

1088 N COAST HIGHWAY



A Generational Opportunity To Acquire A Coastal Office Building With
In-Place Cash flow, Panoramic Ocean Views, and Dedicated Parking In Laguna Beach, CA

The Offering

JLL as exclusive advisor is pleased to present the opportunity to acquire 1088 N Coast Highway, (“The Property”). The Property is a 5,200 SF building with dedicated parking located on Pacific Coast Highway in Laguna Beach, California. The Property is currently 100% leased, providing investors the opportunity to own irreplaceable real estate in one of the most dense and affluent trade areas in the U.S. 1088 N Coast Highway is surrounded by high-end food & beverage users and top-of-the-line retailers within a highly sought after coastal submarket.

Property Summary

Price	\$5,000,000
Address	1088 N Coast Hwy, Laguna Beach, CA 92651
Rentable Building Area	5,200 SF
Percent Leased	100% leased
Stories	3
Year Built / Renovated	1984/2023
Acres	0.19
Parking	13 spaces



	1-MILE	3-MILE	5-MILE
Population			
2025 Population	5,238	19,328	78,392
2030 Population Projection	5,214	19,142	77,885
Households			
2025 AVG Household Income	\$223,717	\$252,198	\$220,203
2030 Household Income Projection	\$243,390	\$276,704	\$241,056
Projected Household Income Growth	8.8%	9.7%	9.5%
Housing			
2025 avg Home Value	\$2,017,450	\$1,854,934	\$1,522,539
2030 avg Home Value Projection	\$2,123,684	\$2,024,266	\$1,670,243
Projected Home Value Growth	5.3%	9.1%	9.7%



Investment Highlights



Core Submarket with Low Availability

The Property presents the unique opportunity to purchase a building in one of the most desirable cities in the country, with investment properties rarely available in the trade area. The surrounding area (5-Mile Radius) has a significantly low vacancy rate of about 4.3% and has only seen one project delivered over the last 5 years.



Ample Parking and Ease of Management

The Property provides 13 parking spaces in addition to the street side parking located on both PCH and La Brea St. Additionally, 1088 N Coast Hwy is in great physical shape with little to no maintenance required. With just one tenant occupying the building, the opportunity gives ownership low management responsibility and the ability to occupy the first floor or increase income through lease-up.



Proximity to Walkable Amenities

The Property sits within steps from a handful of restaurants, coffee shops, and a neighborhood retail center with daily needs shops. The Property is also directly across the street from Shaw's Cove, which can be seen from the office windows and deck.



Showcasing Surrounding Area's Economic Drivers

Total Annual Visitors
6+ Million

Direct Visitor Spending
\$556.6 Million

Consumer Spending on
Entertainment/Recreation
\$73.5M
(3 mi. radius)

2025 - 2030
Projected Income Growth
8.8%
(within 1 mile of Property)

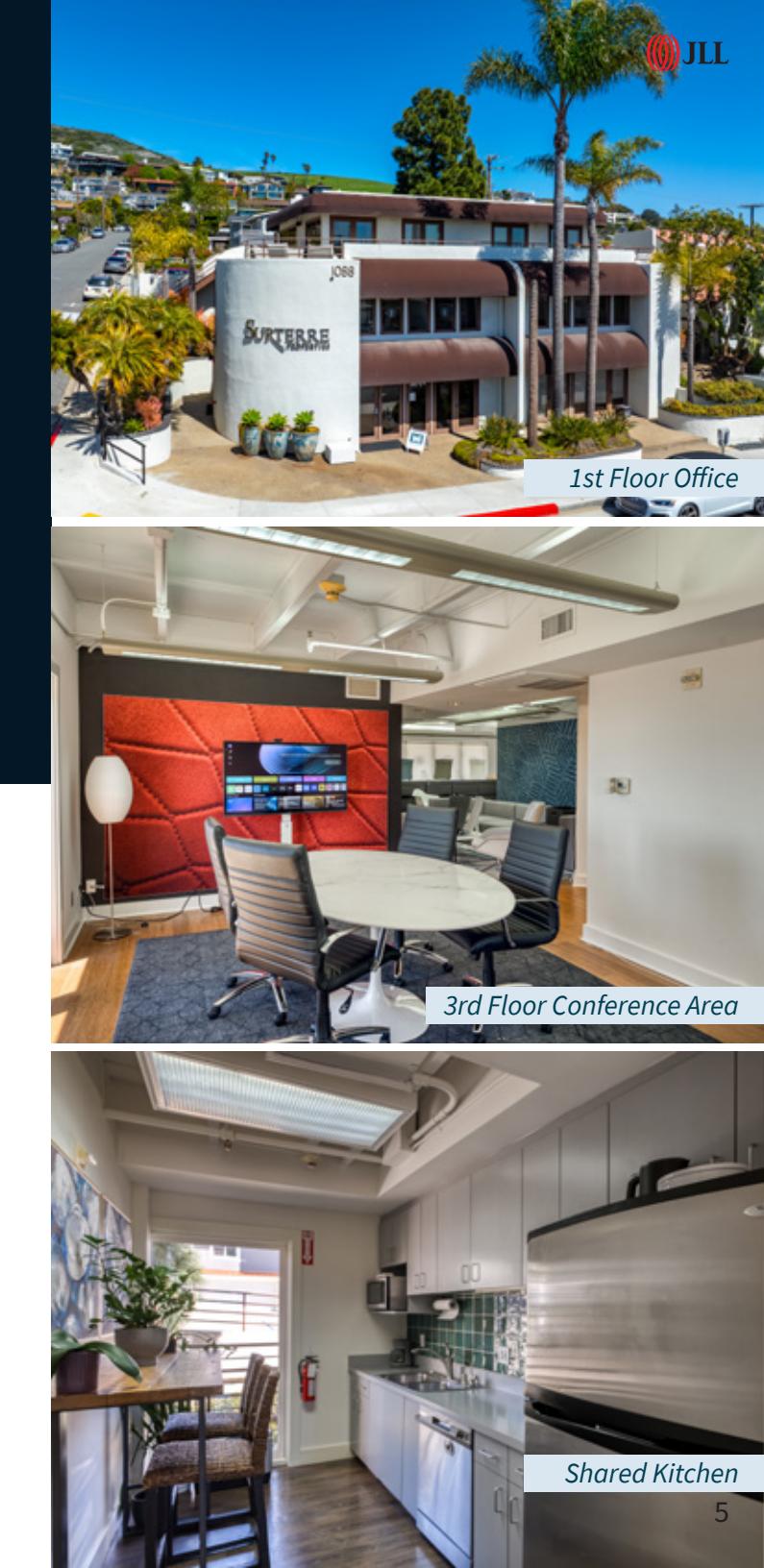
Highly Affluent Southern California Community

43% of households within a 3-mile radius of the Property earn an average income over \$200,000. With around 80,000 residents within a 5-mile radius of the Property, the average annual household income is over \$205,000. Additionally, the Property neighbors some of the most prestigious Southern California neighborhoods, such as Emerald Bay and Crescent Bay, with median home values in excess of \$8 million.



Irreplaceable Coastal Location

The Property sits in a highly trafficked location directly on Pacific Coast Highway (70,000 VPD), just 15 minutes North of Main Beach Laguna, one of Laguna Beach's main areas of tourist congregation. The Property is easily accessible from the surrounding communities of Newport Beach, Costa Mesa, South Orange County, and many more.



Investment Highlights



Attractive Opportunity For Owner-User Investment

The Property, although 100% leased, offers a rare opportunity for an Owner-User to purchase and occupy the ground-level space at sale. In addition to the ground floor space, the investment would also include in-place cashflow from the 2nd and 3rd floor tenant, Shawmut. For net lease investors, ownership is prepared to structure a new lease to maintain 100% occupancy.



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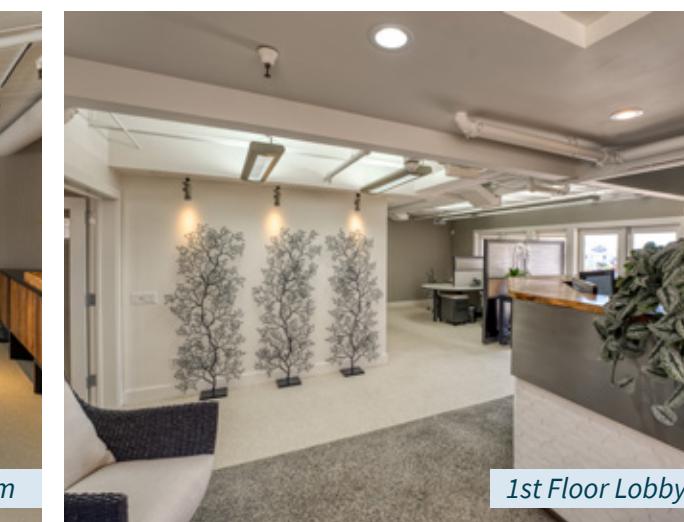
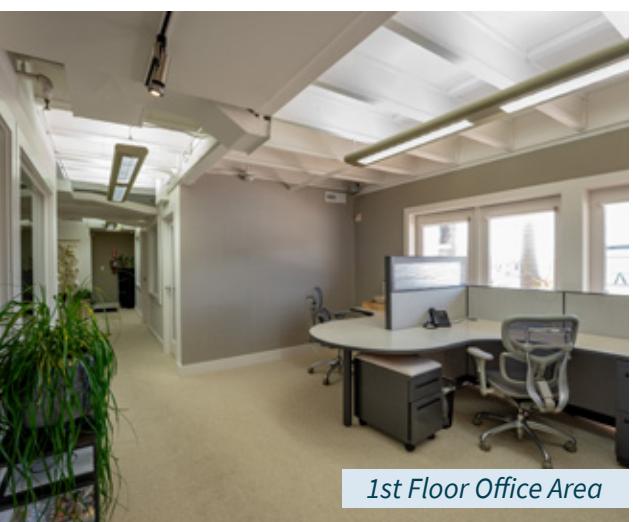
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Owner-User Opportunity Space



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