



2761 LAGUNA CANYON ROAD

LAGUNA BEACH, CALIFORNIA

±5,022 Square Foot Office Building For Sale

Exclusively listed by:

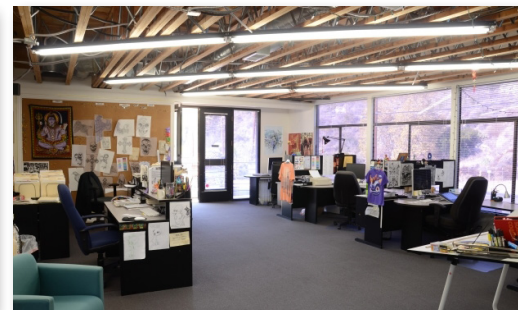
Judd Hietbrink

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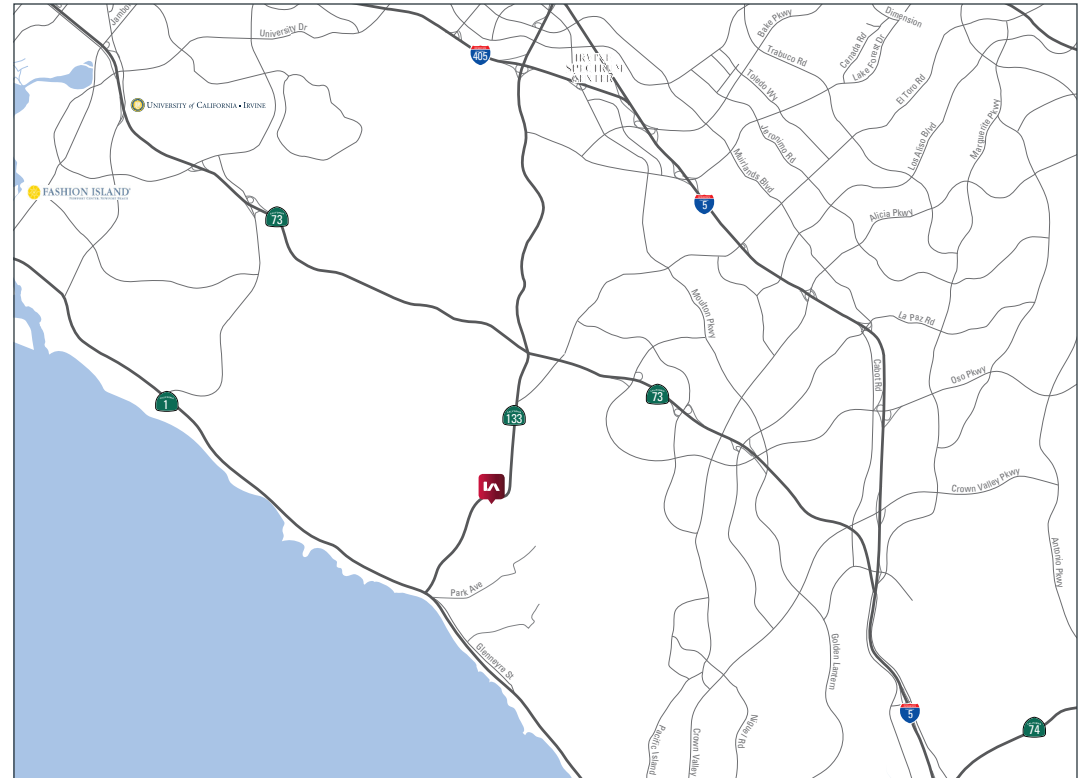
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Building Highlights:

- 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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COMMERCIAL REAL ESTATE SERVICES

NEWPORT BEACH

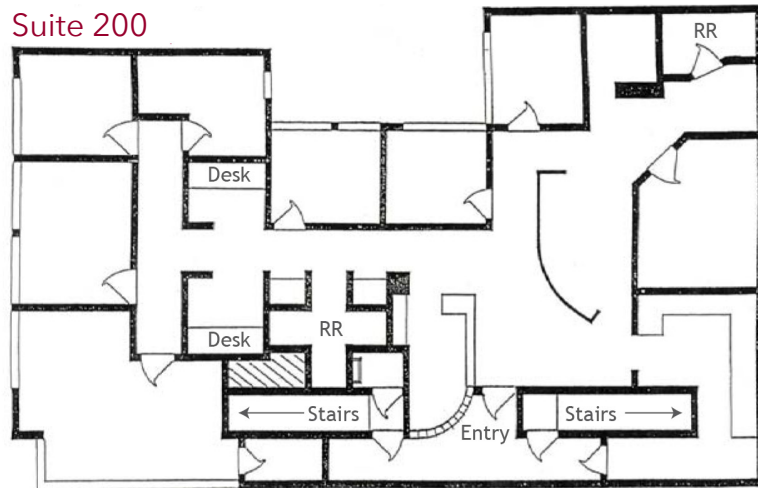


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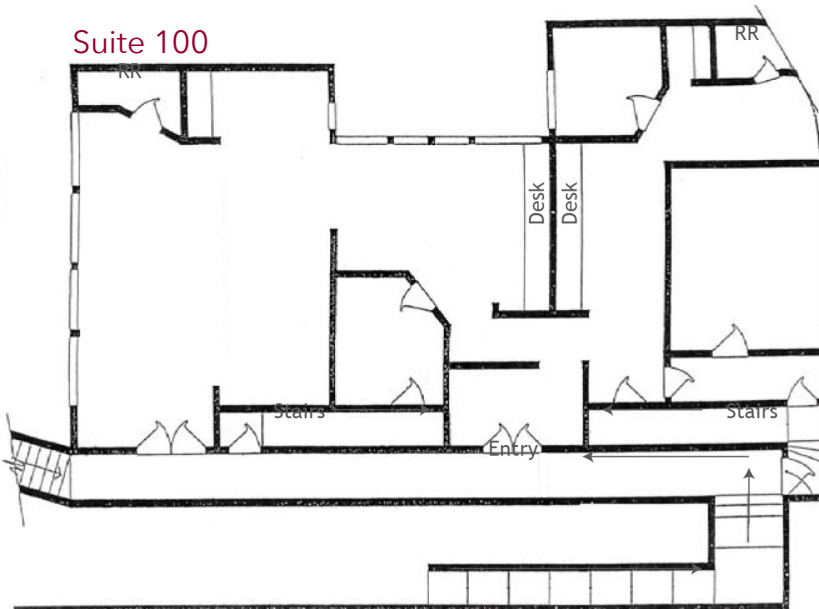
LAGUNA BEACH, CALIFORNIA

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Suite 200



Suite 100



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