

# RETAIL SPACE FOR LEASE



31542 Pacific Coast Hwy, Laguna Beach

## PRIME COASTAL OFFICE / RETAIL SPACE

**900 SF | Exceptional PCH Exposure | Parking Included**

Position your business along one of Southern California's most iconic corridors. Suite 3 at **31542 Pacific Coast Highway** offers a rare opportunity to lease a well-located space in the heart of Laguna Beach, surrounded by coastal traffic, local businesses, and destination visitors.

## PROPERTY HIGHLIGHTS

- **±900 Square Feet** of versatile space
- **Outstanding Pacific Coast Highway frontage**
- **High daily traffic counts and visibility**
- **Immediate access to Laguna Beach, Dana Point, and South Orange County**
- **Ideal for Retail, office, professional services, or boutique retail**

## UNMATCHED LOCATION

Located directly on **Pacific Coast Highway**, this property benefits from:

- Constant exposure to commuter and tourist traffic
- Proximity to beaches, resorts, restaurants, and coastal amenities
- Easy access from surrounding neighborhoods and coastal communities

Few locations offer this level of visibility and prestige in Laguna Beach.

## PARKING ADVANTAGE

Parking is a true differentiator for this property:

- **Convenient surface parking available**
- **3 reserved on-site parking spaces included**
- **Available street parking**

In a market where parking is limited, this provides a significant operational and customer convenience advantage.

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## SUITE FEATURES

- Efficient layout suitable for multiple business uses
  - Pacific Coast Highway
  - Professional curb appeal
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Presented by

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