

FOR SALE

801 Glenneyre St, Laguna Beach, CA 92651

±3,701-SF Retail & Office Owner-User Opportunity Steps from the Pacific Ocean



ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —



TABLE OF CONTENTS

Property. This section opens with a summary followed by the property's compelling highlights, and an aerial showcasing its prominent location and a nearby amenities map. **Pages 3-6**

Images. Here you'll find attractive photographs of 801 Glenneyre St and floor plans. **Pages 7-10**

Market. This section contains key sale comps demonstrating that 801 Glenneyre St is priced attractively. **Page 11**

Economos DeWolf, Inc.
4343 Von Karman Ave, Suite 100
Newport Beach, CA 92660
economosdewolf.com

Steve Economos
Founder
Direct 949-576-2750
Mobile 949-466-4882
steve@economosdewolf.com
License #01159994

Geoff DeWolf
Founder
Direct 949-576-2751
Mobile 949-500-6654
geoff@economosdewolf.com
License #01319312

Matt Economos
Associate
Direct 949-546-9550
Mobile 949-441-8618
matt@economosdewolf.com
License #02243077

David Economos
Associate
Direct 949-514-8405
Mobile 949-533-9411
david@economosdewolf.com
License #02251034

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SUMMARY



Offering **801 Glenneyre St, Laguna Beach, CA 92651**

1966-built mixed-use owner-user property with Glenneyre Street frontage, income-producing ground-floor retail, second story office, and a prime location just steps from the Pacific Ocean.

Designed by local award-winning architect, Fred Briggs, who also designed Laguna Beach's Main Beach and the Laguna Beach Library.

Size **±3,701 square feet | ±0.11 acres**

Note 3,701 square feet is reflected in a recent professional appraisal, but the rent roll as stated now is 3,621 square feet (and likely is missing some load factor in the calculations)

Sale Price **\$3,699,000 (±\$999 per square foot)**

Stacking Plan **Second Floor: ±2,821-SF - Office**

First Floor: ±880-SF – Retail

Parking There are ±7 covered parking stalls exclusive to this building, and the ratio is ±1.9/1,000-SF. There is extensive metered street parking surrounding the building.

Condition **HVAC:** Wall mounted units in a range of condition on a suite-by-suite basis.

Roof: Built up composition in working condition.

HIGHLIGHTS

What Makes 801 Glenneyre St Unique?

- **Incredible Laguna Beach location** with prominent **Glenneyre St frontage**, minutes to Downtown Laguna Beach, and within **walking distance** to the **Pacific Ocean**.
- **Recent CAPEX includes** new building paint, and new light fixtures on the restaurant patio.
- **Incredible opportunity** to own a **mixed-use** building near Downtown Laguna.
- **Restaurant tenant** on the ground floor, who signed a **10-year extension** in 2021, proving their **commitment to this location**.
- **Exclusive covered parking** located on the first floor of the property offering **ease of access**.
- **Flexible owner-user opportunity**; Seven office tenants that are either on a MTM term or expire before 8/1/2026.
- **Fred Briggs**, an **award-winning architect** who designed the Laguna Beach Library, the Dana Point Library, Main Beach in Laguna, and more, **designed and built** this property originally to be his office.
- **Restaurants and amenities** are in **close proximity** as seen on the amenities map (Page 6).
- **Priced to sell at \$999/SF**, this offering is a **tremendous value** compared to the sale comps on Page 11.
- A **cost segregation study** can reclassify 12–25% of its basis into short-life assets that qualify for **100% bonus depreciation**, reinstated by the One Big Beautiful Bill Act (effective for property placed in service after Jan 19, 2025). This allows an investor to immediately expense those components in year one, often generating **substantial federal tax savings** and stronger early cash flow. Confirm with your tax professional.

801 GLENNEYRE

LOCATION

Dynamic Laguna Beach Location



Emerald Bay

Main Beach

The Ranch at
Laguna Beach

Thalia Street Beach

Downtown
Laguna Beach

Montage
Laguna Beach

Table Rock Beach

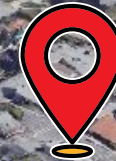
 **Providence**
Mission Hospital
Laguna Beach

AMENITIES

Abundance of Amenities Within Walking Distance



**DOWNTOWN
LAGUNA BEACH**



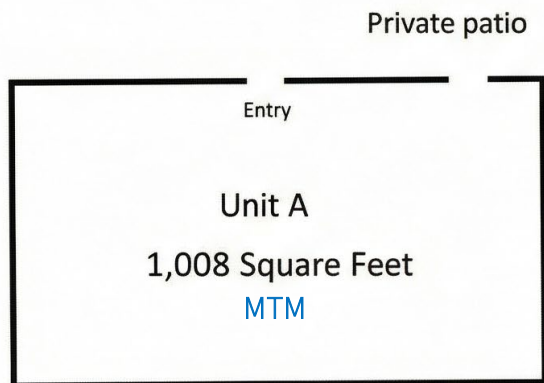
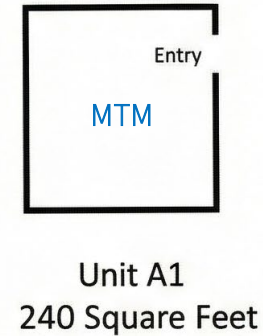
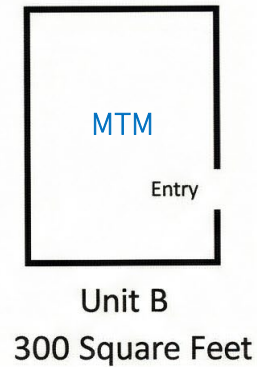
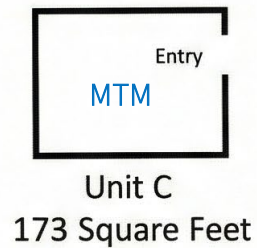
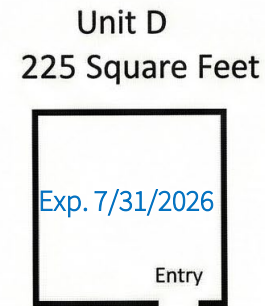
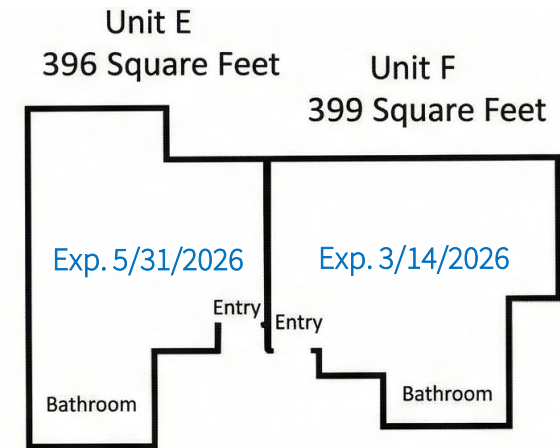
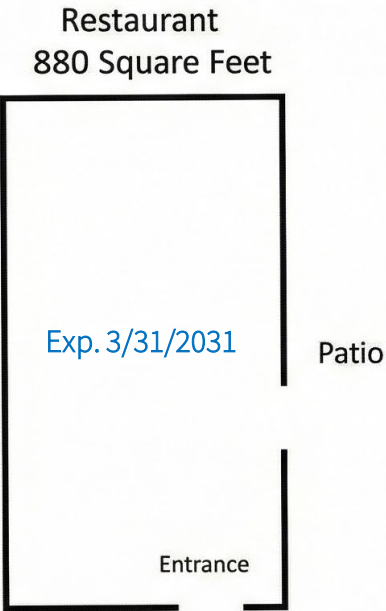
PHOTOGRAPHS










SUITE LAYOUTS



SALE COMPS

801 Glenneyre St is a Clear Value



Property	Sale Date	Size	Price P.S.F.	Market Insight
 370 Glenneyre St Laguna Beach	Oct 2025	3,482 SF	<u>\$3,510,000</u> \$1,008/sf	This Laguna Beach retail building sold to an investor for \$1,008/SF and was leased to a restaurant. 801 Glenneyre St is a similar sized offering that is available to an owner-user, with a current suite leased to a restaurant, and is priced less per square foot. Owner-user offering typically command significantly higher prices vs. investment offerings, get the 801 Glenneyre asking price is only \$999/sf.
 31652 2 nd Ave Laguna Beach	Jun 2025	3,633 SF	<u>\$3,300,000</u> \$908/sf	This South Laguna owner-user office building sold in June for \$908/SF. 801 Glenneyre Street benefits from a superior Laguna Beach location, being closer to downtown, and should command a large premium, yet is priced only 10% higher per square foot.
 2761 Laguna Canyon Rd Laguna Beach	May 2025	5,022 SF	<u>\$5,200,000</u> \$1,035/sf	This office building located up Laguna Canyon Rd sold to an owner-user in May 2025 for \$1,035/SF. As a smaller building located closer to downtown and the ocean with retail income in place, 801 Glenneyre St should command a premium yet is priced \$36 per square foot less.



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matt@economosdewolf.com
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David Economos

Associate
Direct 949-514-8405
Mobile 949-533-9411
david@economosdewolf.com
License #02251034