

# 448 S Coast Hwy

/ LAGUNA BEACH, CA



Prime Restaurant Opportunity · 3,475 SF

# Prime coastal restaurant opportunity in the heart of Laguna Beach.



THE AREA

LAGUNA BEACH, CALIFORNIA



# Laguna Beach

Area Map



# 448 S Coast Hwy

/ LAGUNA BEACH, CA



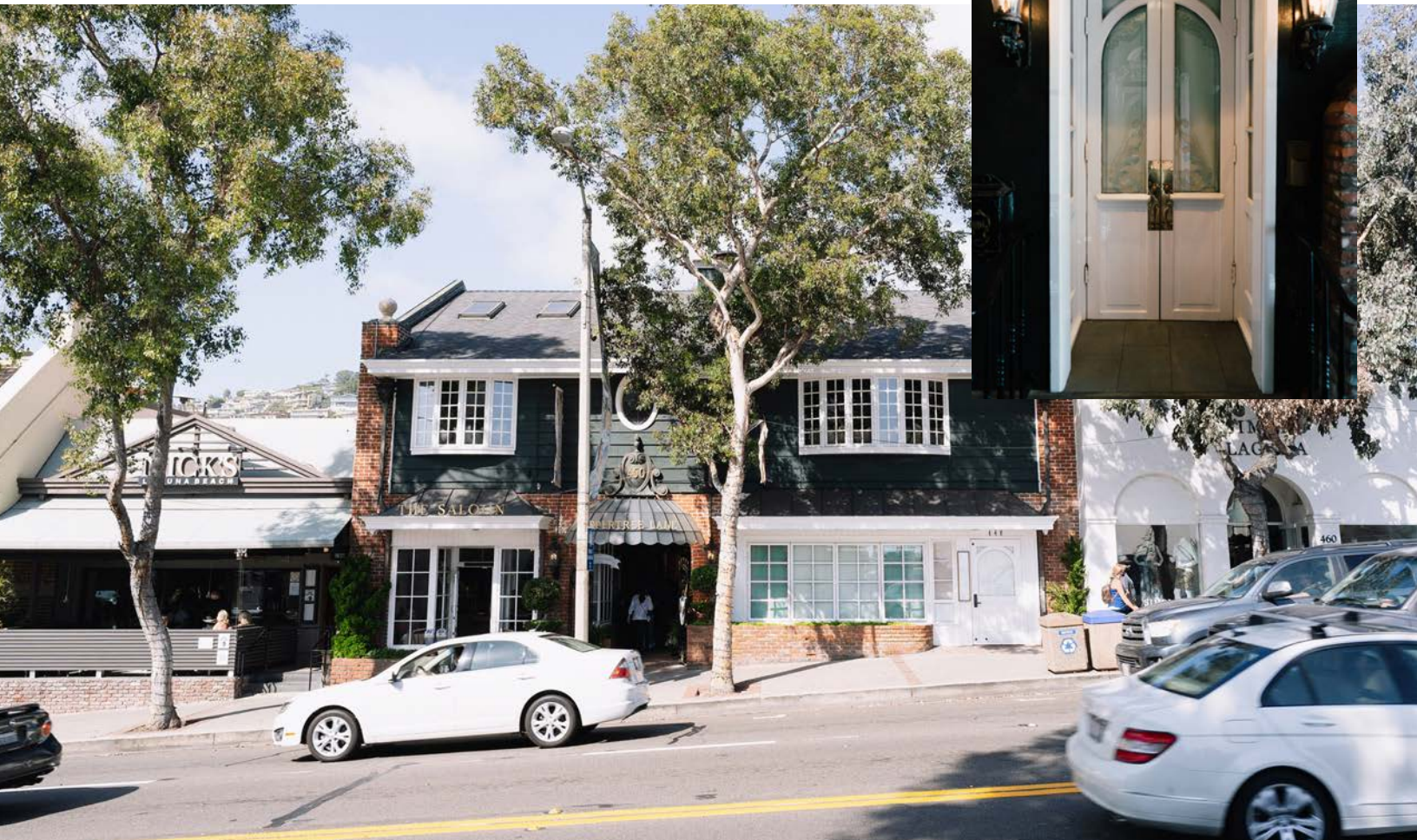
## *Property Highlights*

- + Fully improved 3,475 SF restaurant space available for lease
  - + Located in the heart of downtown Laguna Beach
  - + Rare restaurant location on Pacific Coast Highway
    - + Less than one block from the ocean
    - + Terrific foot traffic
- + Direct access to the Glenneyre Parking Structure with 215 parking stalls



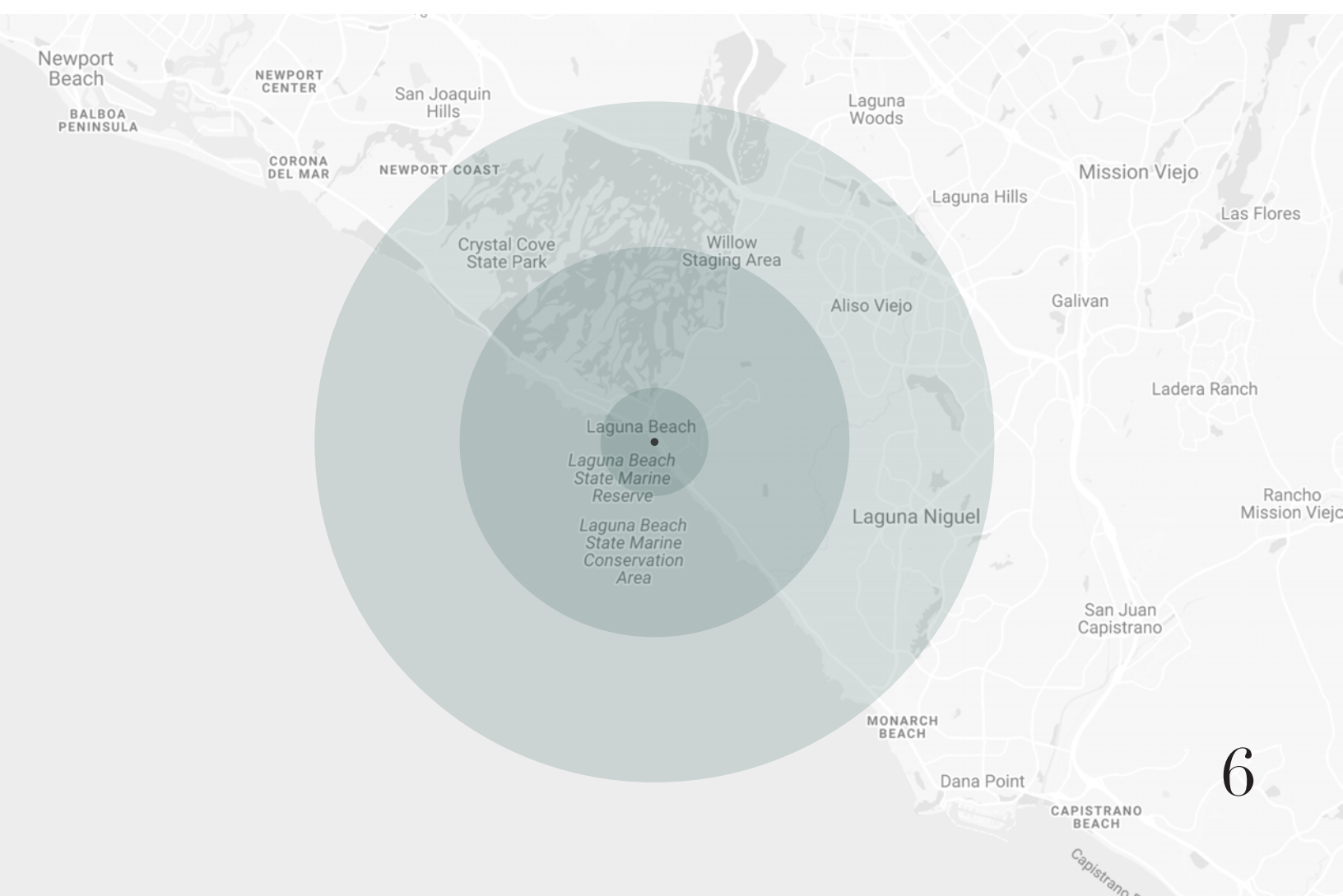
---

THE SITE



# Demographics

	1 MI	3 MI	5 MI
<i>Total Population</i>	8,030	23,200	106,875
<i>Average Household Income</i>	\$164,054	\$195,076	\$170,583
<i>Total Households</i>	4,068	10,156	43,176
<i>Daytime Population</i>	10,896	26,652	109,991
<i>Median Age</i>	49.8	48.1	43.2



# 448 S Coast Hwy

/ LAGUNA BEACH, CA

**MATT MOSER**

858.523.2096  
mmoser@retailinsite.net

**CHRIS HODGMAN**

858.523.2098  
chodgman@retailinsite.net



**RETAIL INSITE**

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.