

239 Broadway Street, Laguna Beach



FRITZ DUDA COMPANY | 949-723-7100 | leasingCA@fritzduda.com





PROPERTY HIGHLIGHTS

239 Broadway Street, Laguna Beach, CA

FEATURES

- 8,216 SF ground floor available for retail/restaurant use
- 2,423 SF mezzanine for office and storage
- Total: 10,639 SF
- Unique building with wood truss ceiling and brick walls
- Great frontage to Broadway Street and Ocean Avenue
- Parking lot available for tenant's use
- Located in the heart of downtown Laguna Beach near other retail and restaurants
- Just steps away from the world famous "Main Beach"

TRADE AREA DEMOGRAPHICS

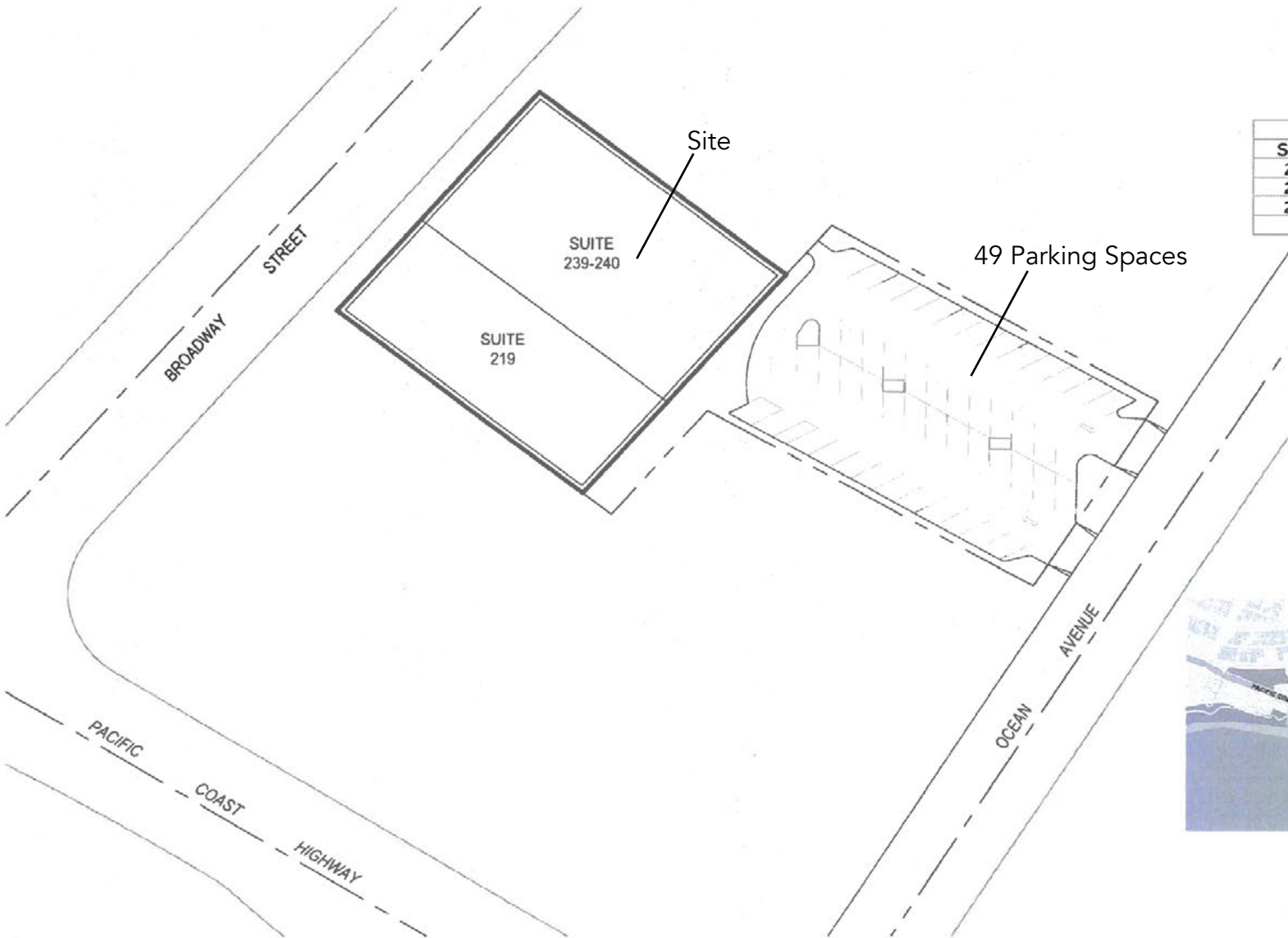
| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| Population | 8,042 | 23,015 | 104,304 |
| Daytime Pop. | 10,488 | 26,350 | 107,961 |
| Median Age | 49.7 | 48.2 | 43.3 |
| Avg. Household Income | \$161,271 | \$195,655 | \$171,243 |
| Avg. Disposable Income | \$105,181 | \$124,212 | \$113,854 |



AERIAL OVERVIEW



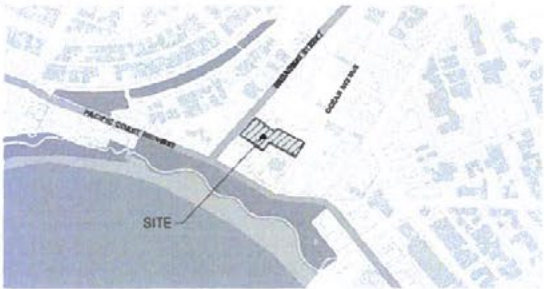
OVERALL SITE PLAN



219-239 BROADWAY

| PROJECT SUMMARY | |
|------------------|----------------------|
| LAND AREA | ±29,100 SF (0.67 AC) |
| BUILDING AREA | ±16,606 SF |
| PARKING PROVIDED | ±49 STALLS |
| PARKING RATIO | 2.95/1000 |

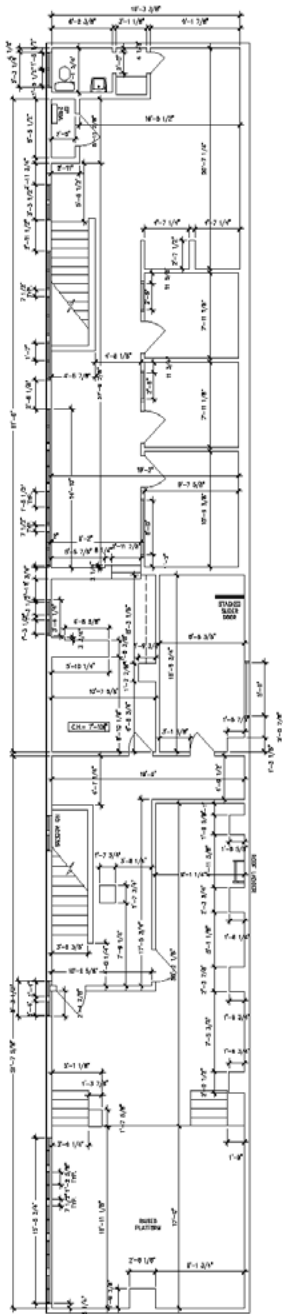
| BUILDING AREA SUMMARY | | |
|-----------------------|-----------|---------------|
| SUITE | TENANT | S.F. (GLA) |
| 219 | U.S. Bank | 5,626 |
| 239 | VACANT | 8,216 |
| 240 | VACANT | 2,423 |
| TOTAL | | 16,265 |



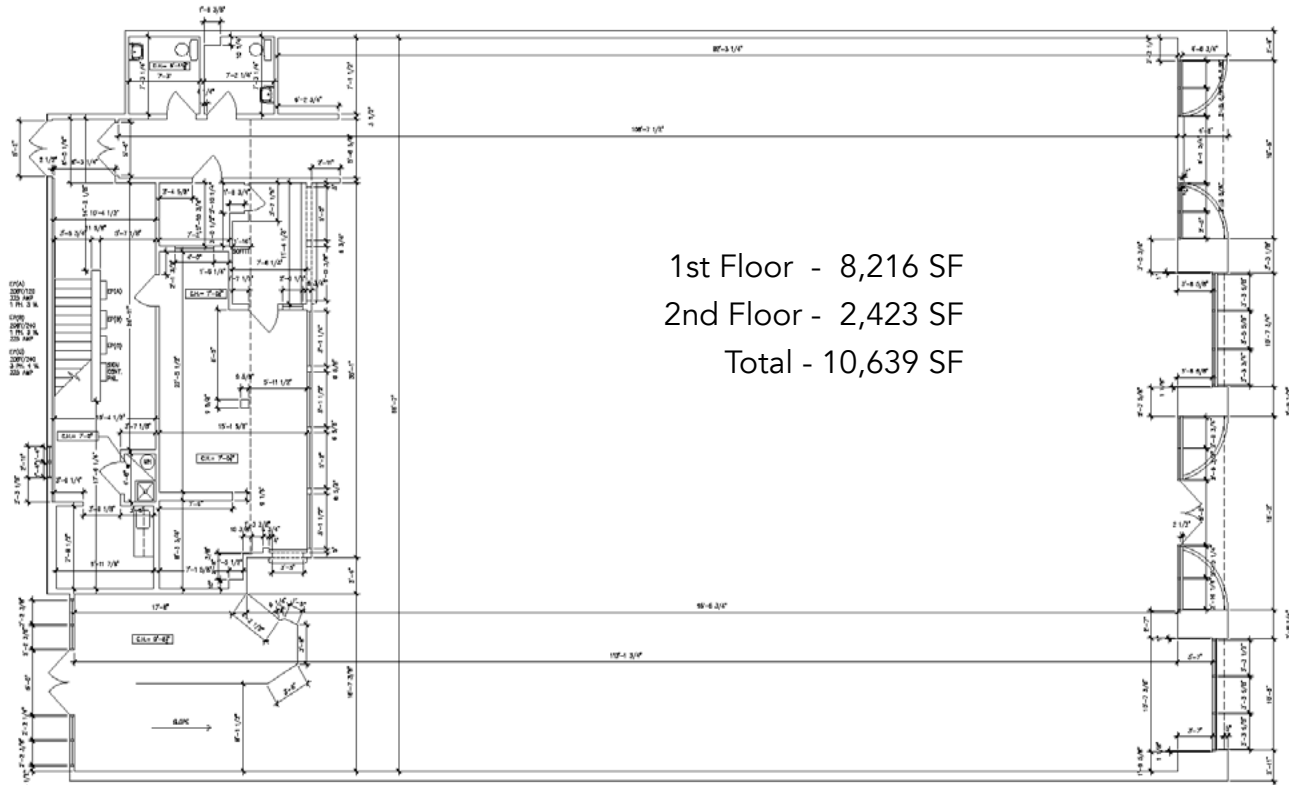
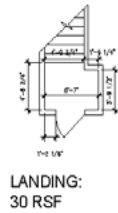
VICINITY MAP 1/15



FLOOR PLAN



SECOND FLOOR:



FIRST FLOOR:

1st Floor - 8,216 SF
 2nd Floor - 2,423 SF
 Total - 10,639 SF

239 Broadway Street, Laguna Beach

