

# 370 Glenneyre St Laguna Beach

SOUTH  
NICK'S  
mexican kitchen + bar

NICK'S  
SAN CLEMENTE

HOTEL  
Laguna

PACIFIC COAST HWY

PARK AVE

GLENNEYRE ST

SITE



MERMAID ST

**For Sale**

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**Rare  
Restaurant  
Property**  
*3,482 sf*

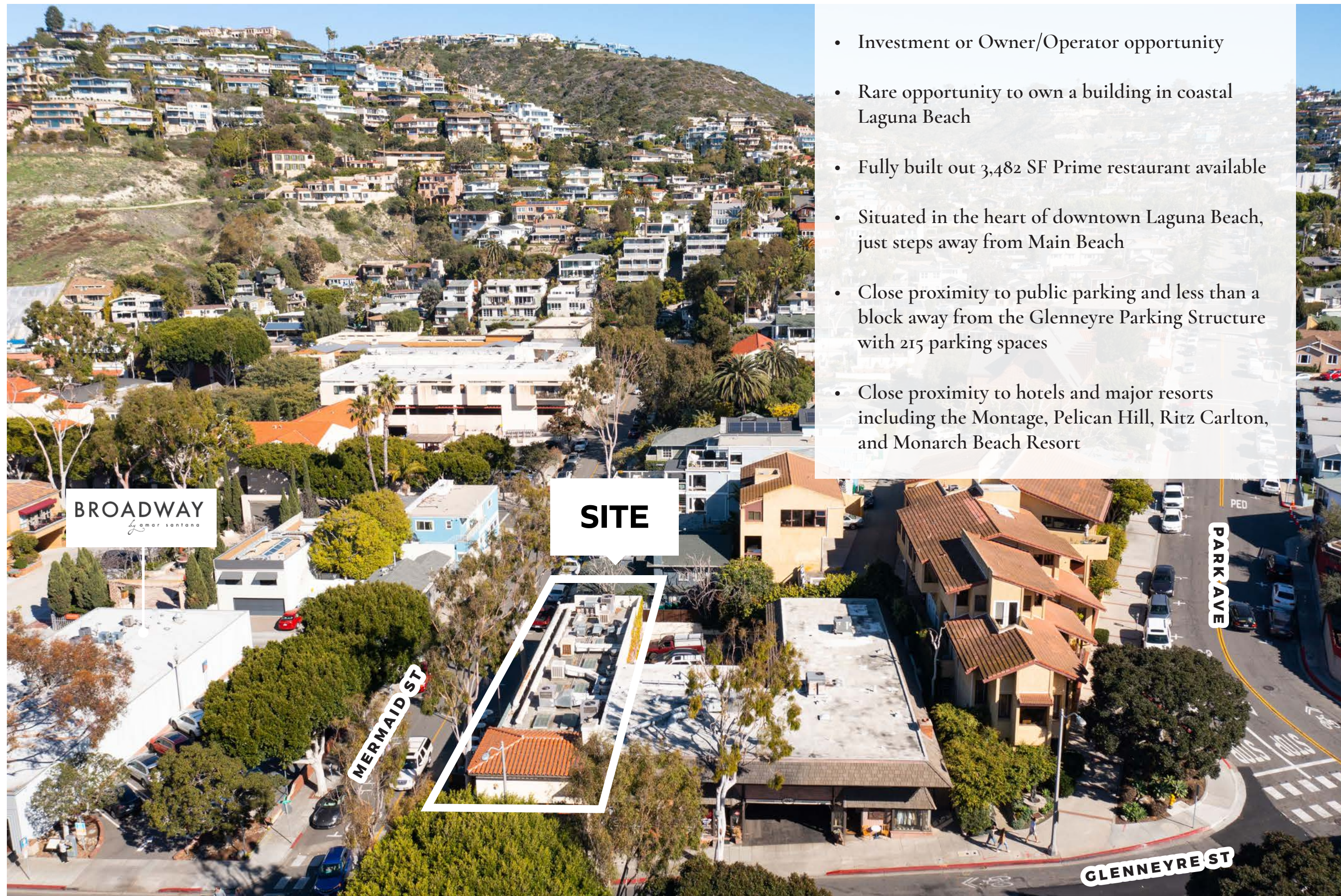
LAGUNA BEACH / CALIFORNIA



FOR SALE | 370 Glenneyre Street · Laguna Beach

### Property Highlights

- Investment or Owner/Operator opportunity
- Rare opportunity to own a building in coastal Laguna Beach
- Fully built out 3,482 SF Prime restaurant available
- Situated in the heart of downtown Laguna Beach, just steps away from Main Beach
- Close proximity to public parking and less than a block away from the Glenneyre Parking Structure with 215 parking spaces
- Close proximity to hotels and major resorts including the Montage, Pelican Hill, Ritz Carlton, and Monarch Beach Resort



**BROADWAY**  
*by amar santana*

**SITE**

**MERMAID ST**

**PARK AVE**

**GLENNEYRE ST**

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## The Neighborhood

3M+ Visitors to Laguna Beach each year.



TUVALU



URTH CAFE



MOULIN



SOUTH OF NICK'S



NICK'S



BROADWAY



HOTEL LAGUNA



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Laguna Beach

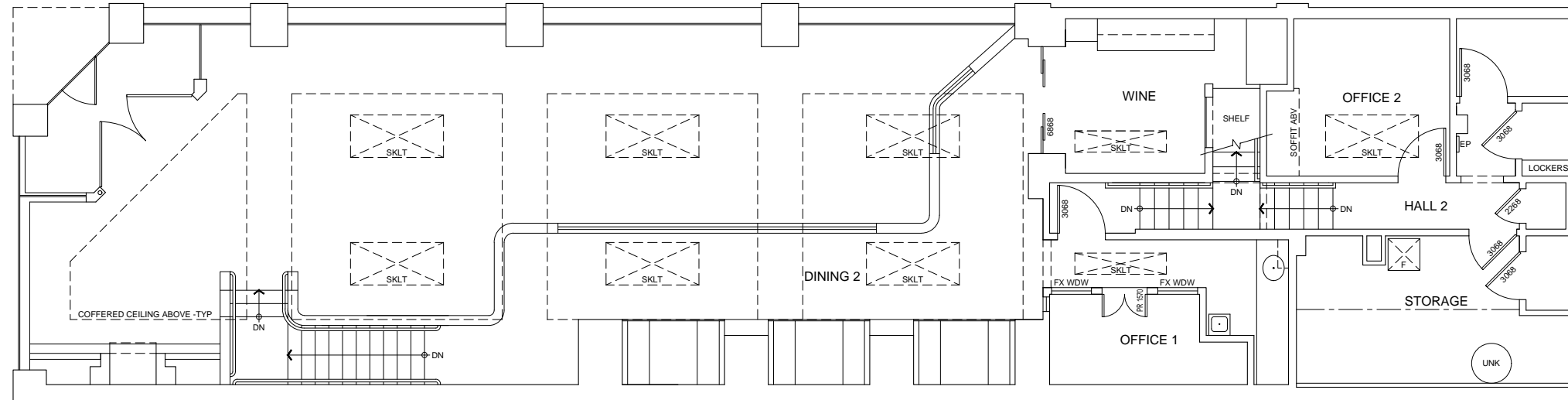
**For Sale**

**Coastal  
Restaurant  
Property**

*Laguna Beach*

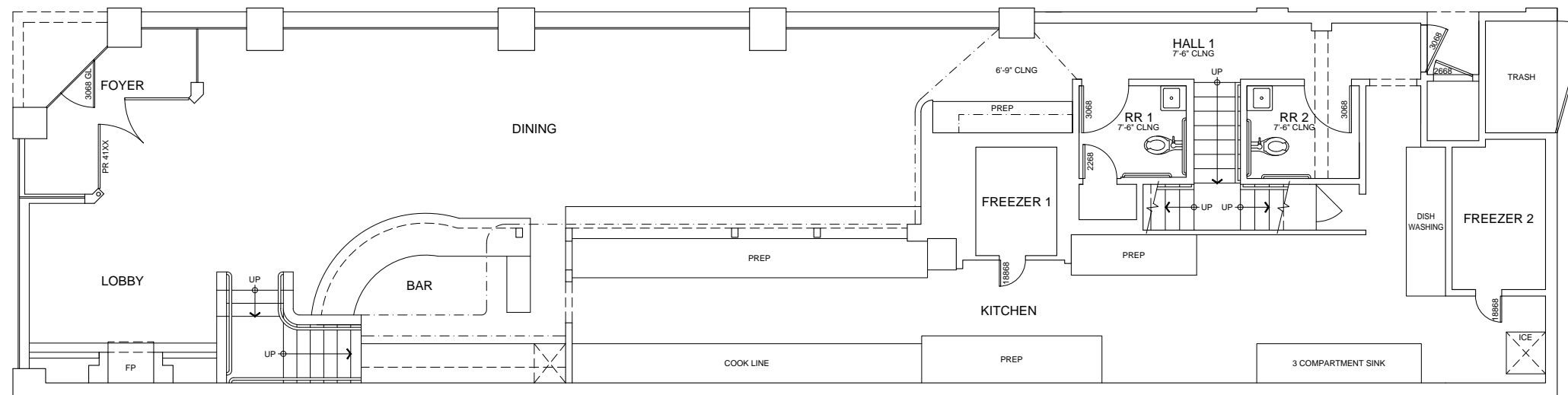


Site Plan · First & Second Floor



2ND FLOOR PLAN

1/4" = 1'-0"



1ST FLOOR PLAN

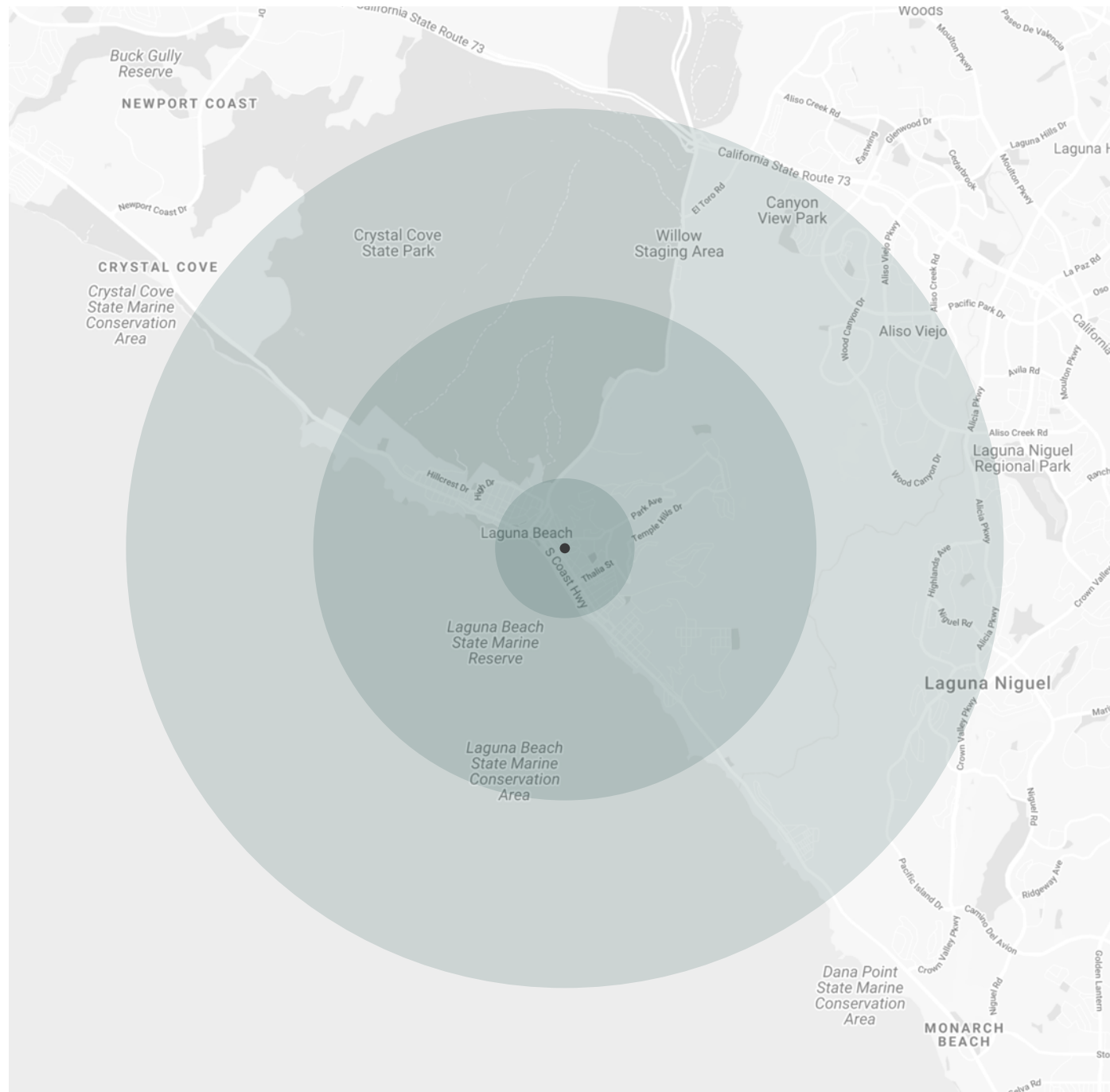
1/4" = 1'-0"

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# Property Demos

370 Glenneyre Street, Laguna Beach

LAGUNA BEACH / CALIFORNIA



## Population

	1 Mile	3 Miles	5 Miles
Estimated Population	7,861	23,836	108,084
Forecasted Population (2022)	7,929	24,110	109,625

## Daytime Demos

Total Daytime Population	10,968	27,899	111,742
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## Median Household Income

Estimated Median Household Income	\$104,162	\$150,836	\$125,221
Median Disposable Income	\$85,030	\$111,033	\$100,090

## Avg Household Income

Estimated Average Household Income	\$178,245	\$206,981	\$174,828
Average Disposable Income	\$113,900	\$130,565	\$116,280



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FOR SALE



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