

±2,000 SF TOTAL | 1,250 SF GROUND FLOOR + 750 SF STORAGE/OFFICE SPACE UPSTAIRS



1  
3  
5  
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

1350 S COAST HWY

- 2,000 sf total
- 1,250 sf ground floor + 750 sf storage/office upstairs
- Former Subway
- Strong visibility to Coast Hwy
- On-site parking
- Bear Flag Fish Co. and Better Buzz Coffee coming soon across the street!
- 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 (Rooftop), and Capri Laguna



THE  
**Neighborhood**





1  
3  
5  
0

S. COAST  
HIGHWAY  
LAGUNA  
BEACH

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



La Casa Del Camino  
(The Rooftop Lounge)

1350  
S Coast  
Hwy  
[SITE]



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