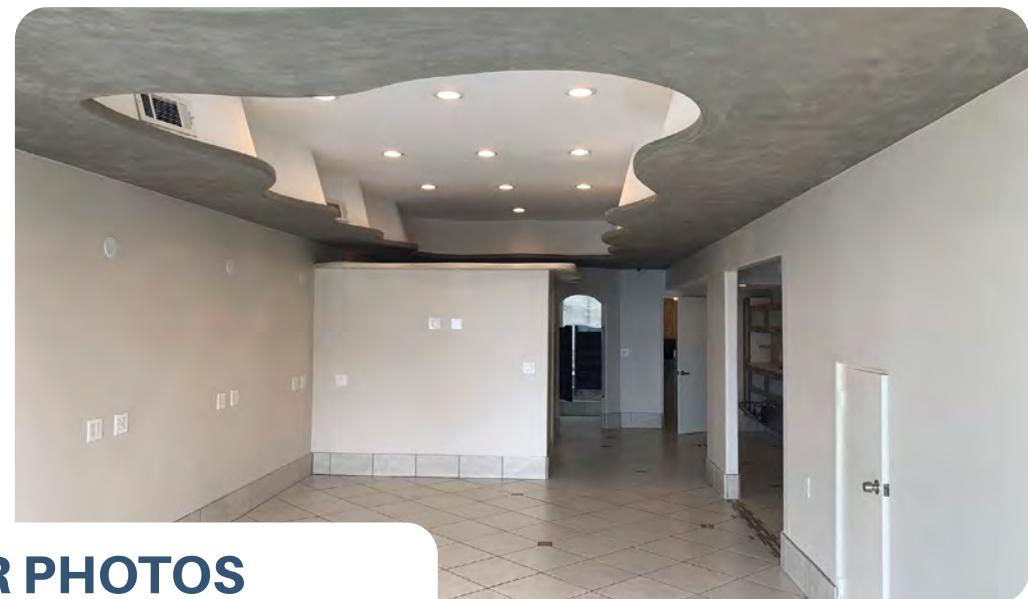
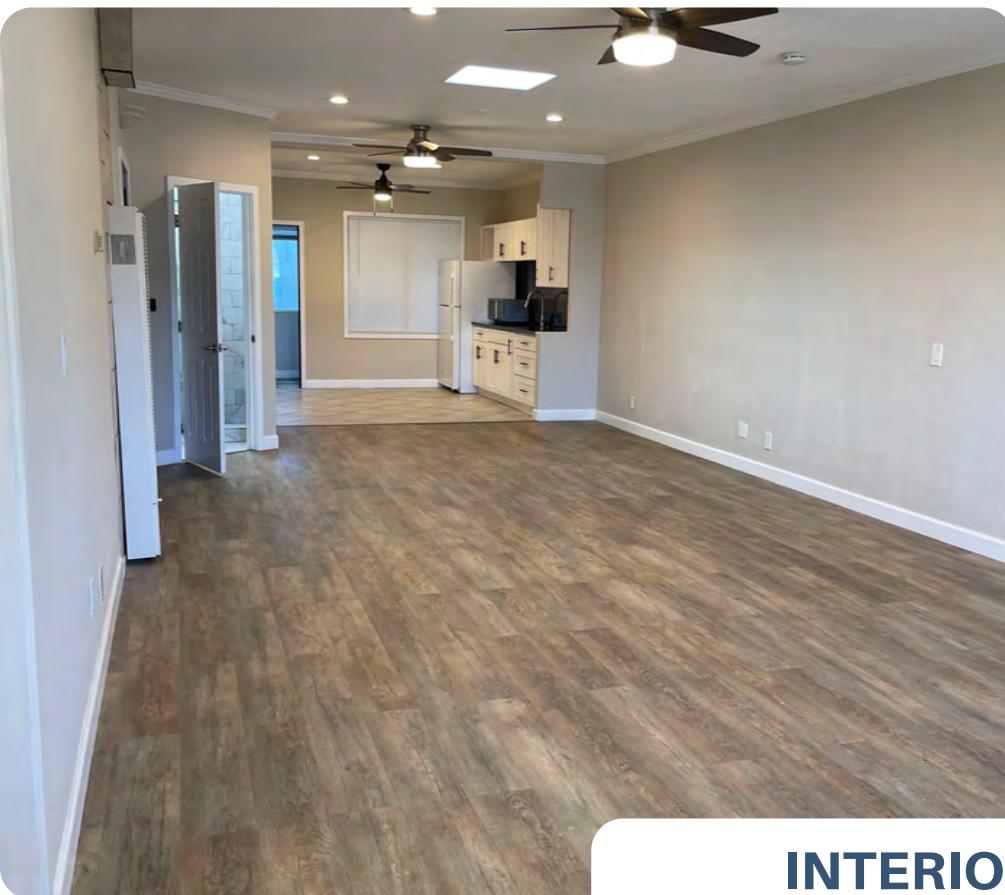
PROPERTY HIGHLIGHTS

- 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





EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



TABLE ROCK
BEACH



S COAST HWY

31656-31662 S COAST HWY
LAGUNA BEACH



COAST ROYALE
BEACH

Neapolitan Pizzeria
+ Birreria

South Laguna
Community Garden

Laguna Beach
Fire Department

Laguna Beach

SHOPPING



The Lumber Yard



Forest Avenue Shops



The Hip District



Art Galleries

ATTRACTI0NS



The Sawdust Festival



Main Beach



Pageant of the Masters

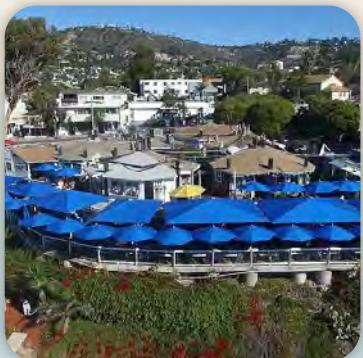


Crystal Cove

DINING



Nick's



The Cliff



Las Brisas

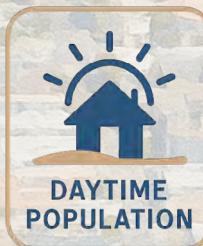


Broadway by Amar Santana

THE COASTAL COMMUNITY



POPULATION



DAYTIME
POPULATION



HOUSEHOLD
INCOME



TRAFFIC



EDUCATION

1 MILE

5,220

2,568

\$191,450

3 MILE

47,818

21,770

\$168,239

5 MILE

148,256

68,229

\$152,524

LAGUNA
BEACH

22,564

12,943

\$140,508
(2023)

±37,000 Cars
Per Day on
South Coast
Hwy

High School
Degree
9%

Associate
Degree
16%

Bachelor's
Degree
66%

Master's Degree
32%

FESTIVAL OF
ARTS

LCAD

SAWDUST
FESTIVAL
Artists & Makers

ZINC
CAFE | MARKET | BAR

SOUTH
NICK'S



Ralphs

TOP OF THE WORLD PARK

THURSTON MIDDLE SCHOOL

The Ranch

DOWNTOWN LAGUNA

MAIN
BEACH



31656-31662 S COAST HWY
LAGUNA BEACH

PAVILIONS

WELLS
FARGO

WHOLE
FOODS
MARKET

CASA
LOMA
BEACH
HOTEL

HOTEL
Laguna



Surf & Sand
HOTEL

ALISO CREEK PLAZA

Gelson's

CVS
pharmacy

CHASE

STARFISH
Laguna Beach & Newport Beach

FANTASTIC SAMS
CUT & COLOR

zpizza



Montage
LAGUNA BEACH

Providence
Mission Hospital
Laguna Beach



Keepin' it Coastal

Your Coastal Advisors

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



 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
coastalinvestmentsales.com

 **COASTAL
INVESTMENT
GROUP**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.