

PRIME COASTAL RETAIL OPPORTUNITY

LAGUNA BEACH

±3,500 SF RETAIL

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1  
3  
7  
0

S. COAST  
HIGHWAY  
LAGUNA  
BEACH



BEAUTIFUL

# LAGUNA BEACH

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LAGUNA BEACH -- one of Southern California's premier coastal destinations. The charming beach town is known for its exceptional art, shopping, dining, and breathtaking coastline. Home to over 25,000 residents and over 6.3 million annual visitors (Laguna Beach 2016 visitor profile study). Laguna Beach is one of the most versatile and unique cities in California.



# Property Highlights

1370 S COAST HWY

- Creative retail space for unique tenant
- Less than one block from the ocean
- Rare parking spaces included on the property
- Terrific foot traffic
- Great natural light and ocean view
- Within walking distance to some of the best fashion and art boutiques in the county
- Close proximity to notable attractions and hotels such as: Surf & Sand, Casa Del Camino (the Rooftop), and Capri Laguna.



THE  
**Neighborhood**



LAGUNA BEACH TRADE AREA

# Demographics

3 MILE RADIUS

Population	25,340
Projected Population (2022)	26,139
Average Household Income	\$83,608
Median Household Income	\$125,376
Average Age	50.2
Total Daytime Population	27,033
Total Households	11,486





# RETAIL INSITE

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3  
7  
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S. COAST  
HIGHWAY  
LAGUNA  
BEACH

1370

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