

The HEISLER BUILDING

A CELEBRATED LANDMARK IN LAGUNA BEACH, CALIFORNIA

Est. 1931

SECOND FLOOR AND ROOFTOP BAR AVAILABLE



400 - 424 SOUTH COAST HIGHWAY, LAGUNA BEACH, CA

The
HEISLER
BUILDING

Glenneyre Parking Garage
Largest in the City with 215 Spaces

Pacific Ocean

Ramona Avenue

*South Coast Highway
39,000 VPD*

Laguna Avenue

The
HEISLER
BUILDING



LAGUNA BEACH

*Prime Location at the
Northeast Corner of
South Coast Highway
& Laguna Avenue
with 39,000 VPD*





Property Highlights

- Irreplaceable Real Estate in One of the Most Affluent Cities in California
- Centrally Located with Excellent Frontage Along South Coast Highway
- Signalized Hard Corner of High Traffic Intersection (*Vehicular & Pedestrian*)
- Affluent Market with Average Household Incomes Exceeding \$169,508 Within a Three (3) Mile Radius
- Historic Building in High Barrier to Entry Market
- Trophy Quality Southern California Real Estate

Property Details

Address 400 - 424 SOUTH COAST HIGHWAY
LAGUNA BEACH, CALIFORNIA 92651

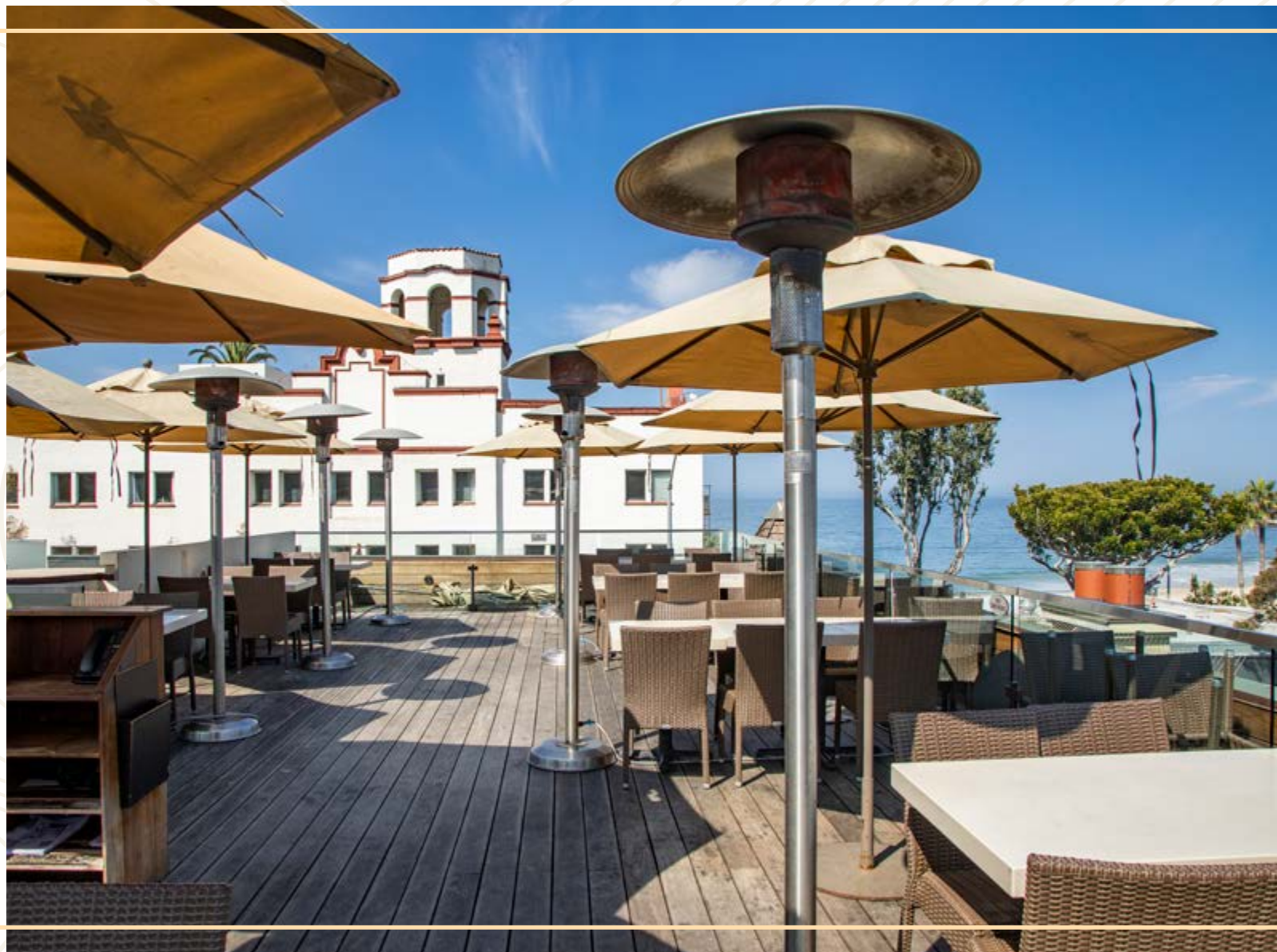
Assessor's Parcel No. 644-015-01

Building Size ± 16,000 SF

Land Size ± 0.16 ACRES

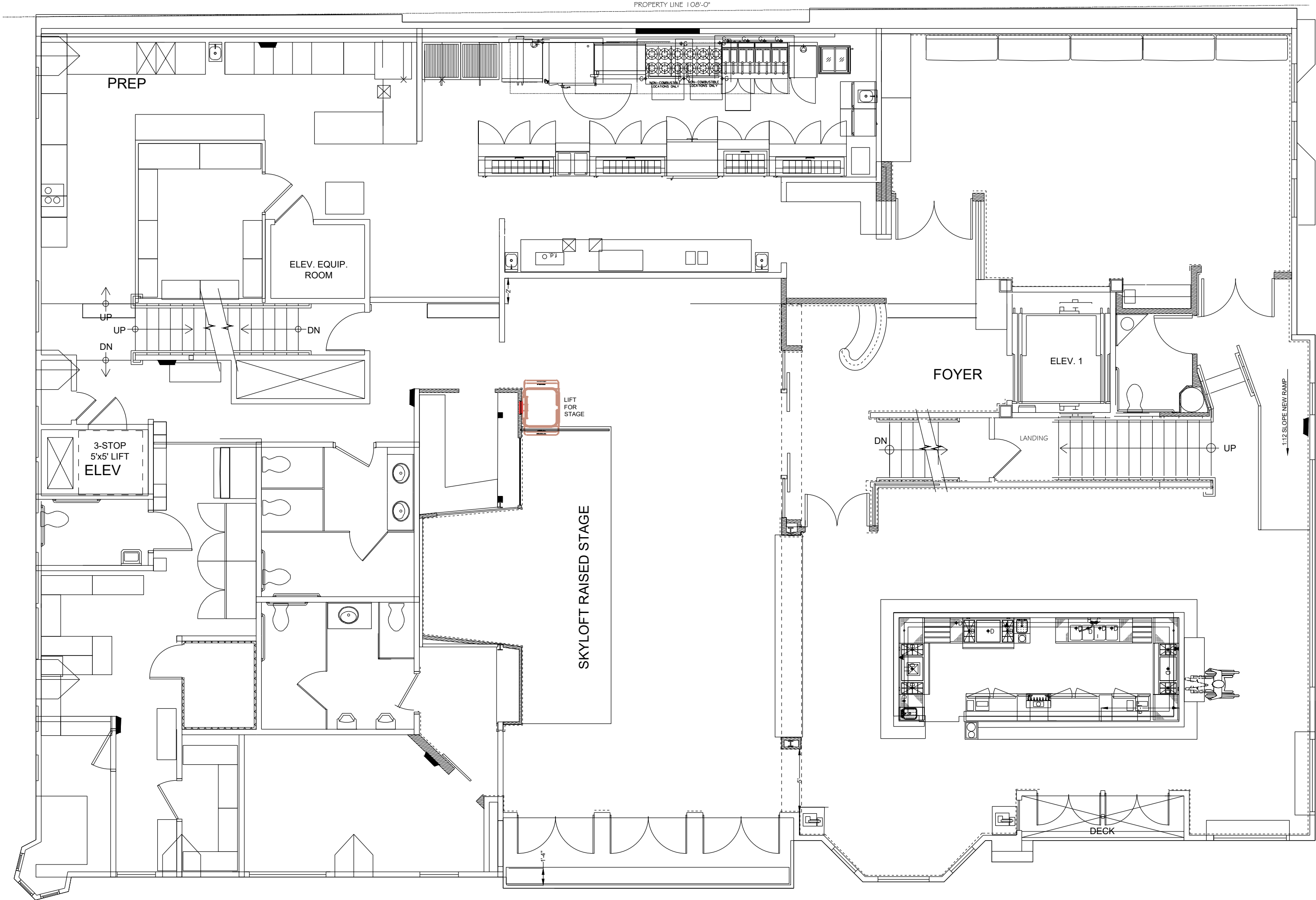
Year Built / Renovated 1930 / 2009 / 2015

Occupancy AVAILABLE



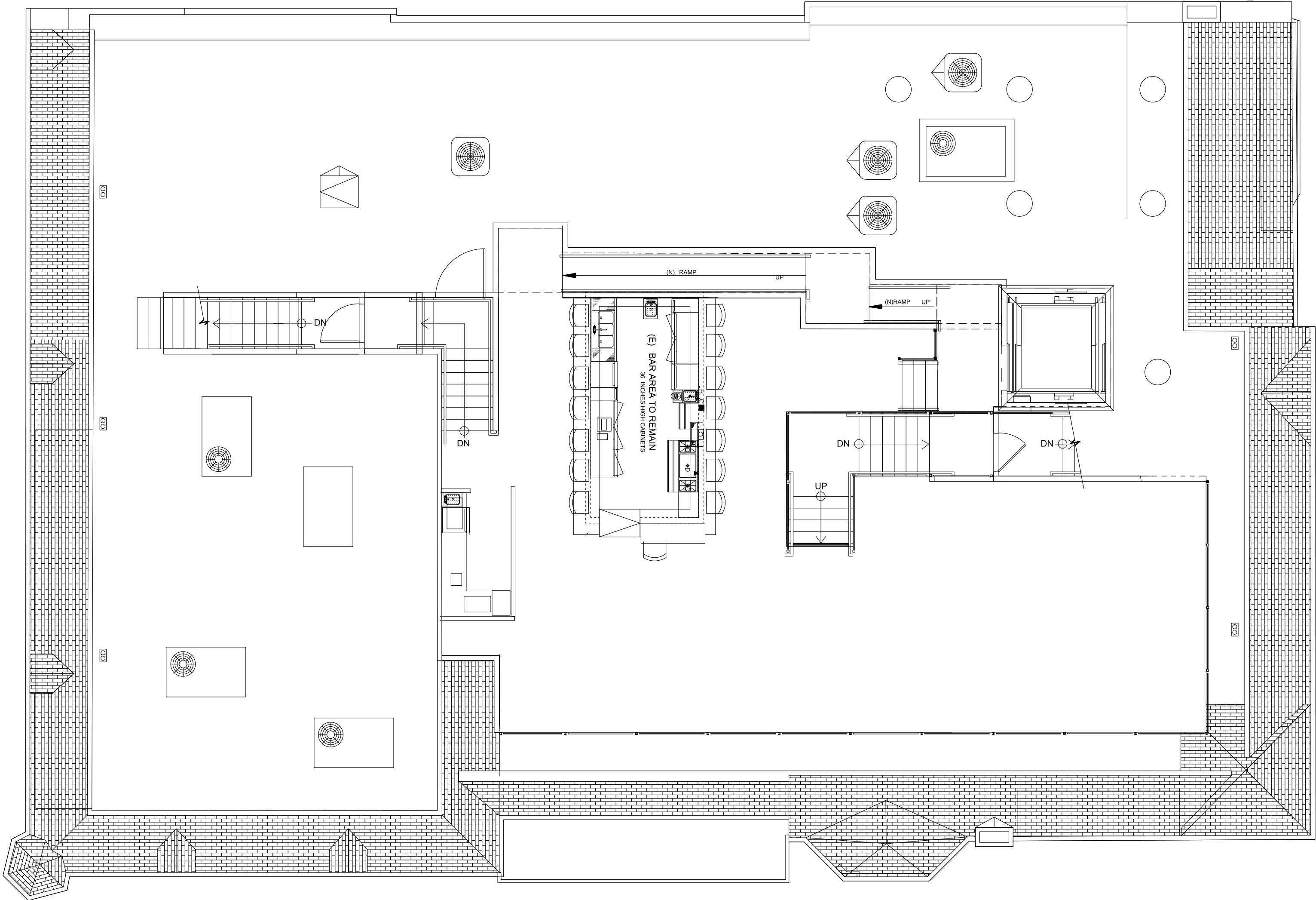
Floor Plans

SECOND FLOOR - 6,647 SF



Floor Plans

ROOFTOP BAR - 2,046 SF



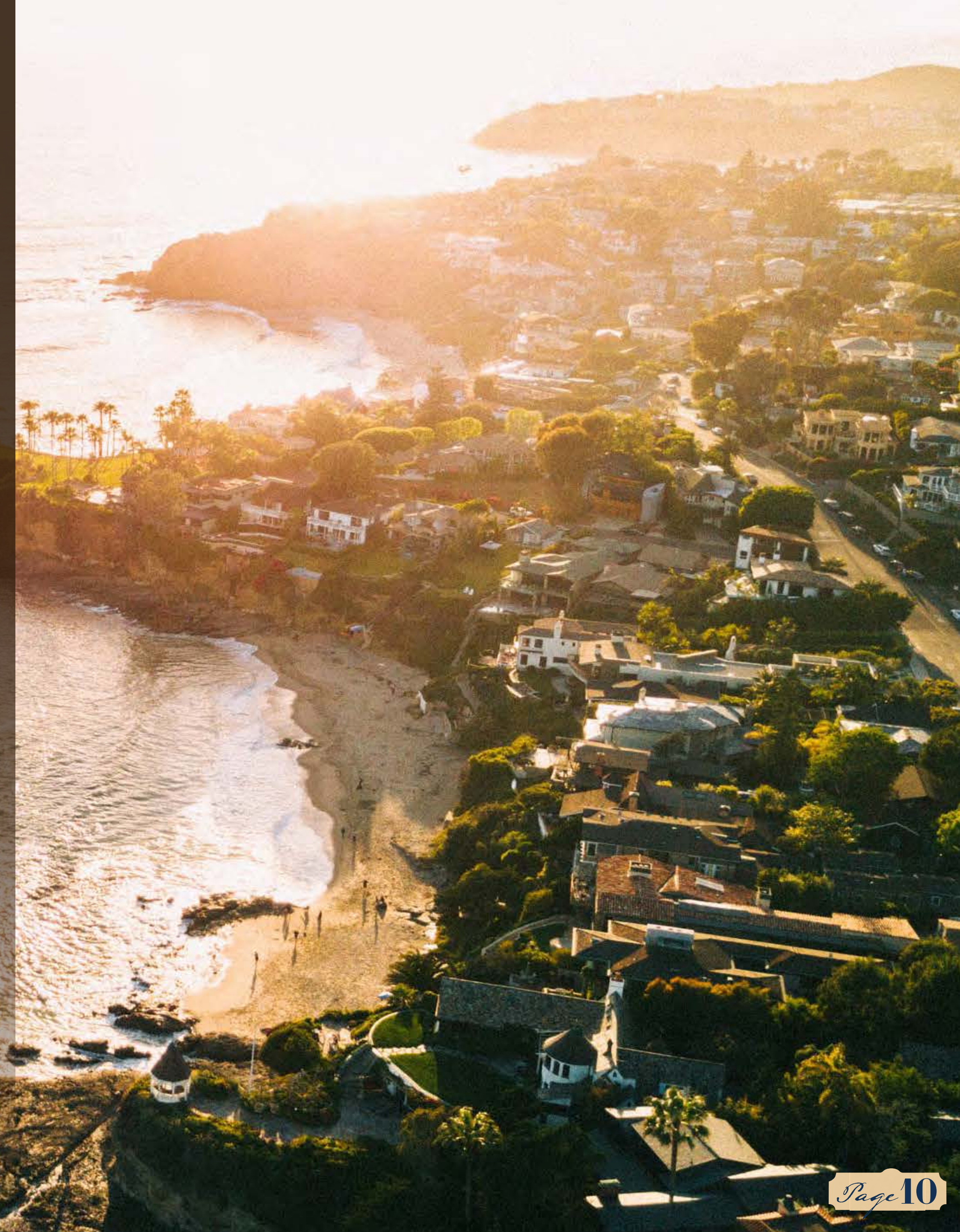
An *Idyllic Coastal City* in Southern California

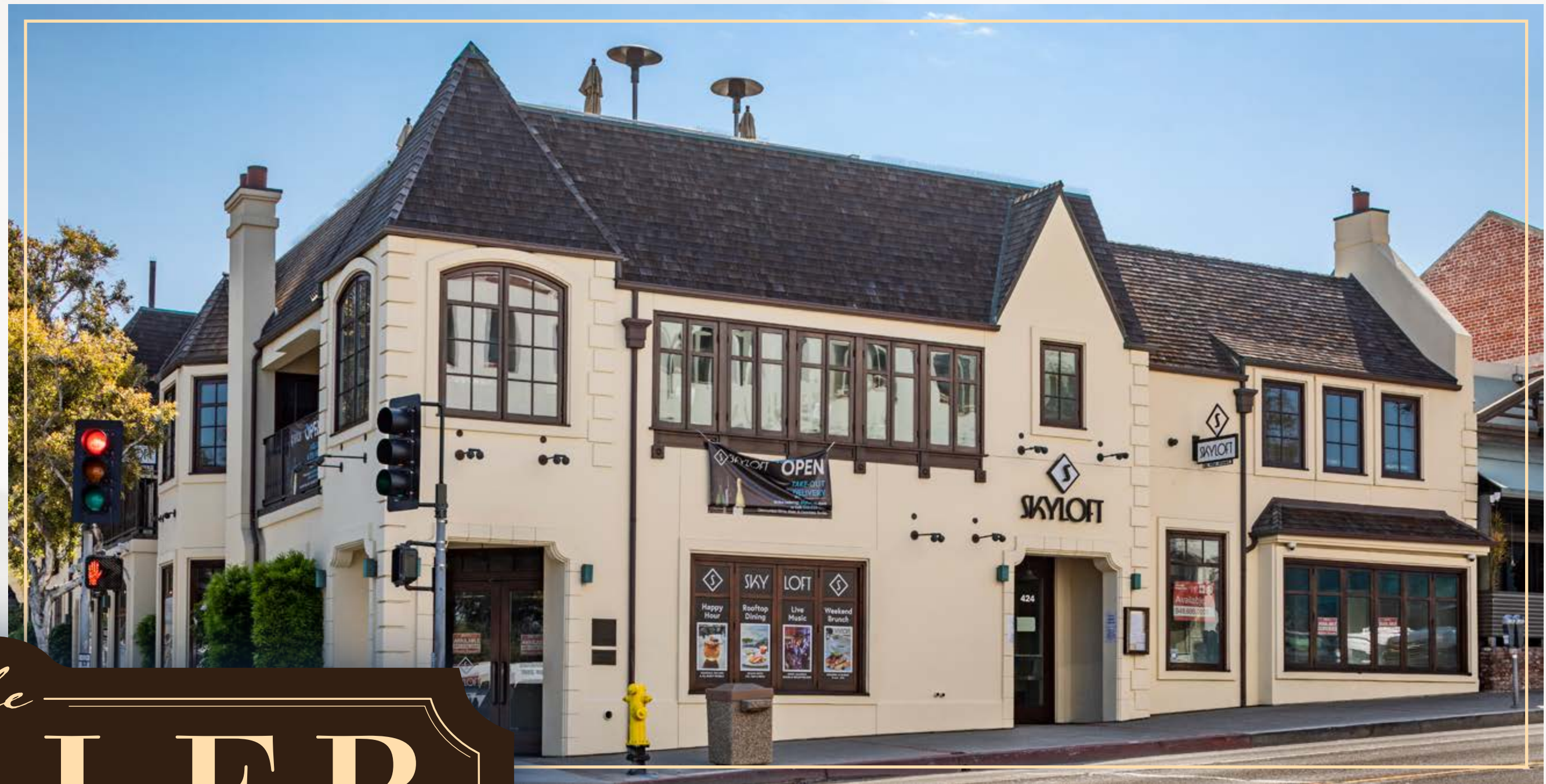
The city of Laguna Beach is an affluent beachfront community located in southern Orange County. Laguna Beach is known for its ten (10) miles of Pacific Ocean coastline and scenic foothills, with small town charm combined with the convenience of urban amenities in nearby communities. As of 2023, Laguna Beach has a population of approximately 22,326 and is one of the wealthiest cities in Orange County with an average household income of approximately \$190,668.

Laguna Beach is located fourteen (14) miles from John Wayne International Airport, fifty-four (54) miles from Los Angeles International Airport and seventy (70) miles from San Diego International Airport. Laguna Beach is an extremely popular tourist destination, with an average of 6,000,000 annual visitors. Laguna Beach has numerous notable attractions, including world class beaches, scenic hiking trails and, arguably, the best surfing on the entire West Coast.

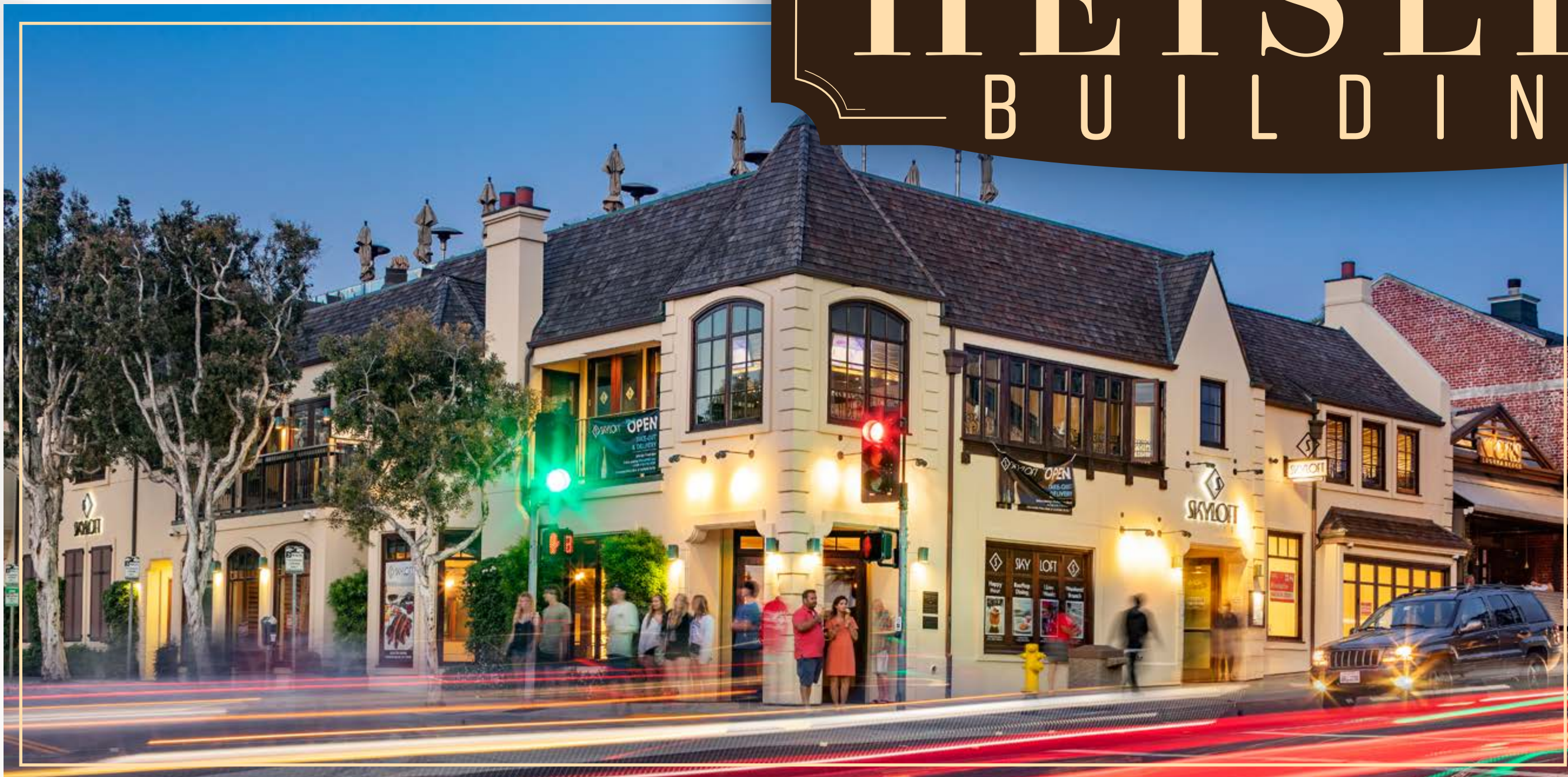
Downtown Laguna Beach is known for its walkable historic commercial district with family friendly restaurants, boutiques and shops. The Property is located in an ideal area for business and retail, as the intersection of South Coast Highway and Laguna Avenue boasts an impressive day time population exceeding 70,000 in the summer months and walk score of 96. The Property also benefits from its close proximity to high residential density.

Laguna Beach





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PEGASUS

CONTACT LEASING

LEASING@PEGASUSAM.COM | (424)363-7800

Andrew Cohen
Executive Vice President - Leasing
acohen@pegasusam.com
LIC # 01996397 (CA)

Emmet Pierson
Senior Associate - Leasing
epierson@pegasusam.com
LIC # 02048600 (CA)

Daniel Woznica
Associate - Leasing
dwoznica@pegasusam.com
LIC # 02211034 (CA)

Josh Dembo
Associate - Leasing
jdembo@pegasusam.com
LIC # 02242456 (CA)

1901 Avenue of the Stars, Suite 630
Los Angeles, CA 90067

424.363.7800
pegasusam.com
LIC # 02119442 (CA)

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