

The
HEISLER
BUILDING

A CELEBRATED LANDMARK IN LAGUNA BEACH, CALIFORNIA

Est. 1931



The HEISLER BUILDING

Gleneyre Parking Garage
Largest in the City with 215 Spaces

Pacific Ocean

Ramona Avenue

*South Coast Highway
39,000 VPD*

Laguna Avenue

The
HEISLER
BUILDING



LAGUNA BEACH

*Prime Location at the
Northeast Corner of
South Coast Highway
& Laguna Avenue
with **39,000** VPD*

The HEISLER BUILDING

Pacific Ocean

Gleneyre Parking Garage

Largest in the City with 215 Spaces

Laguna Avenue

South Coast Highway - 39,000 VPD

gg's bistro

SOUTH NICK'S
mexican kitchen + bar

VILLAGE GALLERY

RUM & SOCIAL
Rhubarb & Caribbe

N
don't drink alone

HUGO RIVERA GALLERY

THE DECK
ON LAGUNA BEACH

LGOCA
Laguna Gallery of Contemporary Art

Brown's Park

THE CLIFF

WYLAND GALLERIES

HOTEL Laguna

Adonis Restaurant

FINNEY'S CRAFTHOUSE

Cold Lu Lu

THE GREETER'S CORNER RESTAURANT

Market | Property Information



- Irreplaceable Real Estate in One of the Most Affluent Cities in California
- Centrally Located with Excellent Frontage Along South Coast Highway
- Signalized Hard Corner of High Traffic Intersection (*Vehicular & Pedestrian*)
- Affluent Market with Average Household Incomes Exceeding \$169,508 Within a Three (3) Mile Radius
- Historic Building in High Barrier to Entry Market
- Second (2nd) Most Populous County in California
- Trophy Quality Southern California Real Estate





RIVIAN

TRULY PIZZA
Coming Soon

CARMELOTTA'S
kitchen

IRVINE COVE

L'ith Cafe

CASA LOMA
BEACH HOTEL

EMERALD BAY

WHOLE FOODS
MARKET

HEISLER PARK

Lis Bruns
HOTEL COLLECTION

Starbucks

SOUTH NICK'S
mexican kitchen + bar

NICK'S

HOTEL
Laguna

MAIN BEACH

Costa

FREE PEOPLE

FINNEY'S
CRAFT HOUSE

HEISLER
BUILDING

BROADWAY

LAGUNA BEACH
LIBRARY

OTOYO

N Coast Hwy 39,000 CPD

Ramona Ave

GLENNEYRE
PARKING STRUCTURE
215 STALLS

Glenneyre St 9,225 CPD



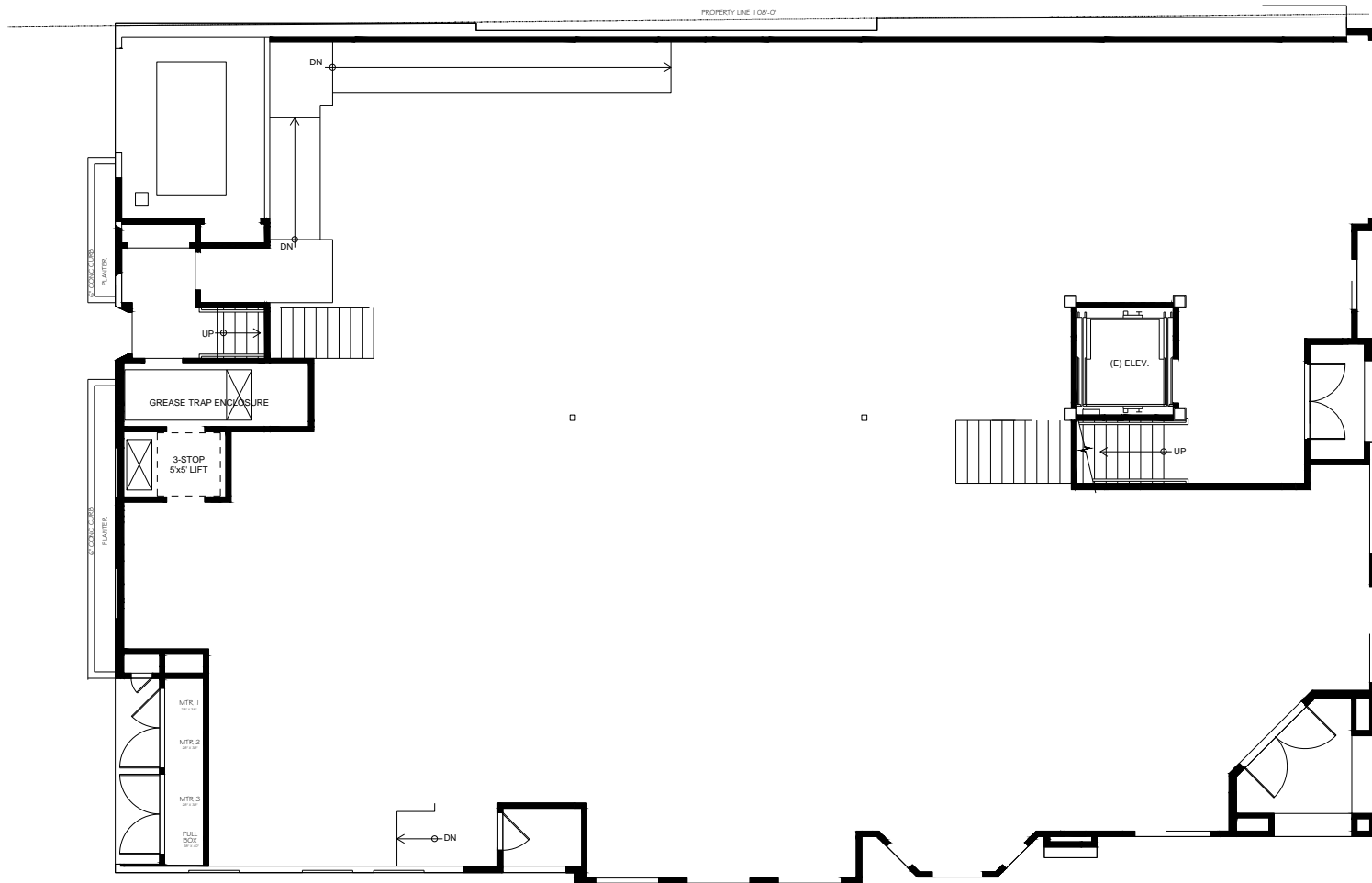
Laguna Beach

Area Map



Floor Plans

FIRST FLOOR - 6,654 SF

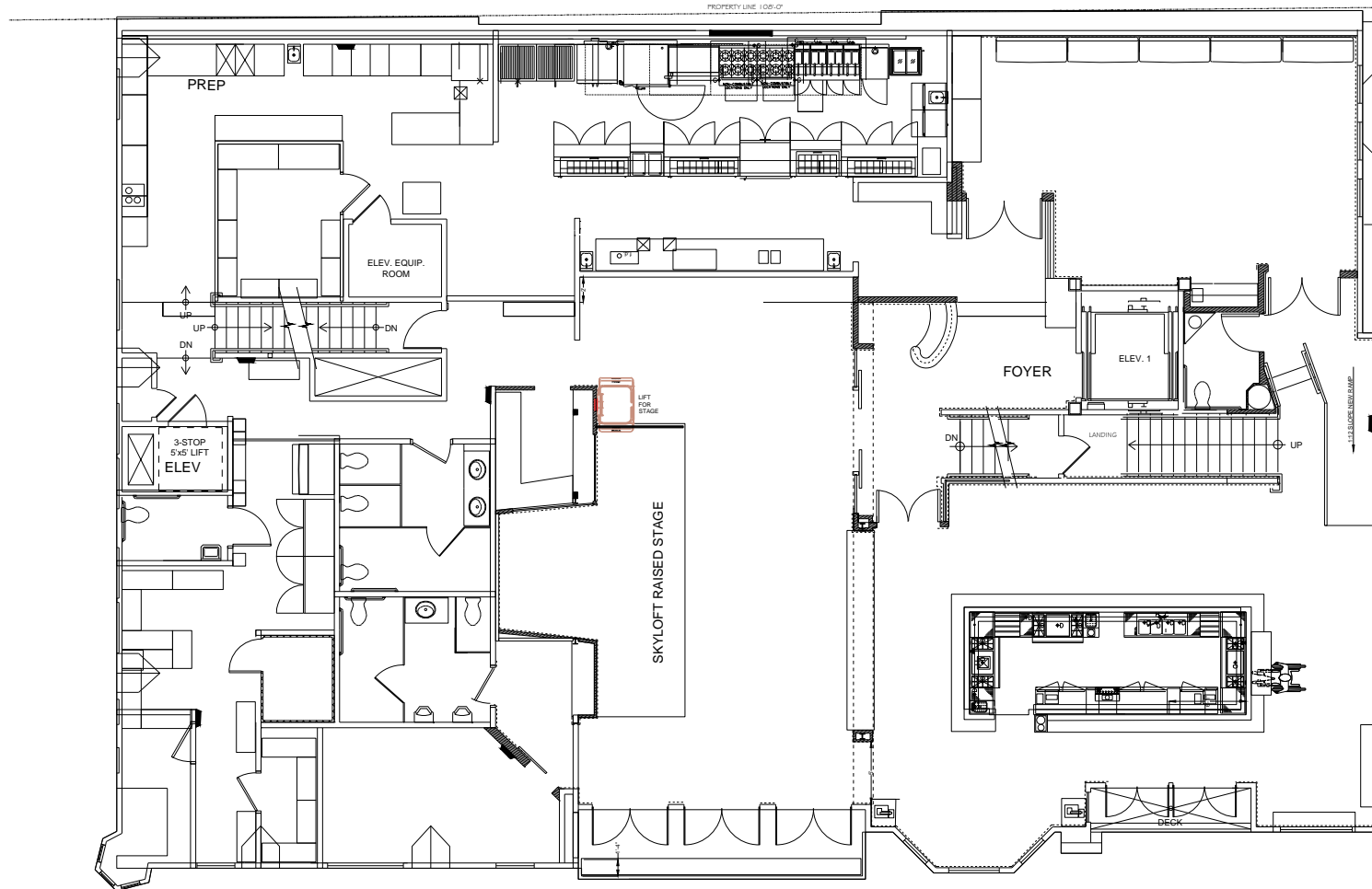


EXISTING FIRST FLOOR PLAN



Floor Plans

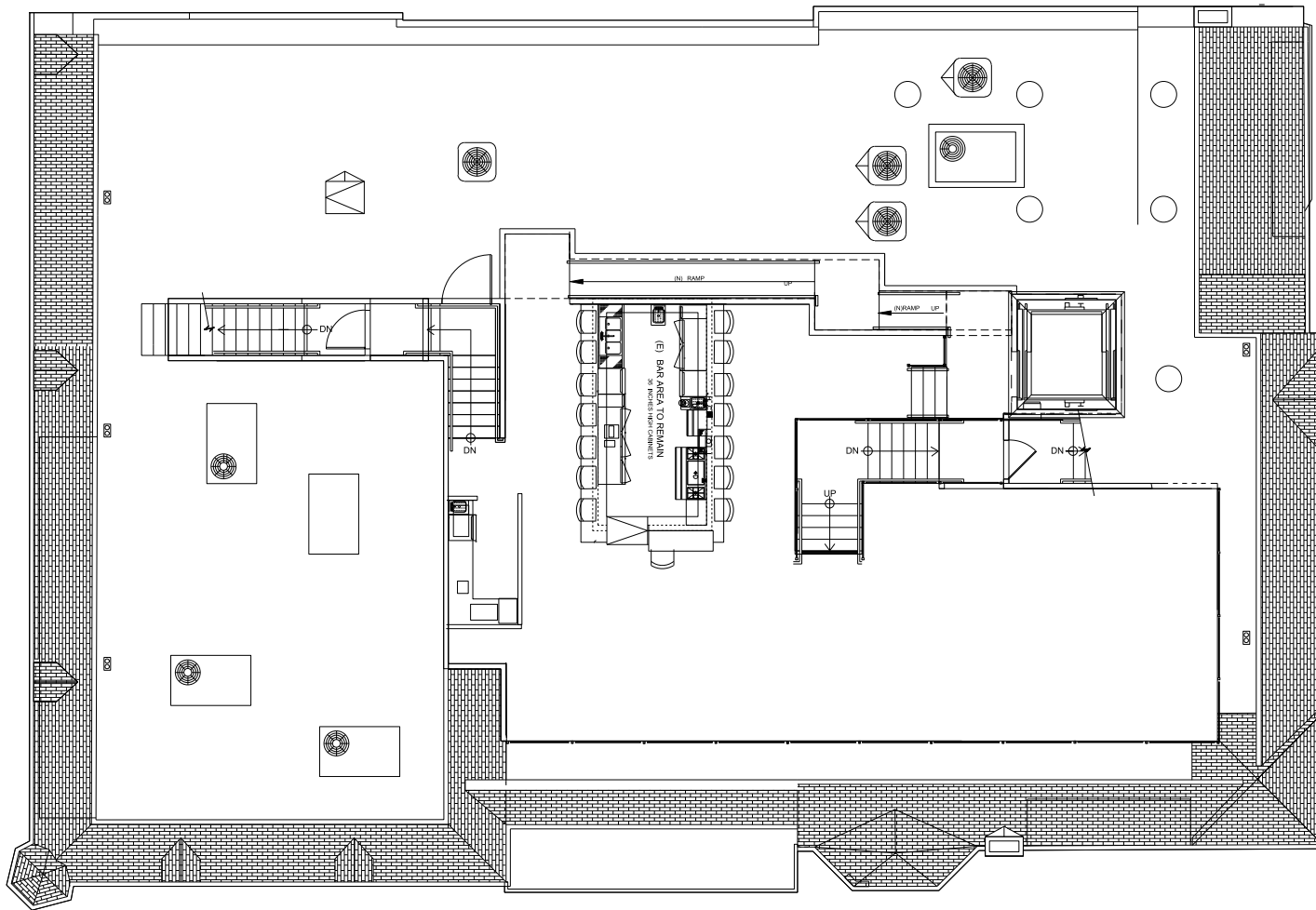
SECOND FLOOR - 6,647 SF



EXISTING SECOND FLOOR PLAN

Floor Plans

ROOFTOP - 2,046 SF



ROOF TOP FLOOR PLAN

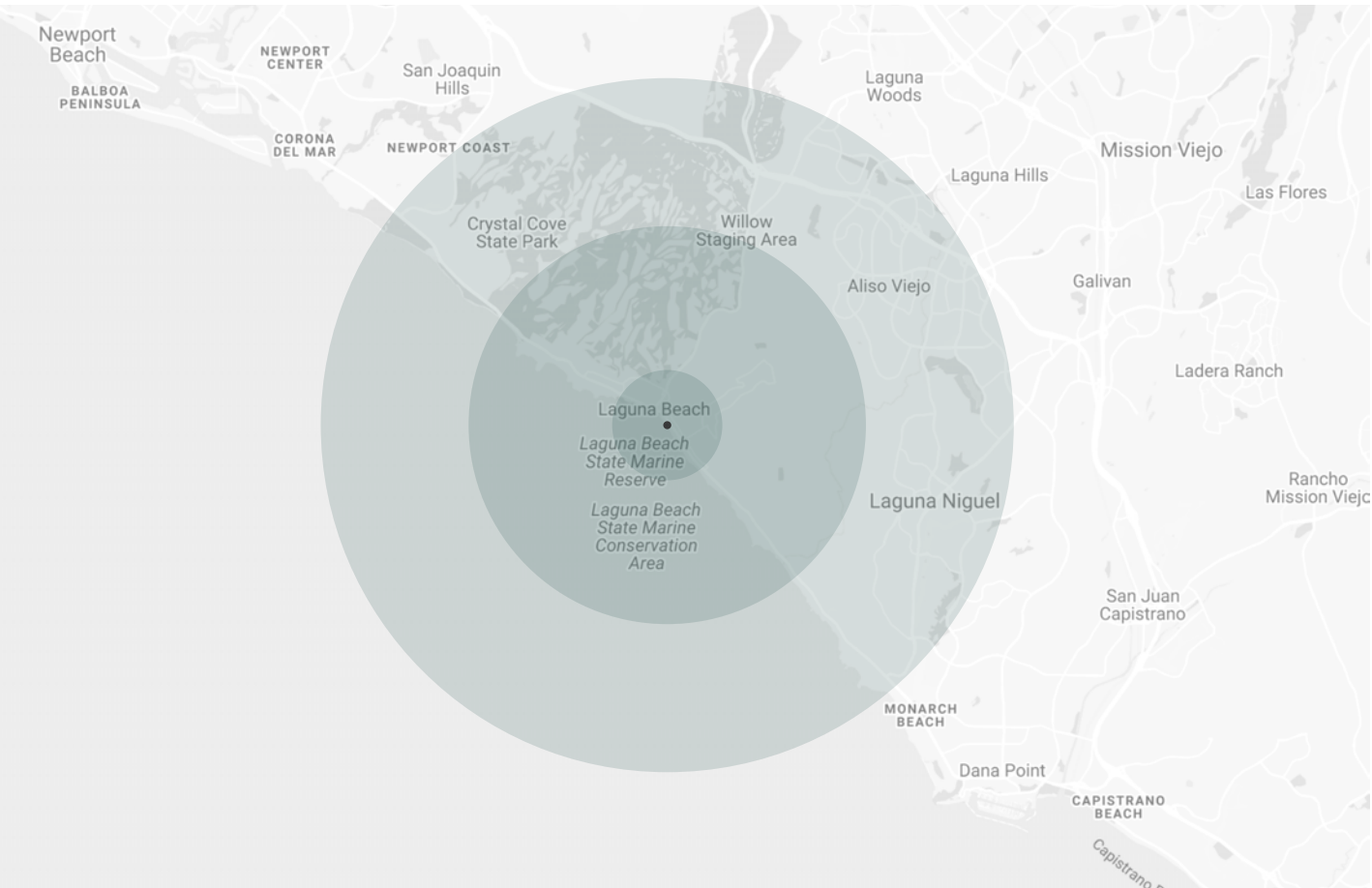
The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.





Demographics

| | 1 M I | 3 M I | 5 M I |
|---------------------------------|--------------|--------------|--------------|
| <i>Total Population</i> | 8,030 | 23,200 | 106,875 |
| <i>Average Household Income</i> | \$164,054 | \$195,076 | \$170,583 |
| <i>Total Households</i> | 4,068 | 10,156 | 43,176 |
| <i>Daytime Population</i> | 10,896 | 26,652 | 109,991 |
| <i>Median Age</i> | 49.8 | 48.1 | 43.2 |



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

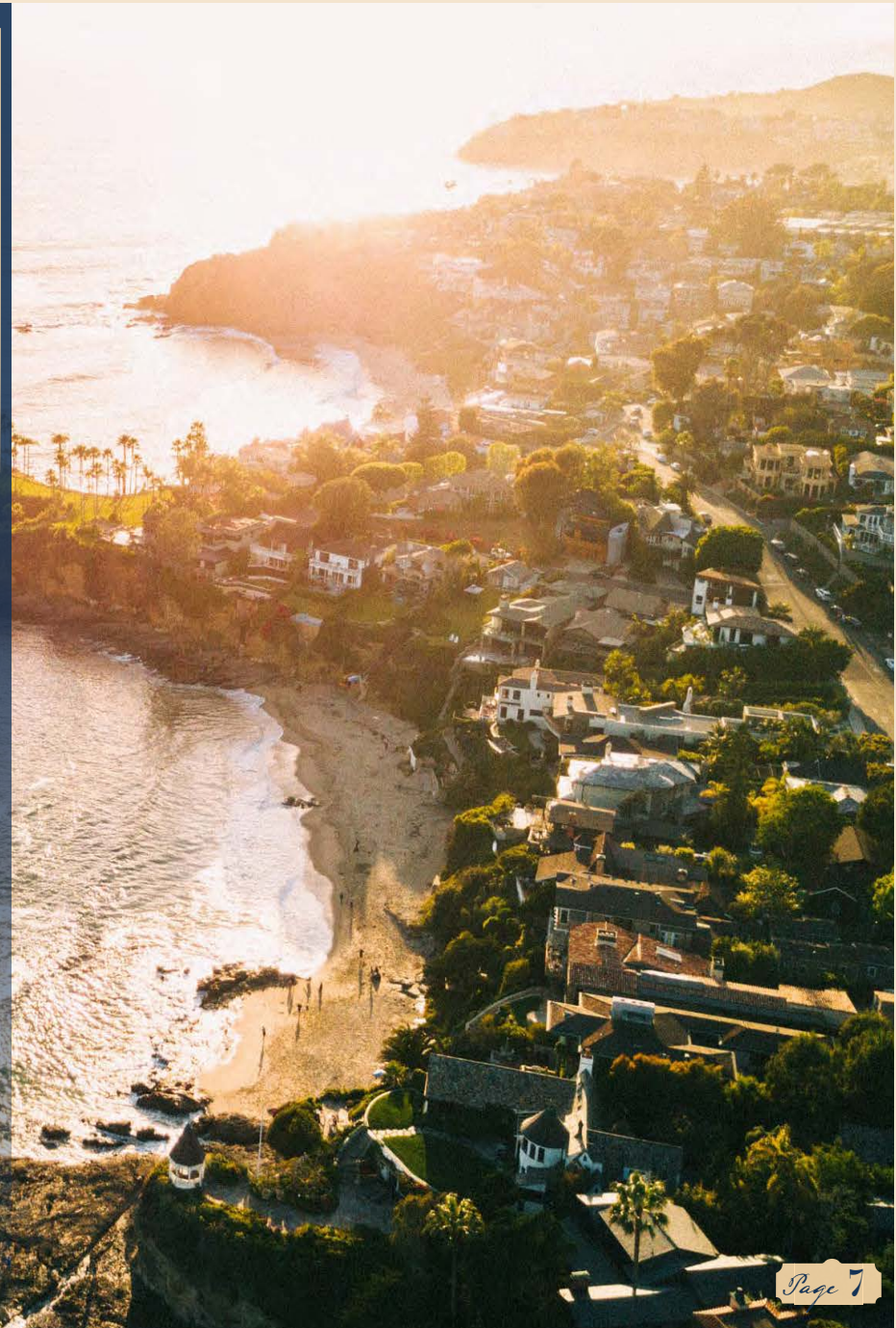
An *Idyllic Coastal City* in Southern California

The city of Laguna Beach is an affluent beachfront community located in southern Orange County. Laguna Beach is known for its ten (10) miles of Pacific Ocean coastline and scenic foothills, with small town charm combined with the convenience of urban amenities in nearby communities. As of 2023, Laguna Beach has a population of approximately 22,326 and is one of the wealthiest cities in Orange County with an average household income of approximately \$190,668.

Laguna Beach is located fourteen (14) miles from John Wayne International Airport, fifty-four (54) miles from Los Angeles International Airport and seventy (70) miles from San Diego International Airport. Laguna Beach is an extremely popular tourist destination, with an average of 6,000,000 annual visitors. Laguna Beach has numerous notable attractions, including world class beaches, scenic hiking trails and, arguably, the best surfing on the entire West Coast.

Downtown Laguna Beach is known for its walkable historic commercial district with family friendly restaurants, boutiques and shops. The Property is located in an ideal area for business and retail, as the intersection of South Coast Highway and Laguna Avenue boasts an impressive day time population exceeding 70,000 in the summer months and walk score of 96. The Property also benefits from its close proximity to high residential density.

Laguna Beach



Orange County is the second (2nd) largest county in California by population, and sixth (6th) most populous county in the United States, with a population of approximately 3,240,017. Orange County has a well diversified economy, driven by technology, health care, tourism, international trade, life sciences, action sports and green economy, and is expected to grow by more than 32.8% by 2030. Orange County boasts an extremely low unemployment rate of 3.7%. Numerous Fortune 500 companies are headquartered in Orange County, including Ingram Micro, Pacific Life and Edwards Lifesciences. Additionally, Quicksilver, Blizzard Entertainment and Vans launched and grew their enterprises into global brands with headquarters in Orange County.

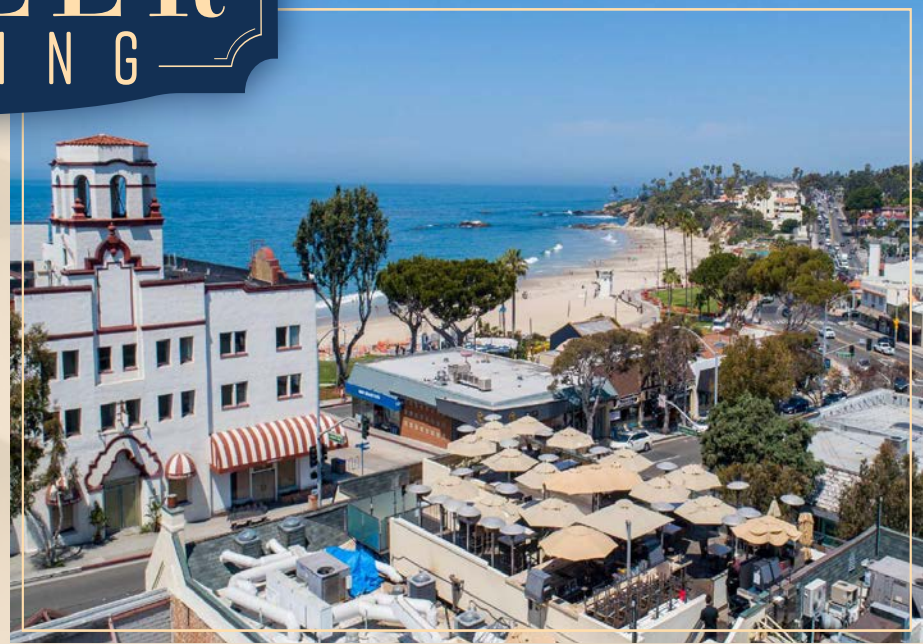
Orange County has attracted residents due to its high quality of life, scenic beauty, numerous well paying jobs and exceptionally strong school systems. Orange County is one of the most affluent counties in the United States with an average household income of \$142,036.

Orange County

Orange County



The
HEISLER
BUILDING



The HEISLER BUILDING

A CELEBRATED LANDMARK IN LAGUNA BEACH, CALIFORNIA

Est. 1931

CONNOR STEVENS

949.490.1411
cstevens@retailinsite.net

CHRIS HODGMAN

949.939.7964
chodgman@retailinsite.net

MARK MOSER

949.299.5655
markmoser@retailinsite.net

