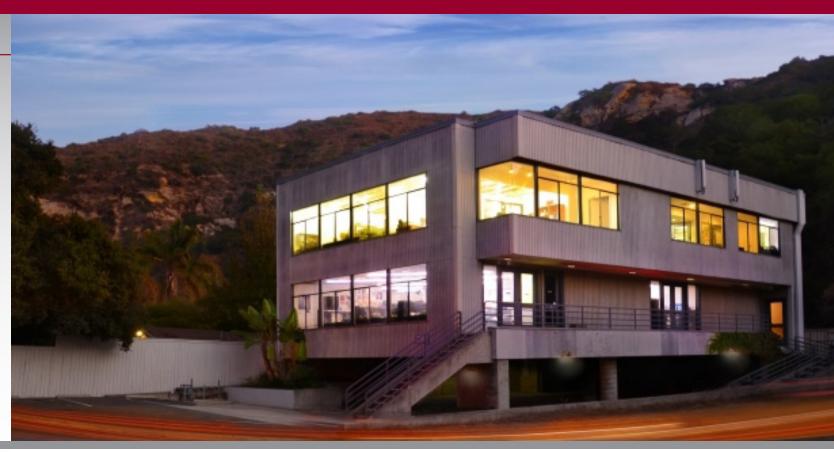
2761 LAGUNA CANYON ROAD LAGUNA BEACH, CALIFORNIA

EAGONA BEACH, CAEII ORNIA

±5,022 Square Foot Office Building For Sale







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Exclusively listed by:

Judd Hietbrink DRE # 01785515 949.724.4709 jhietbrink@lee-associates.com

> Lee & Associates - Newport Beach 100 Bayview Circle, Suite 600 Newport Beach, CA 92660 www.lee-associates.com



2761 LAGUNA CANYON ROAD

LAGUNA BEACH, CALIFORNIA

±5,022 Square Foot Office Building For Sale

Building Highlights:

- An approximate 5,022 square foot, two-story, office building, built in 1985.
- Premier building with creative improvements and unparalleled location.
- Perfect for Owner/User
- Building top signage available offering pride of ownership and business identity on Laguna Canyon Road.
- 18 parking stalls. Private, covered stalls.
- Cell Tower Income
- Potential Artist work live multi-tenant building
- M-1A Light Industrial Zone (Zone 25.32)
- Restrooms with showers.

Building Highlights:

- Ideally situated on high-traffic count Laguna Canyon Road, averaging over 41,500 cars per day.
- Excellent street visibility. Sign availability.
- Located in an affluent demographic with an average annual household income exceeding \$140,000+.
- Minutes from the Festival of the Arts, Pageant of the Masters, Laguna Playhouse, Sawdust Festival and numerous local attractions. Bike trails and beaches.
- A short drive from the coast and down town Laguna Beach.
- Less than 1 mile from Laguna College of Art and Design.
- Picturesque location adjacent to Laguna Coast Wilderness Park. Sunny exterior views from all suites.



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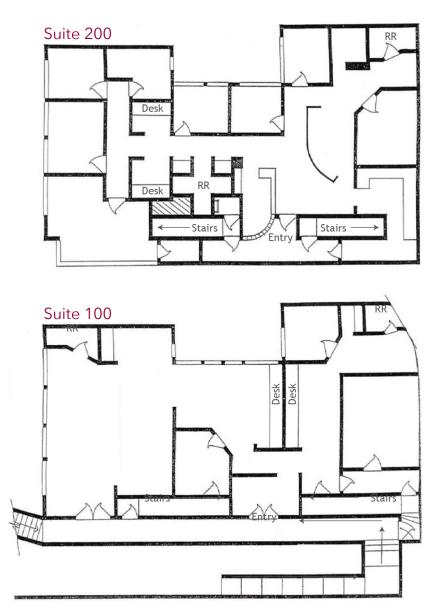
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2761 LAGUNA CANYON ROAD

LAGUNA BEACH, CALIFORNIA

±5,022 Square Foot Office Building For Sale





COMMERCIAL REAL ESTATE SERVICES

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