



COASTAL  
COMMERCIAL



SPACE FOR LEASE

775 LAGUNA CANYON RD  
**LAGUNA BEACH**



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## PROPERTY HIGHLIGHTS

*775 Laguna Canyon Rd, Laguna Beach, CA*

**Offering:** \$3.75 NNN

**Available Space:** 9,722 SF













# DEMOGRAPHICS

Laguna Beach is a seaside resort city located along the beautiful South Orange County coastline. It is famed for its mild year-round Mediterranean climate, scenic beaches, art community and the greenbelt and protected bluebelt that surround it. Laguna Beach spans 8.8 square miles and is home to over 23,814 residents with forecasted growth to continue over the next 5 years. As the home of the Pageant of the Masters, the Festival of the Arts, and some of the most beautiful beaches in Southern California, the seaside escape attracts nearly 6 million visitors annually. Located in the heart of the Southern California coast, Laguna Beach is just 55 miles southeast from Los Angeles, 67 miles northwest of San Diego, and is in the immediate area of all that Orange County has to offer.

Historically a territory of Paleo-Indians, the city of Laguna Beach became part of the United States following the Mexican–American War. The city was settled in the 1870s with its current government being set up in 1927. In its early years, the City remained relatively isolated from urban encroachment by its surrounding hills, limited highway access, and a dedicated greenbelt. Laguna Beach's scenic beauty was not kept secret for long as it experienced multiple population booms over the years with a huge pull for many creative, bohemian, and wealthy residents making Laguna Beach their home and setting the standard for the city's unique and affluent culture. Today Laguna Beach is a proud and beautiful seaside utopia and the ideal home for creative types, artists, and unique businesses alike.

2019 Daytime Population	28,133
2019 Population - Current Year Estimate	23,814
2024 Population - Five Year Projection	24,401
2010 Population - Census	22,745
2000 Population - Census	23,202
2010-2019 Annual Population Growth Rate	0.50%
2019-2024 Annual Population Growth Rate	0.49%
2019 Median Age	50.90
2019 Households - Current Year Estimate	11,121
2024 Households - Five Year Projection	11,315
2010 Households - Census	10,829
2000 Households - Census	11,283
2010-2019 Annual Household Growth Rate	0.29%
2019-2024 Annual Household Growth Rate	0.35%
2019 Average Household Income	\$186,976
2024 Average Household Income	\$209,239





EXCLUSIVELY MARKETING BY



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