



# FOR LEASE LUXURY OCEAN VIEW RETAIL + OFFICE SPACES IN PRIME LAGUNA BEACH

1966-1970 S. PACIFIC COAST HWY | LAGUNA BEACH, CA 92651

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## FEATURES + AMENITIES

- ±1,439 SQFT STOREFRONT SPACE -- SUITABLE CAFÉ OR RETAIL USE
- ±687 - 1,876 SQFT FLEX SPACE: RETAIL SHOWROOM, OFFICE, CREATIVE/LOFT, OR LIVE-IN SPACE AVAILABLE
- STOREFRONT RETAIL PRESENTS PREMIERE OPPORTUNITY FOR ARTISAN BOUTIQUE FOOD/ COFFEE OPERATOR WITH FRONTAGE ON SOUTH COAST HWY
- REAR OFFICES ARE PERFECT FOR INTERIOR DESIGN, ACCOUNTING OR LAW, AND REAL ESTATE FIRMS, OR STUDIO FOR WORK/LIVE CREATIVE SPACE!
- ICONIC LAGUNA BEACH LOCATION
- SIGNALIZED INTERSECTION ±36,800 CARS PER DAY
- AFFLUENT AND ECLECTIC RETAIL CORRIDOR ALONG SOUTH COAST HWY
- NEIGHBORING RETAILERS REFLECT ARTSY & CREATIVE SURROUNDING COMMUNITY
- PROPERTY FEATURES COASTAL VIEWS

## NEIGHBORING RETAILERS

DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	33,551	213,062	647,611
AVG HH INCOME	\$76,043	\$93,395	\$93,703

EXCLUSIVELY REPRESENTED BY

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# ADDITIONAL PHOTOS

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CENTERS  
BUSINESS  
MANAGEMENT

# AERIAL PHOTO

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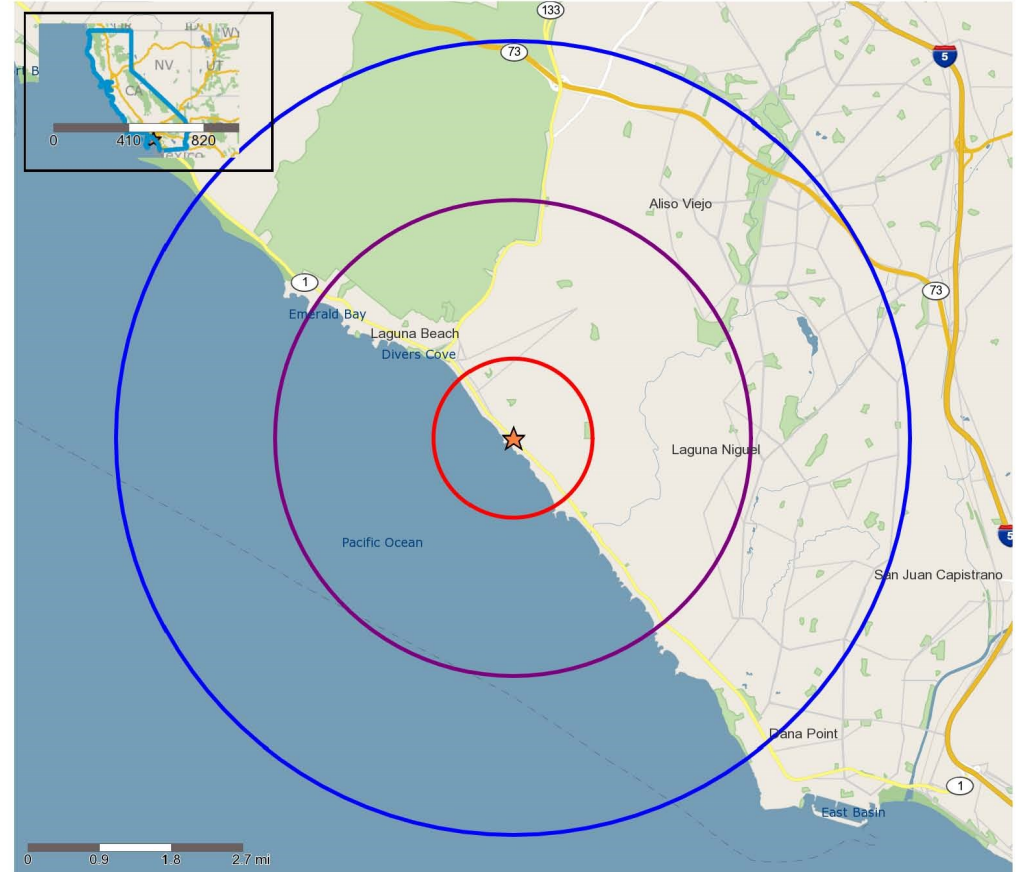
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# DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2018A</b>			
Total Population	8,756	31,073	132,472
Female Population	48.90%	50.07%	51.45%
Male Population	51.10%	49.93%	48.55%
Population Density	2,787	1,099	1,687
Population Median Age	52.0	50.4	43.5
Employed Civilian Population 16+	5,207	18,181	77,680
% White Collar	84.3%	83.6%	81.4%
% Blue Collar	15.7%	16.4%	18.6%
Total Q1 2019 Employees	5,562	14,806	51,158
Total Q1 2019 Establishments*	854	2,567	7,285
Population Growth 2000-2010	-2.81%	2.45%	8.30%
Population Growth 2018A-2023	0.17%	2.49%	3.44%
<b>Income: 2018A</b>			
Average Household Income	\$188,801	\$180,915	\$159,488
Median Household Income	\$116,516	\$109,219	\$107,157
Per Capita Income	\$91,377	\$84,194	\$65,967
Avg Income Growth 2000-2010	39.38%	29.68%	33.60%
Avg Income Growth 2018A-2023	16.75%	17.14%	14.79%
<b>Households: 2018A</b>			
Households	4,233	14,448	54,693
Average Household Size	2.09	2.13	2.41
Hhld Growth 2000-2010	-6.25%	-0.82%	7.23%
Hhld Growth 2018A-2023	-0.08%	1.53%	3.64%
<b>Housing Units: 2018A</b>			
Occupied Units	4,233	14,448	54,693
% Occupied Units	87.55%	90.18%	95.75%
% Vacant Housing Units	12.45%	9.82%	4.25%
Owner Occ Housing Growth 2000-2010	-5.83%	-0.78%	1.54%
Owner Occ Housing Growth 2000-2023	3.10%	8.79%	10.15%
Owner Occ Housing Growth 2018A-2023	0.25%	2.03%	2.62%
Occ Housing Growth 2000-2010	-6.25%	-0.82%	7.23%
Occ Housing Growth 2010-2023	8.76%	9.77%	11.12%
Occ Housing Growth 2018A-2023	-0.08%	1.53%	3.64%
<b>Race and Ethnicity: 2018A</b>			
% American Indian or Alaska Native Population	0.21%	0.34%	0.31%
% Asian Population	3.61%	7.29%	11.94%
% Black Population	0.74%	0.92%	1.48%
% Hawaiian or Pacific Islander Population	0.05%	0.10%	0.12%
% Multirace Population	3.18%	4.01%	5.45%
% Other Race Population	1.92%	1.96%	4.16%
% White Population	90.29%	85.37%	76.53%
% Hispanic Population	7.08%	8.03%	13.19%
% Non Hispanic Population	92.92%	91.97%	86.81%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5