

FOR SALE

CASH-FLOWING MIXED-USE PROPERTY IN LAGUNA BEACH



1148-1178 N COAST HWY

Laguna Beach

CA 92651

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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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:	\$4,400,000
Structure SF:	±4,575 SF
Land SF:	±8,400 SF
Sale Type:	Owner/User and Investment
Uses:	Mixed Use
Parking:	10
Zoning:	CN (Commercial- Neighborhood Zone)
APN:	053-125-29



PROPERTY HIGHLIGHTS

- On the Market for the 1st time in over 30 years!
- Compelling opportunity to acquire a cash-flowing asset in Laguna Beach
- Eight-unit mixed-use property featuring retail and office spaces
- Diversified income from short-term tenancy
- Exceptional Coast Highway exposure with prominent signage
- Just steps from the Laguna Beach coastline
- Ideal for Investors or Users pursuing a generational, long-term hold
- Positioned within one of California's most coveted beach markets





PHOTOS



PHOTOS

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

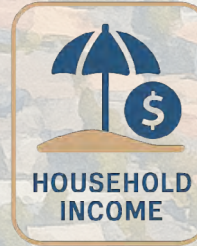


Las Brisas



Broadway by Amar Santana

THE COASTAL COMMUNITY



1 MILE	5,899	3,653	\$170,392	±39,000 Cars Per Day on N Coast Hwy	High School Graduate 8%
3 MILE	21,936	14,698	\$174,568		Bachelor's Degree 34%
5 MILE	81,282	39,692	\$164,647		High School Graduate 9%
LAGUNA BEACH	22,564	12,943	\$140,508 (2023)		Bachelor's Degree 66%

PAVILIONS

HUSKY BOY BURGERS

MAIN BEACH

HOTEL JOAQUIN
Laguna Beach

PICNIC BEACH

FISHERMANS COVE



1148-1178 N COAST HWY
LAGUNA BEACH

SHAWS COVE

CHIQUITA ST

N COAST HWY





FESTIVAL OF
ARTS

LCAD

SAWDUST
FESTIVAL
Artists & Makers

ZINC
CAFE | MARKET | BAR

SOUTH
NICK'S

TOP OF THE WORLD PARK

THURSTON MIDDLE SCHOOL

LB

Ralphs

DOWNTOWN LAGUNA

1148-1178 N COAST HWY
LAGUNA BEACH

MAIN BEACH

WELLS
FARGO

WHOLE
FOODS
MARKET

HOTEL
Laguna

PAVILIONS

CASA LOMA
BEACH HOTEL

Surf & Sand
HOTEL

ALISO CREEK PLAZA

Gelson's
CVS
pharmacy

CHASE
FANTASTIC SAM'S
CUT & COLOR

STARFISH
Laguna Beach • Newport Beach
zpizza

ST. JOSEPH'S
HOSPITAL

Montage
LAGUNA BEACH

Providence
Mission Hospital
Laguna Beach

Keepin' it Coastal

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