

AVISON
YOUNG

240 Jasmine Street | Laguna Beach, CA

\$1,845,000



PROPERTY DESCRIPTION

Nestled among art galleries, boutiques and lush flowering gardens, Jasmine North Laguna is an extraordinarily tranquil and serene upscale asset. Flowering bougainvillea and lush vines surround the corner-lot duplex property, creating a true cottage feel. Ideally located in the much sought after North Laguna Beach area, the property is within walking distance of world class beaches, Laguna Village and the historic Heisler Park. Jasmine boasts stylish modern décor with high-end finishes, while still retaining the warmth of a vintage era. The property features brand new, top of the line, custom gourmet kitchens, along with Acacia wood floors, beige brushed limestone floors combine with elegant crown moldings. Unit A features another room which could be used as a second smaller bedroom, currently used as a game room. One unit is currently being used as a monthly vacation rental while the other has a longer term lease in place.

A lovely outdoor living deck area provides guests with a relaxing space for outside dining or see the natural beauty of Laguna coastline or hillside and nightlights with fresh air throughout the day. Alluring ocean breezes flow through the sun deck with a patio table setting for 4. A laundry room with storage space is adjacent to the courtyard. Taking full advantage of the beach-close location, a small sun deck is included on the upstairs deck. Jasmine provides ample parking with one garage and two open spaces, rarely available in Laguna Beach.



THE LOCATION

Nestled among art galleries, boutiques and lush flowering gardens, 240 Jasmine Street is an extraordinarily tranquil and serene upscale apartment asset. The property is ideally located in the much sought after North Laguna Beach area and is within walking distance of world class beaches and the historic Heisler Park. Laguna Beach's resident population enjoys the atmosphere provided by the sandy beaches, canyons and seaside hills. Several million visitors are drawn to Laguna Beach for its world-class beaches, art festivals and fine dining.

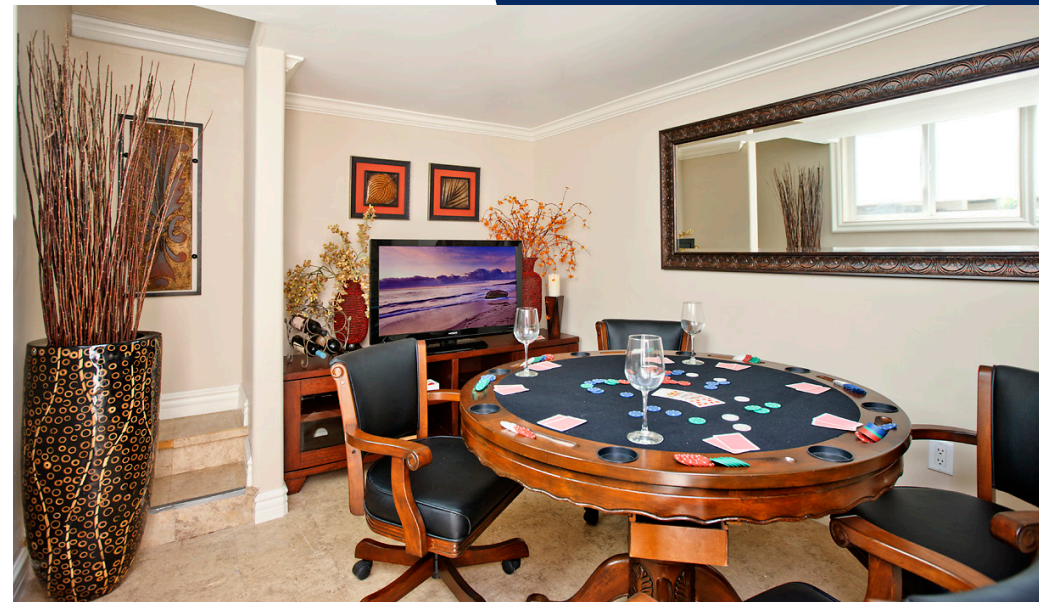
There are approximately 2,500 licensed businesses in Laguna Beach, with the largest employer being South Coast Medical Center which employees roughly 700 workers. Other major employers include the Montage Resort and Spa, Surf and Sand Hotel, and Las Brisas Restaurant. More than 1,180 businesses are located in zip code 92651, employing approximately 8,750 people. Major Shopping Centers are located within 9 miles of 150 Cress Street and include the Laguna Hills Mall featuring over 100 stores; The Shops at Mission Viejo with over 150 shopping and dining options; and Fashion Island Mall – boasting fine dining, and upscale retailers such as Neiman Marcus, Nordstrom, Bloomingdale's, and Macy's.

Nearby colleges include The University of California-Irvine California State University Fullerton / Irvine campus, Orange Coast College, Concordia University at Irvine, and Vanguard University. Local air travel for residents and visitors is provided by John Wayne International Airport, conveniently located just 14 miles north.



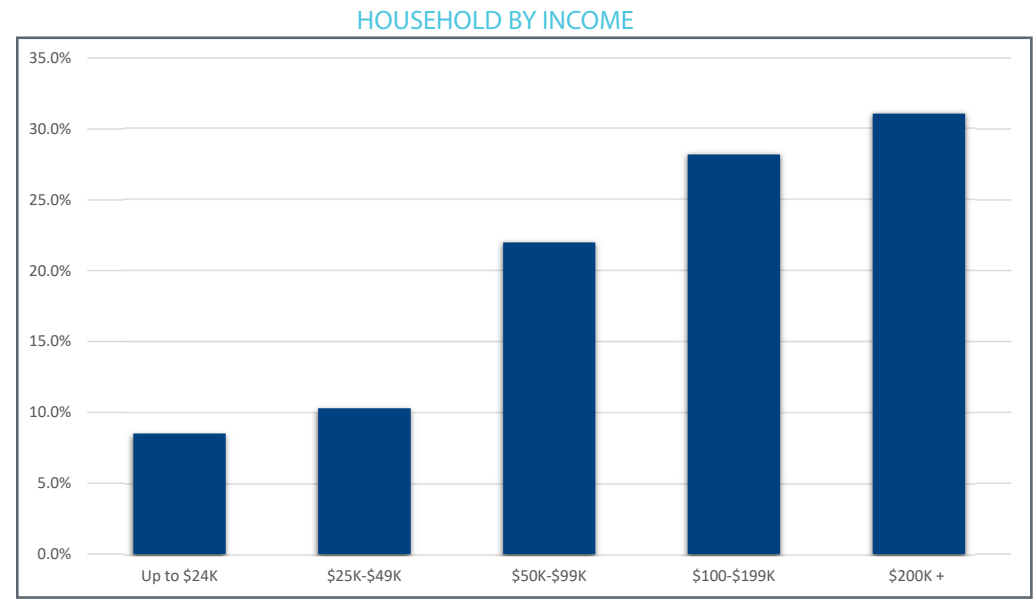
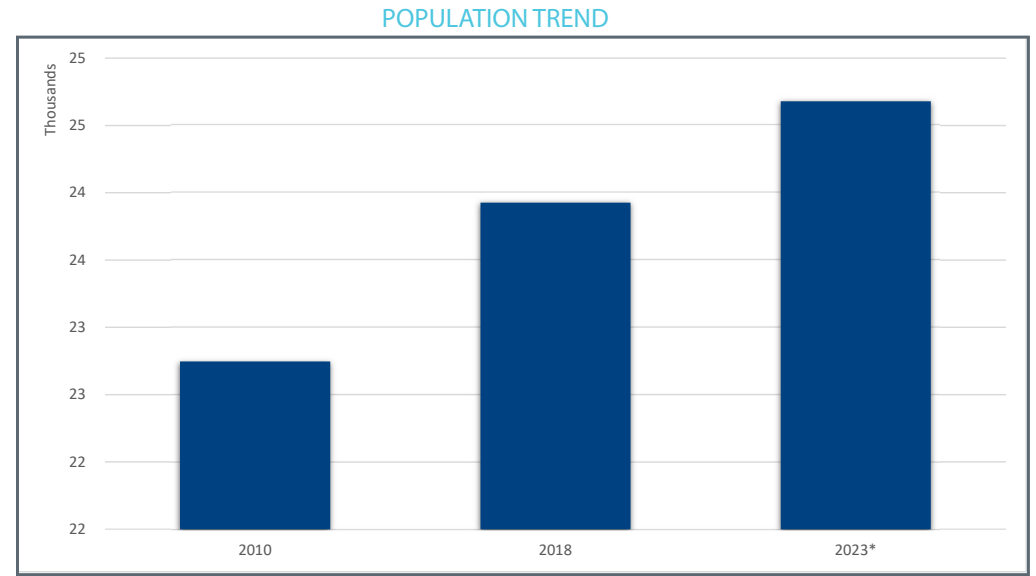
PROPERTY HIGHLIGHTS

- Rarely available coastal Laguna Beach real estate
- High quality interior renovation and upgrades
- Perfect for investment or owner occupant
- Current use is a monthly furnished vacation rental with established clientele and repeat renters
- Highly sought-after location, just steps to Heisler Park and Main Beach



Laguna Beach By The Numbers

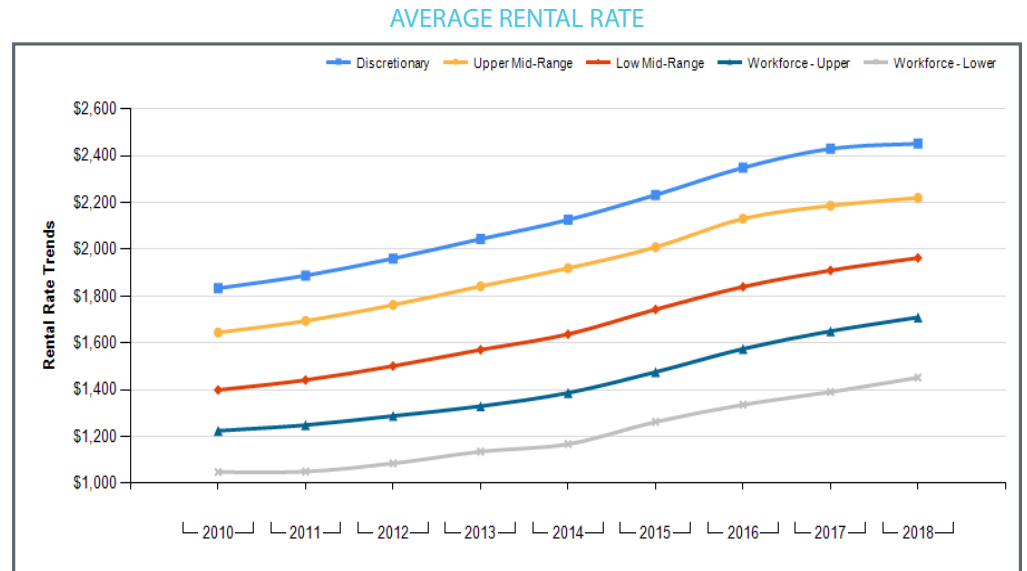
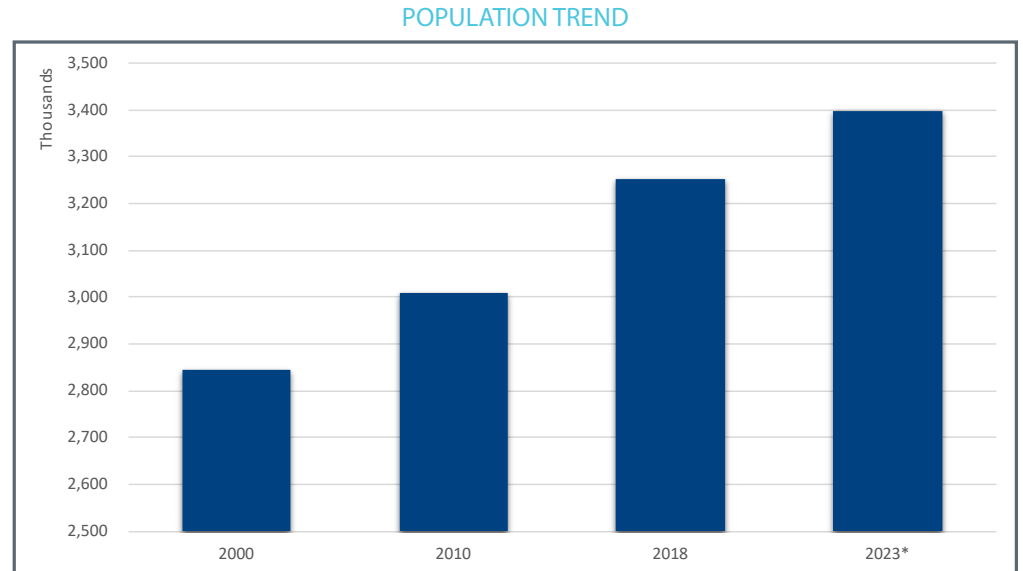
	CURRENT	2023 PROJECTION	GROWTH RATE
Total Population	23,925	24,678	3.15% ↑
Total Households	11,179	11,437	2.31% ↑
Median Household Income	\$122,171	\$145,154	18.81% ↑
Median Home Value	\$1,609,888	\$1,635,745	1.61% ↑



*Data & Analytics provided by Esri

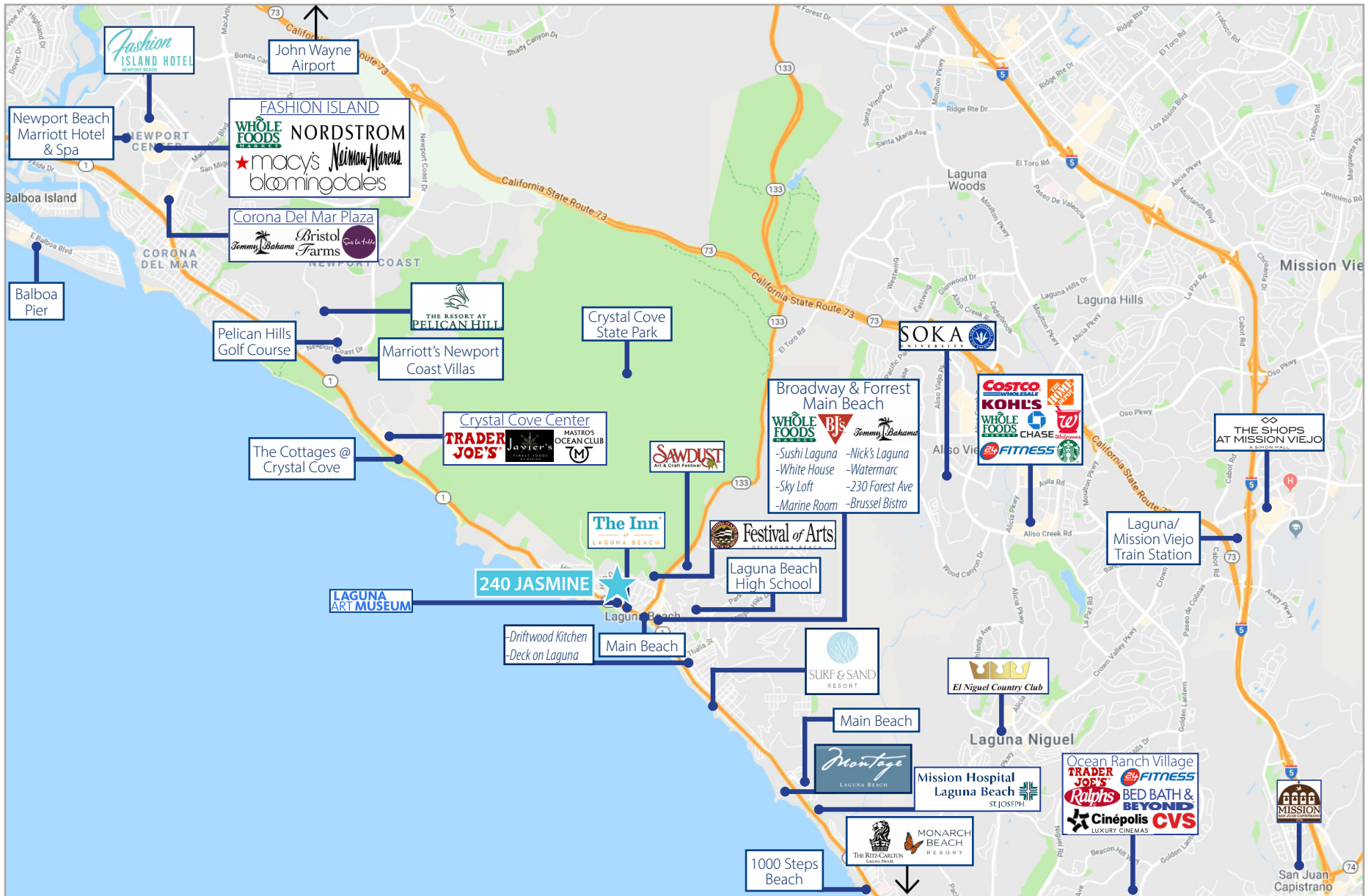
Orange County By The Numbers

	CURRENT	2023 PROJECTION	GROWTH RATE
Total Population	3,253,957	3,396,718	4.39% ↑
Total Households	1,060,963	1,103,268	3.99% ↑
Median Household Income	\$85,323	\$100,017	17.22% ↑
Median Home Value	\$666,984	\$708,248	5.83% ↑



*Data & Analytics provided by Esri

Point of Interest Map



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