

PRIME COASTAL RETAIL OPPORTUNITY

LAGUNA BEACH

1,232 SF AVAILABLE

RI

1
3
9
1

S. COAST
HIGHWAY
LAGUNA
BEACH

JUST SIGNED





COAST LIQUOR

LAGUNA BEACH

The Coast Liquor building is located on the northwest corner of Pacific Coast Highway and Mountain Road in the heart of Laguna Beach. The property sits less than one block from the beach, and is within close proximity to notable hotels, such as the Surf & Sand, Casa Del Camino (home of The Rooftop lounge), and Capri Laguna.

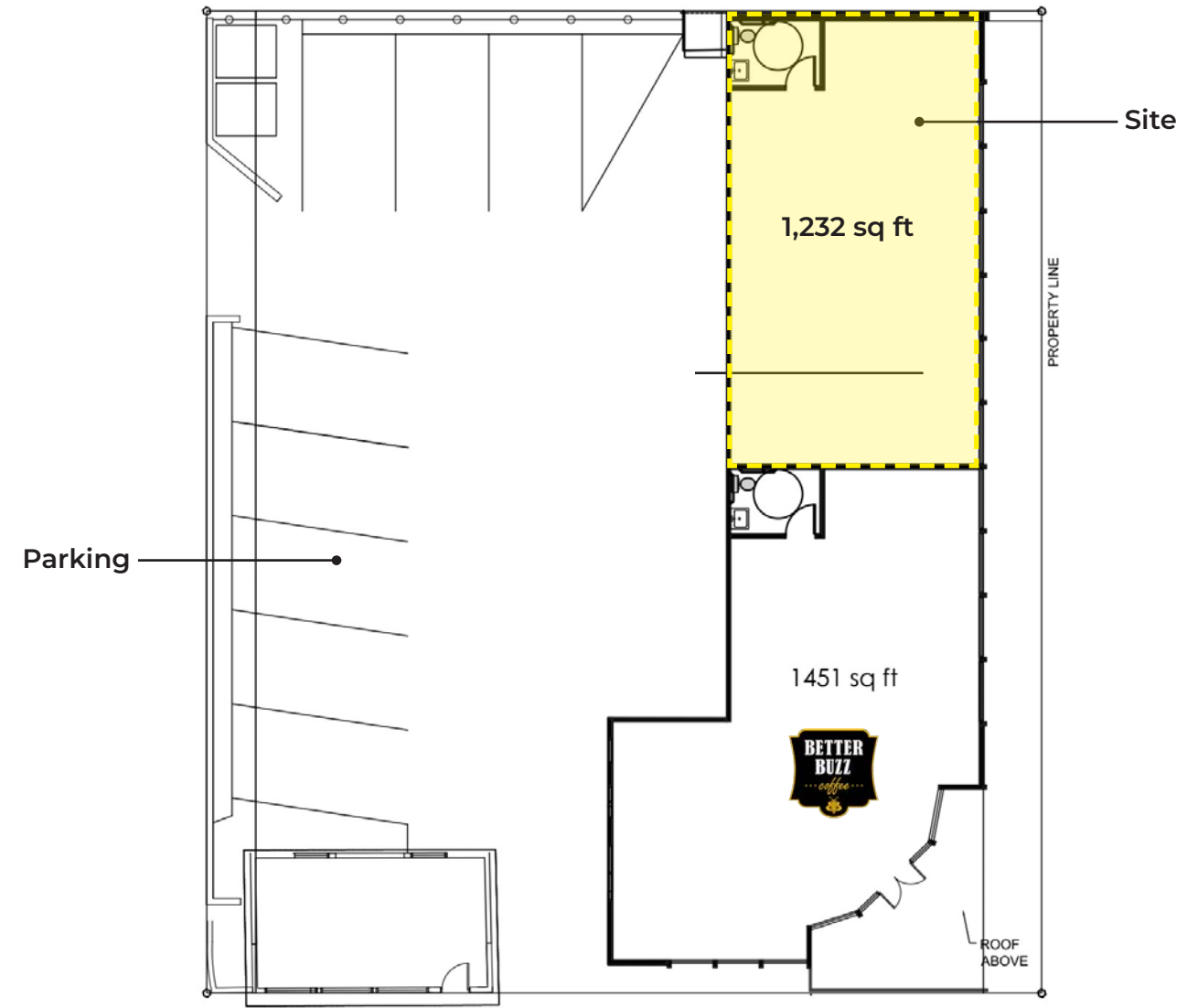
Property Highlights

1391 S COAST HWY

- **1,232 sf available**
- Building offers 80+ feet of frontage on Pacific Coast Highway
- Less than one block from the ocean
- Located in the center of the HIP District
- Rare parking spaces included on the property
- Terrific foot traffic
- Great natural light and ocean view



Site Plan



LEVEL 1



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



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