

LAGUNA BEACH MIXED-USE TROPHY PROPERTY

570-574 S Coast Hwy | Laguna Beach, CA



Exclusively Listed By:

Mathew Jones
Sales Associate
License No. 01943854
+1 562 697 3333 x27
matthew@jonesre.net

Jones RE
440 W Whittier Blvd
La Habra, CA 90631
www.jonesre.net



INVESTMENT OVERVIEW

Investment Summary

Location: Situated in the heart of downtown Laguna Beach, California Across from the renowned Cliff Restaurant with stunning ocean views Conveniently located near numerous restaurants, shops, and art galleries

Property Description: A prestigious mixed-use development featuring a total of 5 luxury residential units and 3 commercial units Prime location offering a vibrant and dynamic lifestyle in one of Southern California's most desirable coastal communities

Residential Component:

- Consists of 5 upscale rental units with modern amenities and high-end finishes
- Some units boast breathtaking oceanfront views and spacious balconies overlooking Pacific Coast Hwy
- Each residence offers a unique blend of luxury, comfort, and sophistication

Commercial Component:

- Comprises 3 fully rented commercial units catering to high-end art galleries and a designer handbag store
- Anchored by reputable businesses that contribute to the vibrant cultural scene of Laguna Beach
- Offers prime retail space with excellent visibility and foot traffic
- Provides an ideal opportunity for investors seeking stable rental income from established tenants

Amenities and Features:

- Modern architectural design that seamlessly integrates with the coastal landscape
- Well-appointed interiors with premium materials and finishes
- Secure access and dedicated parking for residents and tenants
- Proximity to the beach, parks, and recreational activities, enhancing the overall quality of life
- Professional property management ensuring seamless operations and maintenance

Investment Opportunity:

- Rare opportunity to acquire a prestigious property in a highly sought-after location
- Strong rental demand driven by Laguna Beach's reputation as a premier destination
- Potential for significant appreciation and long-term growth in property value
- Attractive investment for discerning buyers seeking both financial returns and lifestyle benefits



INVESTMENT OVERVIEW

Property Highlights

- Entire Property Recently Remodeled Inside And Out Withing The Last 2 Years
- One (2) Car Garage
- Two (1) Car Garages
- Ocean View Residences With Large Extended Balconies Over Pacific Coast Hwy
- Pebble Tech Flooring Throughout Hallways
- Interior Finishes To Residences Are High-End And Recently Remodeled From Cabinetry To Appliances
- Commercial Spaces Have Anti-Glare/Graffiti Film, Concrete Polished Flooring & Large Storage Area In The Rear
- Front And Alley Access To Shops And Residences
- Located Across, And Up The Street From Iconic Cliff Restaurant & Hotel Laguna
- Walking Distance To The Beach



ADDRESS: 570-574 S COAST HWY
LAGUNA BEACH CA

APN 644-015-11
PRICE Call for Offers
TOTAL GLA 6,129 SF
LAND AREA 4,396 SF
CURRENT ANNUAL GROSS INCOME \$535,200
YEAR BUILT 1948
CURRENT OCCUPANCY 100%

INVESTMENT OVERVIEW

Area Map



FINANCIAL OVERVIEW

Financial Analysis

PROPERTY INFORMATION

PROPERTY NAME	LAGUNA BEACH MIXED-USE PROPERTY
PROPERTY ADDRESS	570-574 S COAST HWY LAGUNA BEACH, CA 92651
GLA	6,129 SF
LOT SIZE (ACRE / SQUARE FOOT)	4,396 SF
YEAR BUILT	1948

ANNUALIZED EXPENSES

	CURRENT
REAL ESTATE TAXES ¹	\$47,137
INSURANCE ²	\$8,918
UTILITIES - TRASH REMOVAL	\$600
UTILITIES - WATER	\$6,000
TOTAL EXPENSES	\$62,655



UNIT	SIZE (SF)	PRO RATA	LEASE DATE	LEASE EXPIRATION DATE	MONTHLY RENT	MONTHLY RENT / SF	ANNUAL RENT	ANNUAL RENT / SF	INCREASES	OPTIONS
A	600	9.76%	12/17/2023	12/16/2024	\$4,200	\$7.00	\$50,400	\$84.00	-	-
B	600	9.76%	9/1/2023	8/31/2024	\$3,200	\$5.33	\$38,400	\$64.00	-	-
C	600	9.76%	10/01/2023	9/30/2024	\$3,300	\$5.50	\$39,600	\$66.00	-	-
D	600	9.76%	1/3/2023	8/31/2024	\$5,800	\$9.67	\$69,600	\$116.00	-	-
E	750	12.20%	7/8/2020	9/30/2024	\$5,100	\$8.50	\$61,200	\$102.00	-	-
570	1000	16.26%	1/1/2024	7/1/2024	\$8,000	\$8.00	\$96,000	\$96.00	3% Annual Increases	1 option to extend for 30 months
572	1000	16.26%	6/1/2022	6/1/2025	\$7,500	\$7.50	\$90,000	\$90.00	3% Annual Increases	1 option to extend for 30 months
574	1000	16.26%	2/1/2023	2/1/2027	\$7,500	\$7.50	\$90,000	\$90.00	3% Annual Increases	1 option to extend for 30 months
TOTAL / WTD. AVERAGE	6150						\$44,600.00	\$7.43	\$535,200.00	\$89.20

PROPERTY OVERVIEW

Interior Photos



PROPERTY OVERVIEW

Interior Photos



AREA OVERVIEW

Laguna Beach, CA



Laguna Beach, a gem nestled along the stunning coastline of Southern California, presents an unparalleled opportunity for commercial real estate investment. Boasting a dynamic blend of natural beauty, thriving tourism, and a vibrant local economy, Laguna Beach stands as a prime destination for businesses seeking to thrive in an environment of prosperity and prestige.

The allure of Laguna Beach extends far beyond its breathtaking ocean views and pristine beaches. As a renowned cultural hub, the city attracts visitors and residents alike with its prestigious art galleries, world-class museums, and annual festivals that draw crowds from around the globe. This vibrant cultural scene not only enriches the community but also provides ample opportunities for commercial enterprises to capitalize on the steady influx of tourists and art enthusiasts.

Furthermore, Laguna Beach offers a diverse range of commercial real estate options to suit every need and vision. From chic storefronts along bustling downtown streets to spacious office complexes with panoramic ocean views, the city provides an array of properties ideal for retail, hospitality, dining, and professional services. With its strategic location and robust infrastructure, Laguna Beach serves as an ideal setting for businesses to establish their presence and thrive in a competitive market.

Moreover, the supportive local government and business-friendly policies further enhance the appeal of investing in commercial real estate in Laguna Beach. With a strong emphasis on economic development and sustainability, the city fosters an environment conducive to growth and innovation, providing businesses with the resources and support they need to succeed.

In summary, Laguna Beach represents a unique and lucrative opportunity for commercial real estate investment. With its unparalleled natural beauty, thriving tourism industry, diverse commercial offerings, and supportive business environment, Laguna Beach stands as a premier destination for businesses looking to flourish in a dynamic and prosperous community.



Populations and People

Total Population
23,032



Employment

Employment Rate
56.5%



Families and Living Arrangements

Total Households
10,618



Income and Poverty

Median Household Income
\$141,875



Housing

Total Housing Units
12,973



Race and Ethnicity

Hispanic or Latino (of any race)
2,155