



312 Broadway St

LAGUNA BEACH, CA 92651

BRIDGETTE KRISTIN
SANOSSIAN + ASSOCIATES

AT DOUGLAS ELLIMAN REAL ESTATE





Lease in the Heart of Laguna

Centrally located in Laguna Beach, 312 Broadway offers a **unique opportunity** to lease space in one of **Orange County's most iconic coastal communities.** Just steps from **Forest Avenue, Main Beach, and Heisler Park,** the property is surrounded by **boutique shops, dining, and cultural attractions.** With strong **foot traffic, year-round visitors, and an affluent local base,** this location provides tenants **excellent visibility** in a **vibrant and highly sought-after market.**

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BANK OF AMERICA

WHOLE FOODS
MARKET

usbank

STARBUCKS

Mobil

Just Steps from
Laguna Beach

UNITED STATES
POSTAL SERVICE

312 BROADWAY



FESTIVAL OF
ARTS

Facts & Features

Prime Downtown Laguna Beach Location

Excellent visibility and accessibility along Broadway, a major entry corridor into the city

Mixed-Use Potential

Layout suitable for office, retail, or creative space, appealing to a wide range of tenants

On-Site Parking

Rare in the Laguna Beach market, with multiple marked spaces including ADA accessibility

Private Courtyard/Outdoor Space

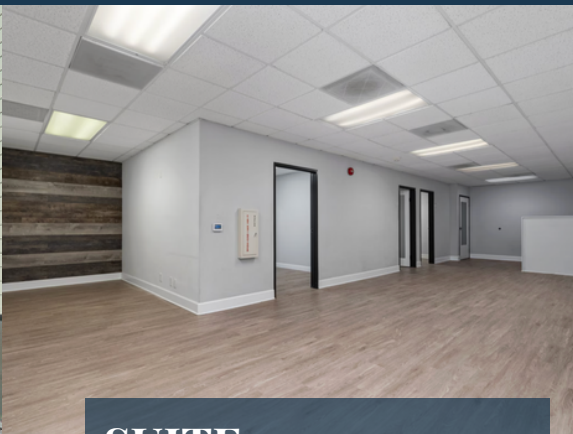
Unique open-air central area that can be used for tenant gatherings, seating, or events.

-
- ± 0.4 mi to **Heisler Park & Main Beach**
 - ± 5.2 mi to **CA-73 Freeway**
 - ± 13 mil to **John Wayne / Orange County Airport**
-

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SUITE 202

1,104 SF

Contact for pricing

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SUITE 204

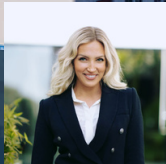
1,194 SF

Contact for pricing
(Sublease)

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Bridgette Sanossian

DRE #01916065

949-212-4116

Bridgette.sanossian@elliman.com

Ashley McKinley

DRE #02004612

949-689-5208

Ashley.McKinley@elliman.com

 **DouglasElliman**
Commercial

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