

FOR LEASE AND SALE

RARE LAGUNA BEACH STREET-LEVEL OFFICE/RETAIL BUILDING

310 BROADWAY

Laguna Beach

CA 92651

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



OFFERING MEMORANDUM

TABLE OF CONTENTS

- 1* Offering Overview
- 2* Site Plan
- 3* Photos
- 4* Investment Overview
- 5* Coastal Attractions
- 6* Demographics
- 7* Aerial Overview



Video Walkthrough

Your Coastal Advisors

Ryan Harman

Senior Vice President
License ID #01399616
949.790.3136
rharman@leeirvine.com



Kevin Bayless

Senior Vice President
License ID #01788899
949.790.3142
kbayless@leeirvine.com



Jesse Knight

Senior Associate
License ID# 0205899
949.790.3103
jknight@leeirvine.com



PROPERTY OVERVIEW

Offering Price:	Unpriced
Lease Rate:	See Breakdown Below
Structure Square Footage:	±5,920
First Floor Square Footage:	±3,858
Second Floor Square Footage:	±2,062
Land Square Footage:	25,264 (0.58 AC)
Sale Type:	Owner/User & Investment
Parking:	8 Surface & 8 Garage
Property Type:	Retail/Office
Year Built/Renovated:	1987/2013
Zoning:	CBD-2 (Commercial Business District)
APN:	496-012-34

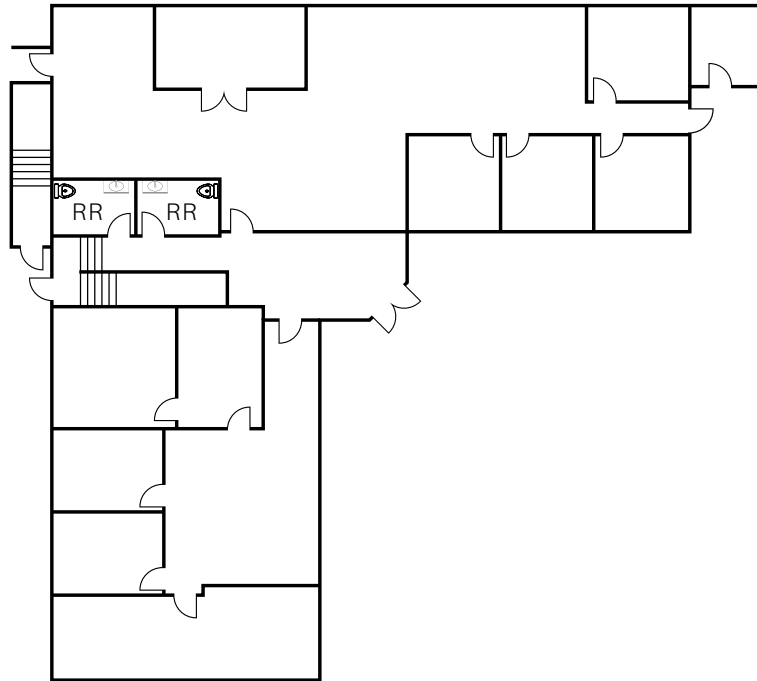
LEASE RATE BREAKDOWN

- **Ground Floor**
 - ±3,858 square feet
 - \$4.50 PSF + NNN Expenses
 - \$17,361/month + NNN Expenses
- **Second Floor**
 - ±2,062 square feet
 - \$2.50 PSF + NNN Expenses
 - \$5,155/month + NNN Expenses

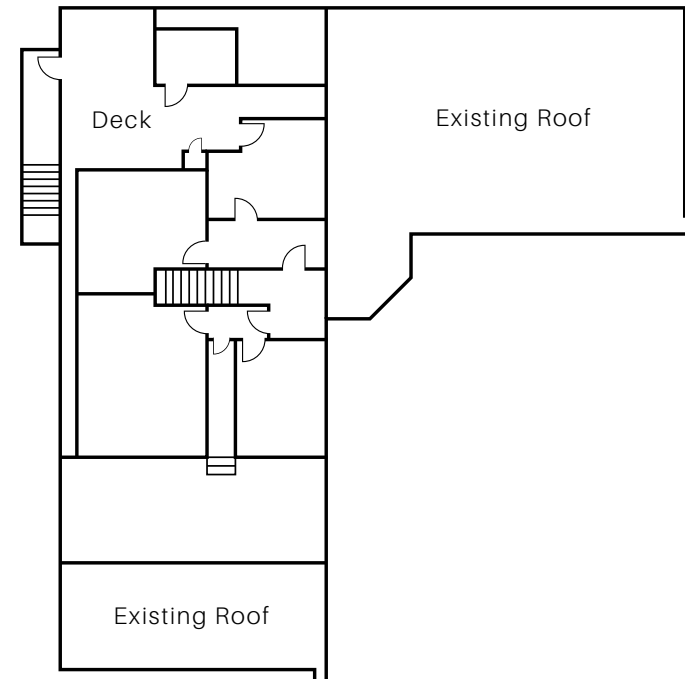


THE COASTAL BLUEPRINT

FIRST FLOOR



SECOND FLOOR



HIGH-VALUE OPPORTUNITY IN PRIME RETAIL SPACE IN THE HEART OF LAGUNA BEACH.

*Discover The
Perfect Location For
Your Business*

310 Broadway offers an unparalleled opportunity to establish your brand in one of Southern California's most vibrant and picturesque communities.

INVESTMENT OPPORTUNITY

A PREMIER COASTAL LOCATION WITH EXCEPTIONAL VISIBILITY AND ACCESSIBILITY

310 Broadway presents a unique opportunity to acquire or lease a highly visible commercial property in the heart of downtown Laguna Beach. Surrounded by the area's renowned beaches, restaurants, boutiques, galleries, and entertainment destinations, the property offers an ideal setting for businesses seeking a prominent coastal presence.

EXCEPTIONAL LOCATION

Positioned at a signalized intersection in Laguna Beach's vibrant downtown district, the property enjoys strong vehicle exposure, pedestrian activity, and convenient access to nearby public and private parking resources.

FLEXIBLE TWO-STORY LAYOUT

Encompassing approximately 5,920 square feet, the building offers a versatile floor plan that can accommodate a wide range of uses including professional office, medical office, financial services, showroom, gallery, boutique retail, and other customer-facing businesses.

WELL-MAINTAINED IMPROVEMENTS

The property features modern interior finishes, abundant natural light, attractive storefront visibility, and a professional environment that can be adapted to meet a variety of operational requirements.

RARE PARKING ADVANTAGE

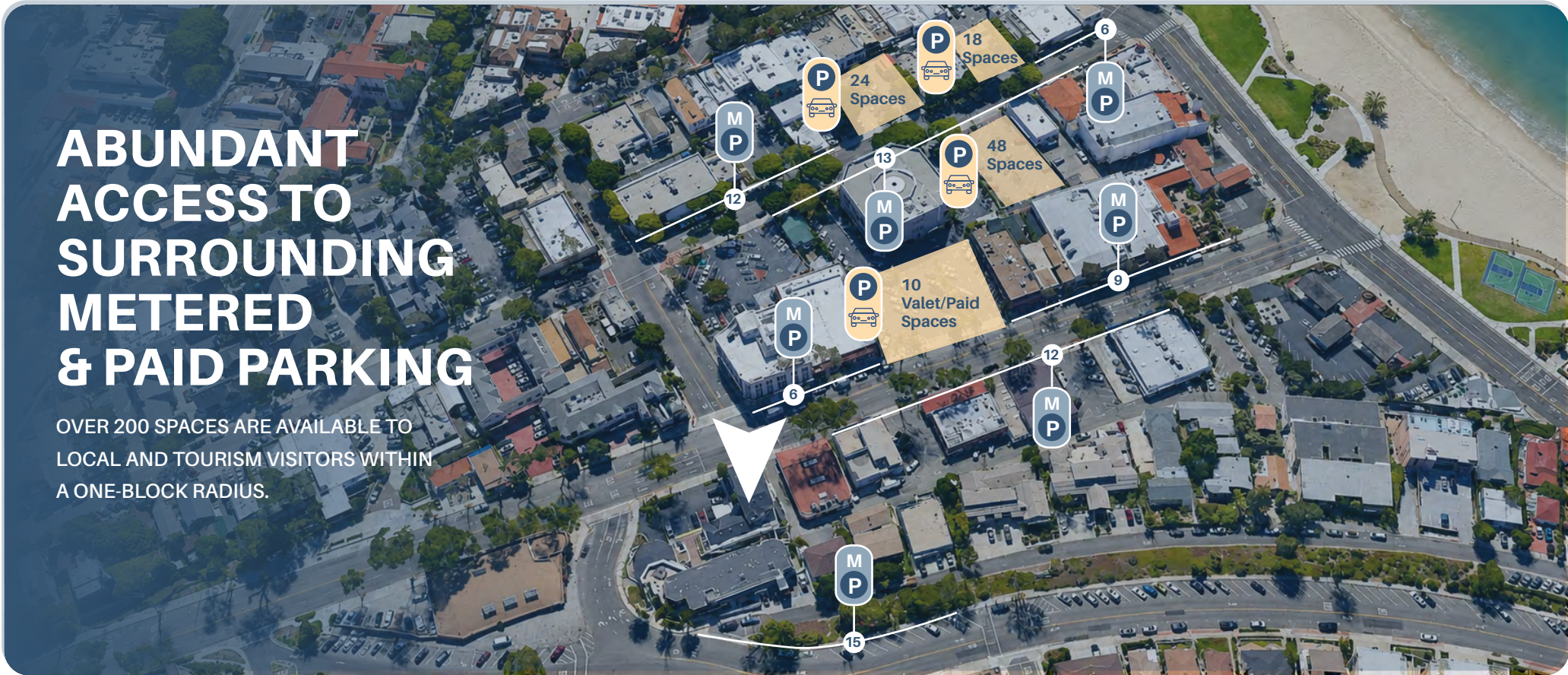
Unlike many downtown Laguna Beach properties, 310 Broadway benefits from dedicated on-site parking, providing convenience for employees, clients, and visitors while enhancing the property's long-term appeal.

IRREPLACEABLE COASTAL ASSET

With its combination of location, visibility, parking, and flexible use potential, 310 Broadway represents a rare opportunity to establish a presence in one of Southern California's most sought-after coastal business districts.

ABUNDANT ACCESS TO SURROUNDING METERED & PAID PARKING

OVER 200 SPACES ARE AVAILABLE TO
LOCAL AND TOURISM VISITORS WITHIN
A ONE-BLOCK RADIUS.



THE BUILDING HAS RARE
DEDICATED PARKING WITH 16
SPACES.

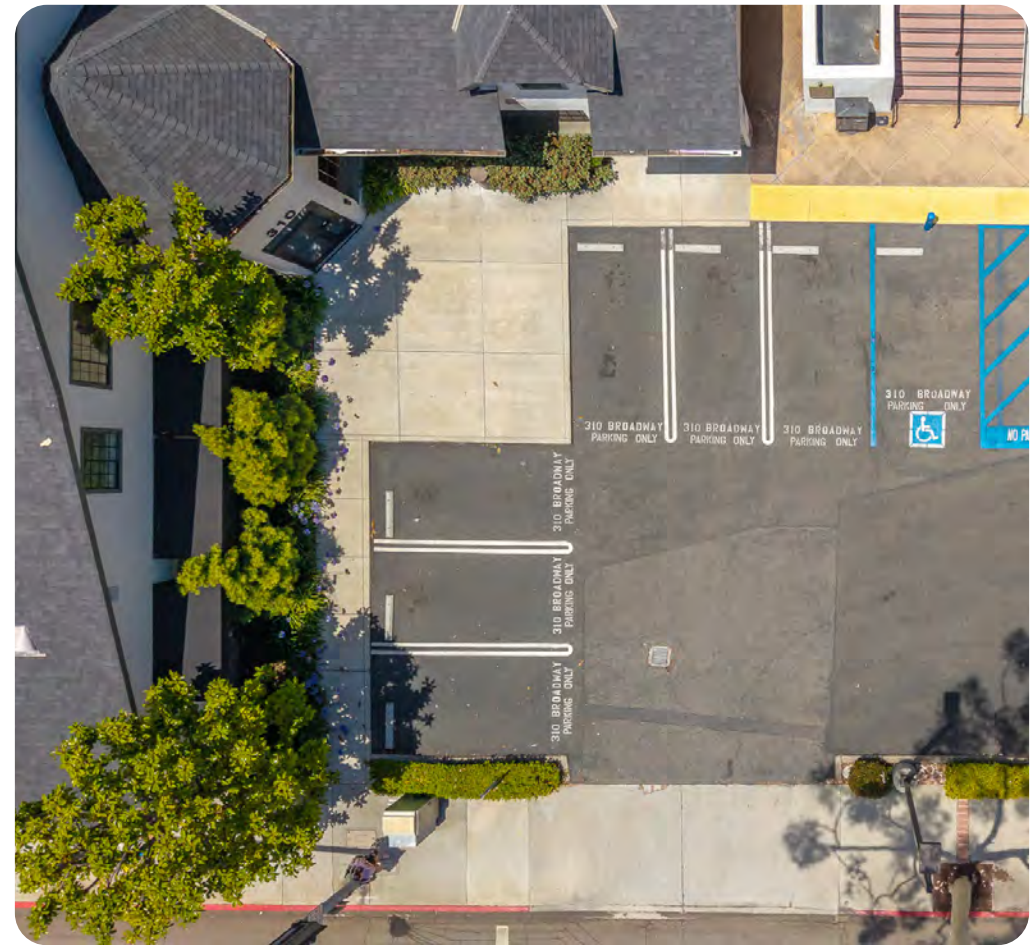
SURFACE PARKING LOT WITH
8 SPACES PLUS 8 SPACES
IN THE ON-SITE COVERED
PARKING GARAGE



DEDICATED & SURROUNDING PARKING



PROPERTY PHOTOS



PROPERTY PHOTOS



Better Buzz
COFFEE ROASTERS



HOTEL
Laguna



MARINE
ROOM

RIVIAN SOUTH COAST
THEATER

MAIN BEACH



FOREST AVE

FREE PEOPLE



BROADWAY



OCEAN AVE



~26,000 CARS PER DAY

PROPERTY PHOTOS

CLIFF DR

Laguna Beach

SHOPPING



The Lumber Yard



Forest Avenue Shops



The Hip District



Art Galleries



The Sawdust Festival



Main Beach



Pageant of the Masters



Crystal Cove

ATTRACTIONS

DINING



Nick's



The Cliff



Las Brisas



Broadway by Amar Santana

THE COASTAL COMMUNITY



POPULATION



DAYTIME
POPULATION



HOUSEHOLD
INCOME



TRAFFIC

1 MILE

7,786

9,269

\$198,884

3 MILE

20,758

17,590

\$222,378

5 MILE

108,176

59,027

\$189,853

LAGUNA BEACH

22,564

12,943

\$140,508
(2023)

**±26,000 Cars
Per Day on
Broadway**



VENTURA ST
ARTS
COUNCIL OF THE ARTS

LCAD

SAWDUST
FESTIVAL
Artists & Makers

ZINC
CAFE | MARKET | BAR

SOUTH NICK'S

LB

Ralphs

TOP OF THE WORLD PARK

THURSTON MIDDLE SCHOOL

310 BROADWAY
LAGUNA BEACH

Rancho

DOWNTOWN LAGUNA

MAIN BEACH

PAVILIONS

WELLS FARGO

WHOLE FOODS
MARKET

HOTEL
Laguna

CASA DEL LOMA
BEACH HOTEL

THE OCEAN

Surf & Sand
HOTEL

ALISO CREEK PLAZA

Gelson's

CHASE

STARFISH
Laguna Beach • Newport Beach

CVS pharmacy

FANTASTIC SAM'S
CUT & COLOR

zpizza

Providence
Mission Hospital
Laguna Beach

Montage
LAGUNA BEACH

Providence
Mission Hospital
Laguna Beach

Keepin' it Coastal

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