

# 1276 S COAST HIGHWAY

LAGUNA BEACH, CA | HIP DISTRICT

BRIDGETTE KRISTIN  
SANOSSIAN  
+ ASSOCIATES



AT DOUGLAS ELLIMAN  
REAL ESTATE



## DESIGN + ATMOSPHERE

Soaring white-beamed ceilings, exposed details, and polished concrete flooring create a refined yet approachable coastal aesthetic.

The natural light and open configuration provide a blank canvas for branding, merchandising, or workspace customization.

## IDEAL FOR

Creative Studio  
Boutique Retail  
Professional Office  
Design Showroom

## THE SPACE

±400 SF creative retail/office opportunity positioned along iconic Pacific Coast Highway with exceptional visibility and steady foot traffic.

### HIGHLIGHTS:

- Abundant natural light
- Clean, modern interior
- Open floor plan
- One reserved parking space
- Ideal for creative studio, boutique office, or specialty retail



# INTERIOR

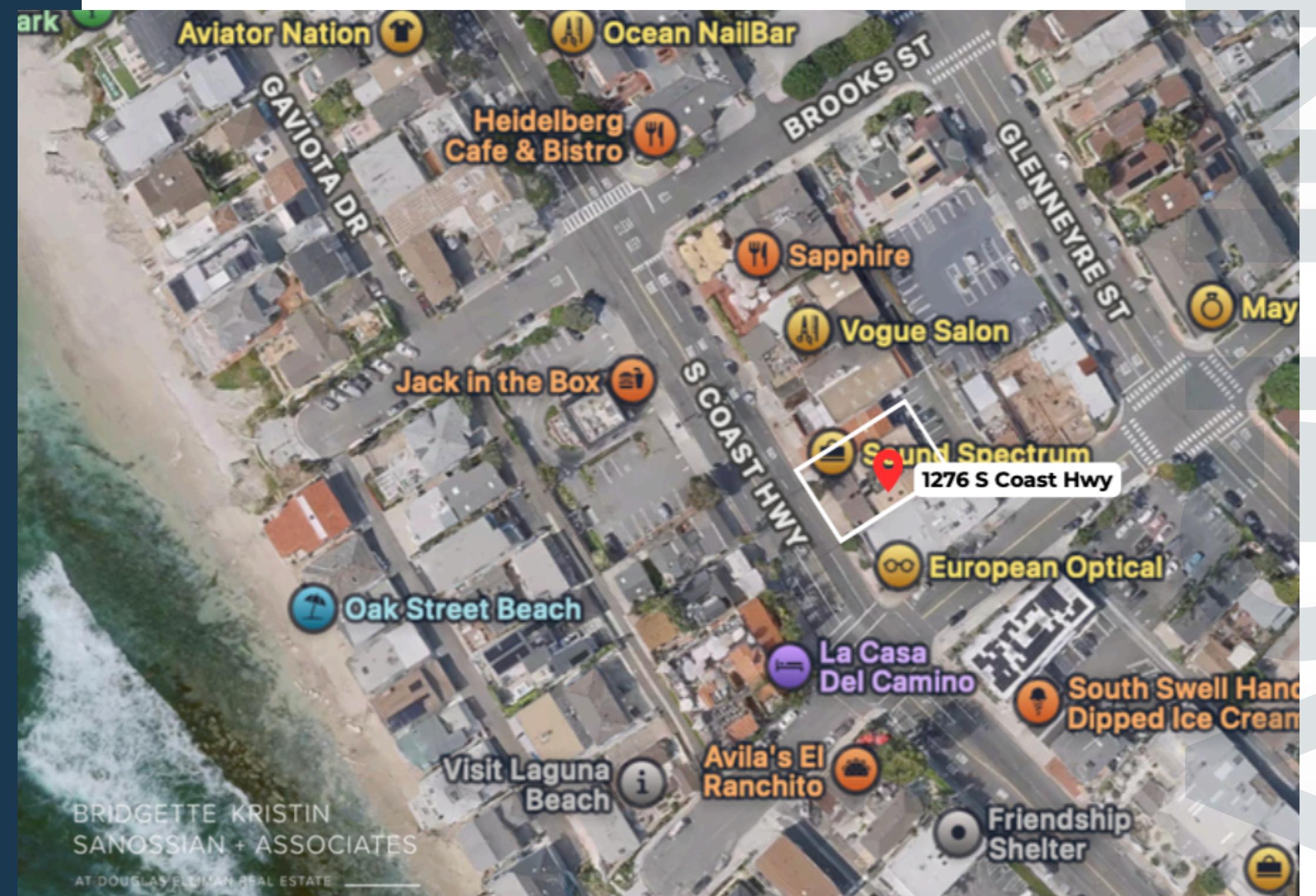


# THE LOCATION

Situated in the heart of Laguna Beach's HIP District:

- Prime Pacific Coast Highway frontage
  - Excellent local + visitor foot traffic
  - Strong neighboring retailers and galleries
  - Steps from supporting boutique retail and cafés

This is a high-exposure location in one of Laguna's most walkable corridors.



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