

# 448 S Coast Hwy

/ LAGUNA BEACH, CA



Prime Restaurant Opportunity · 3,475 SF



# Prime coastal restaurant opportunity in the heart of Laguna Beach.



THE AREA

LAGUNA BEACH, CALIFORNIA





# Laguna Beach

Area Map





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## *Property Highlights*

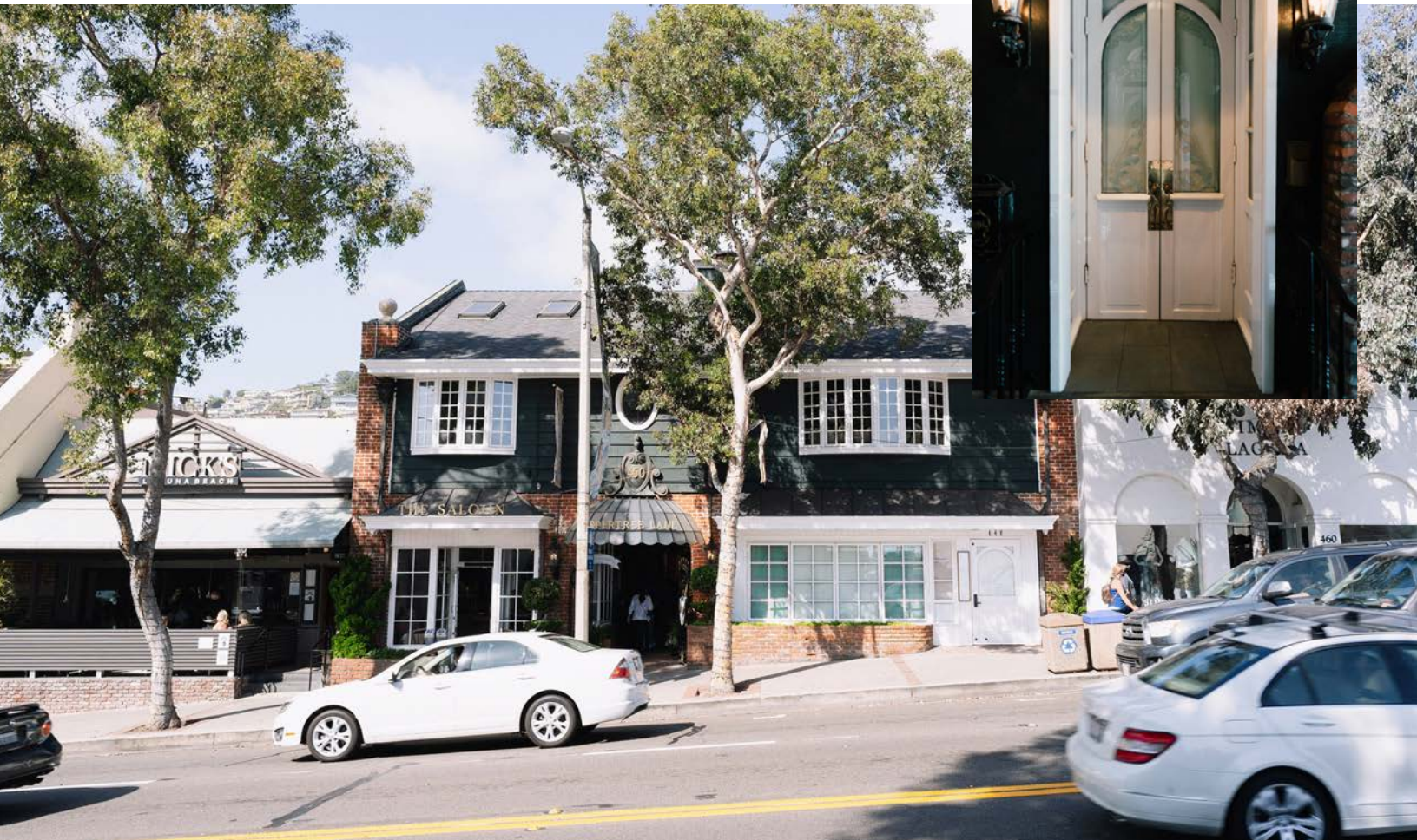
- + Fully improved 3,475 SF restaurant space available for lease
  - + Located in the heart of downtown Laguna Beach
  - + Rare restaurant location on Pacific Coast Highway
    - + Less than one block from the ocean
    - + Terrific foot traffic
- + Direct access to the Glenneyre Parking Structure with 215 parking stalls





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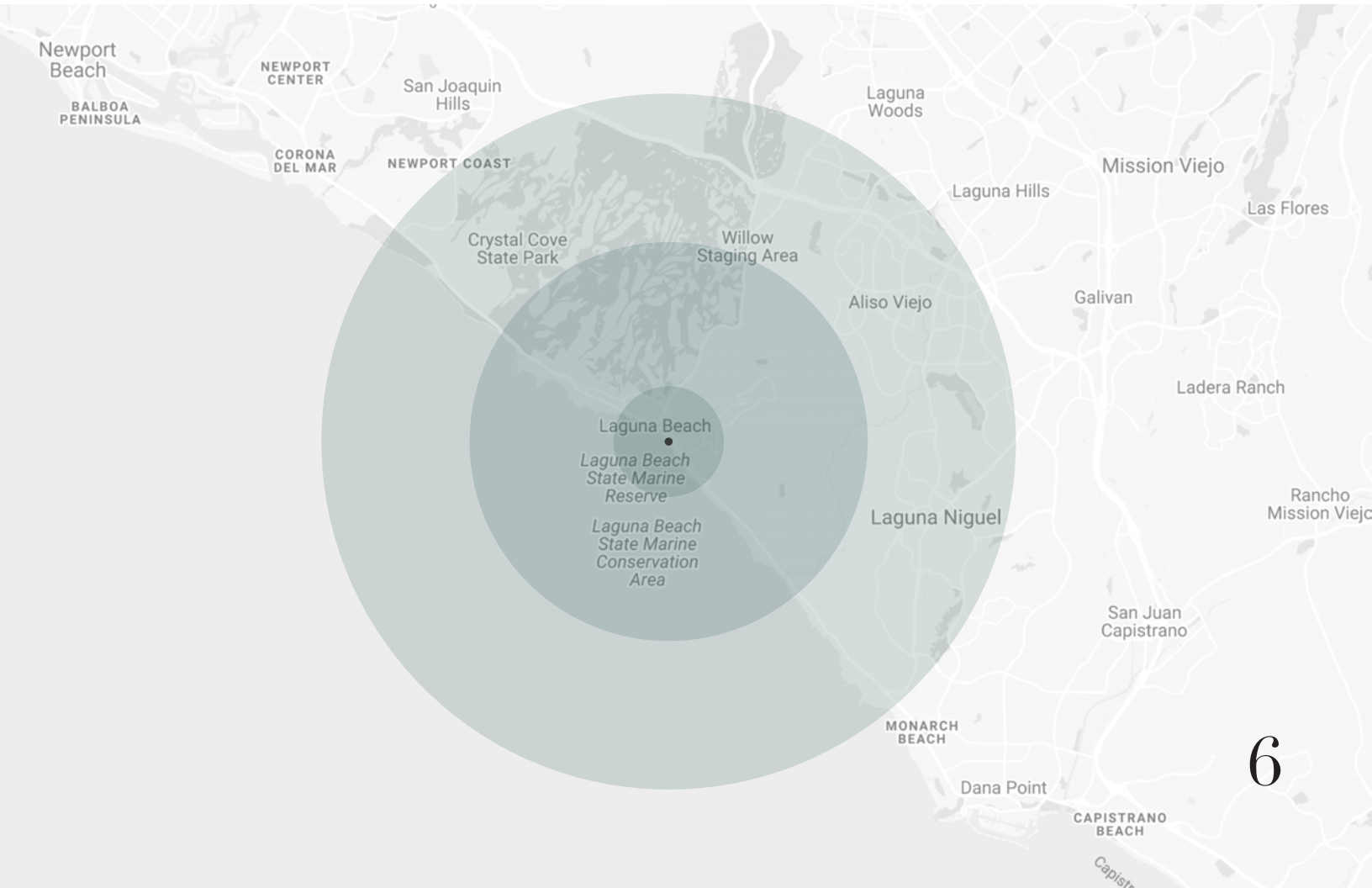
THE SITE





# Demographics

	1 MI	3 MI	5 MI
<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



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