

35,618 SF RETAIL SPACE FOR SUBLEASE

CBRE

30922

Coast Hwy

LAGUNA BEACH | CA | 92677



LOADING DOCKS

STORE FRONT ENTRANCE

ACCESS TO SUBTERRANEAN PARKING
108 PARKING STALLS



LAGUNA BEACH
ORANGE COUNTY

PROPERTY OVERVIEW

Laguna Beach, with its stunning coastline and vibrant artistic community, attracts both locals and tourists alike with its blend of natural beauty and affluent demographics. From upscale boutiques along the Pacific Coast Highway to charming art galleries downtown, the retail scene reflects the town's diverse tastes and commitment to supporting local businesses.

This former grocer pad offers an exciting opportunity for a new venture to thrive in this dynamic retail environment. With its affluent population, thriving tourism, and cultural richness, Laguna Beach provides an ideal backdrop for success. Whether it's a gourmet market or specialty retailer, the possibilities are endless in this coastal haven where businesses can flourish amidst a backdrop of natural splendor and creative inspiration.

35,618
SQUARE FOOTAGE

35,866 CPD
TRAFFIC COUNT

2035 EXPIRATION
WITH 2-10 YEAR OTIONS
CURRENT TERM

232' x 60'
DIMENSIONS

280/120 VOLT; 4 WIRE;
2000 AMPS
EXISTING POWER

108
**DEDICATED SUBTERRANEAN
PARKING + ABUNDANT AT-
GRADE PARKING**

SITE PLAN



35,618 SF

SUBLEASE AVAILABLE

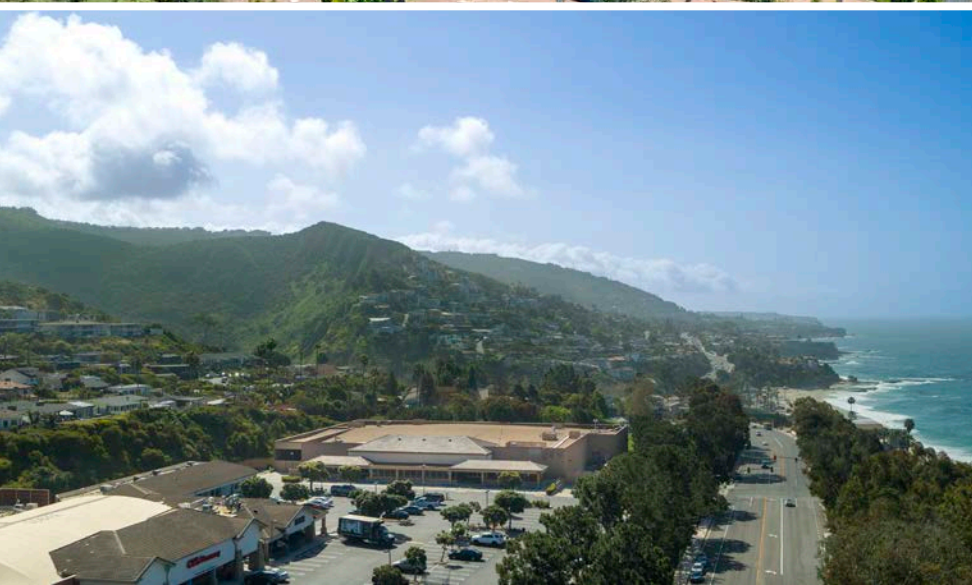
AERIAL MAP



NEARBY RETAIL

- 1 CHASE
- 2 O FINE JAPANESE
- 3 LA SIRENA GRILL
- 4 FANTASTIC SAMS
- 5 CVS
- 6 HAND & STONE MASSAGE
- 7 STARFISH
- 8 LOVELY NAILS
- 9 Z PIZZA
- 10 MONTAGE LAGUNA BEACH
- 11 MOSAIC BAR & GRILLE

IDEAL COASTAL RETAIL LOCATION





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