

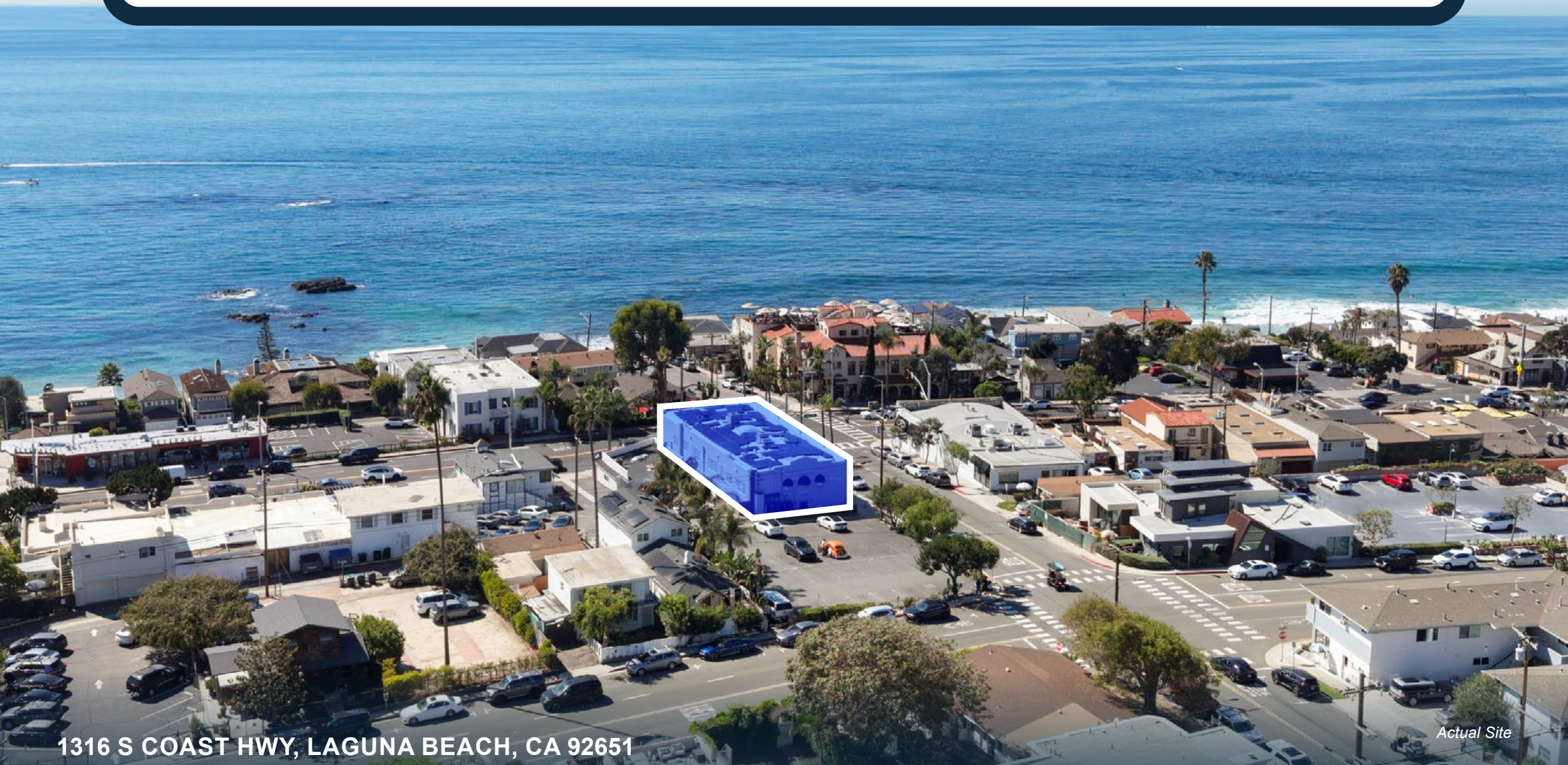
**LAGUNA BEACH
FEE SIMPLE**

**THE HISTORIC COAST
ICON ART DECO
LANDMARK WITH
ENDLESS POSSIBILITIES**

**OWNER / USER
OPPORTUNITY**

REDEVELOPMENT

**OWNER/USER
OPPORTUNITY**



1316 S COAST HWY, LAGUNA BEACH, CA 92651

**OWNER/USER OPPORTUNITY |
LAGUNA BEACH, CA**

Actual Site

VATU NET
LEASE
PARTNERS®

EXCLUSIVELY MARKETED

1316 S COAST HWY (LAGUNA BEACH, CA)

**OWNER / USER
OPPORTUNITY**

LEAD CONTACT

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INVESTMENT HIGHLIGHTS

1316 S COAST HWY (LAGUNA BEACH, CA)

**OWNER / USER
OPPORTUNITY**

ACTUAL SITE



PRIME COASTAL LOCATION

- One block from Cress Beach, providing immediate access to a premier Laguna Beach shoreline.
- Walkable coastal location near beaches, dining, and lifestyle amenities along South Coast Highway.
- Situated within a highly supply-constrained coastal hospitality market.

EXISTING UNIT MIX & LAYOUT

- Eleven 2–3 bedroom suites configured across two levels, with nine upper-level units and two ground-level units.
- Interior corridors, five offices, and a large bonus/common area supporting hospitality operations.
- Full kitchen and outdoor patio area suitable for guest use, group stays, or operational flexibility.

OPERATIONAL & INFRASTRUCTURE FEATURES

- Corridor-style design provides guest privacy, security, and an institutional hospitality layout.
- Sanitary sewer service provided by the City, reducing infrastructure and maintenance risk.
- Well-organized building layout supports efficient circulation and day-to-day operations.

FINANCIAL SUMMARY

1316 S COAST HWY (LAGUNA BEACH, CA)

OWNER / USER
OPPORTUNITY

1 BLOCK TO CRESS BEACH | 11 (2-3 BED) SUITES | 9 UPPER / 2 LOWER | 5 OFFICES | BONUS / COMMON AREA |
KITCHEN | OUTDOOR PATIO | CORRIDOR LAYOUT | CITY SEWER

PRICING SUMMARY

PROPERTY ADDRESS	1316 S Coast Hwy, Laguna Beach, CA 9265
OPPORTUNITY TYPE	Owner/User Opportunity
PRICE	\$9,000,000
APPROX. BUILDING SIZE	8,300+/- SF
YEAR BUILT/RENOVATED	1931/1996

DEMOGRAPHIC SUMMARY

	5 MILE	15 MILE	20 MILE
POPULATION	113,424	1,300,000	2,000,000
TOTAL HOUSEHOLDS	46,448	488,387	709,693
AVERAGE HHI	\$198,197	\$173,932	\$161,388



SATELLITE MAP

1316 S COAST HWY (LAGUNA BEACH, CA)

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OPPORTUNITY



LOCAL MARKET

1316 S COAST HWY (LAGUNA BEACH, CA)

OWNER / USER OPPORTUNITY

LAGUNA BEACH, CA



ORANGE COUNTY, CA



LAGUNA BEACH, CA

Laguna Beach is one of Southern California's premier coastal resort destinations, internationally recognized for its luxury hospitality market, pristine beaches, and vibrant arts and culture scene.

The city attracts a high-income leisure traveler base year-round, driven by its scenic coastline, mild Mediterranean climate, and reputation as an upscale, experiential destination.

Laguna Beach is home to a concentration of boutique luxury hotels, resorts, and destination lodging, including oceanfront and hillside properties that command some of the highest average daily rates in Orange County.

Tourism demand is bolstered by signature events such as the Pageant of the Masters, Festival of Arts, and Sawdust Art Festival, which generate consistent seasonal occupancy and repeat visitation.

With limited developable land, strict zoning regulations, and strong community protections, the hospitality supply in Laguna Beach remains highly constrained, supporting long-term pricing power and stable performance for existing hotel assets.

ORANGE COUNTY, CA

Orange County is a top-tier hospitality and tourism market with a population exceeding 3.1 million and annual visitation driven by leisure, business travel, and destination tourism.

The county benefits from globally recognized attractions including Disneyland Resort, coastal beach communities, major convention venues, and a robust culinary and lifestyle scene.

John Wayne Airport provides direct access to major domestic markets, while proximity to Los Angeles and San Diego supports strong regional drive-to demand.

Orange County consistently ranks among California's strongest hotel markets due to high barriers to entry, affluent demographics, and diversified demand generators across leisure, corporate, and group segments.

For hospitality investors, the region offers durable fundamentals, limited new supply, and sustained long-term demand supported by tourism, population growth, and a high quality-of-life profile.

PROPERTY PHOTO

1316 S COAST HWY (LAGUNA BEACH, CA)

**OWNER / USER
OPPORTUNITY**



PROPERTY PHOTOS

1316 S COAST HWY (LAGUNA BEACH, CA)

OWNER / USER
OPPORTUNITY



AERIAL PHOTO

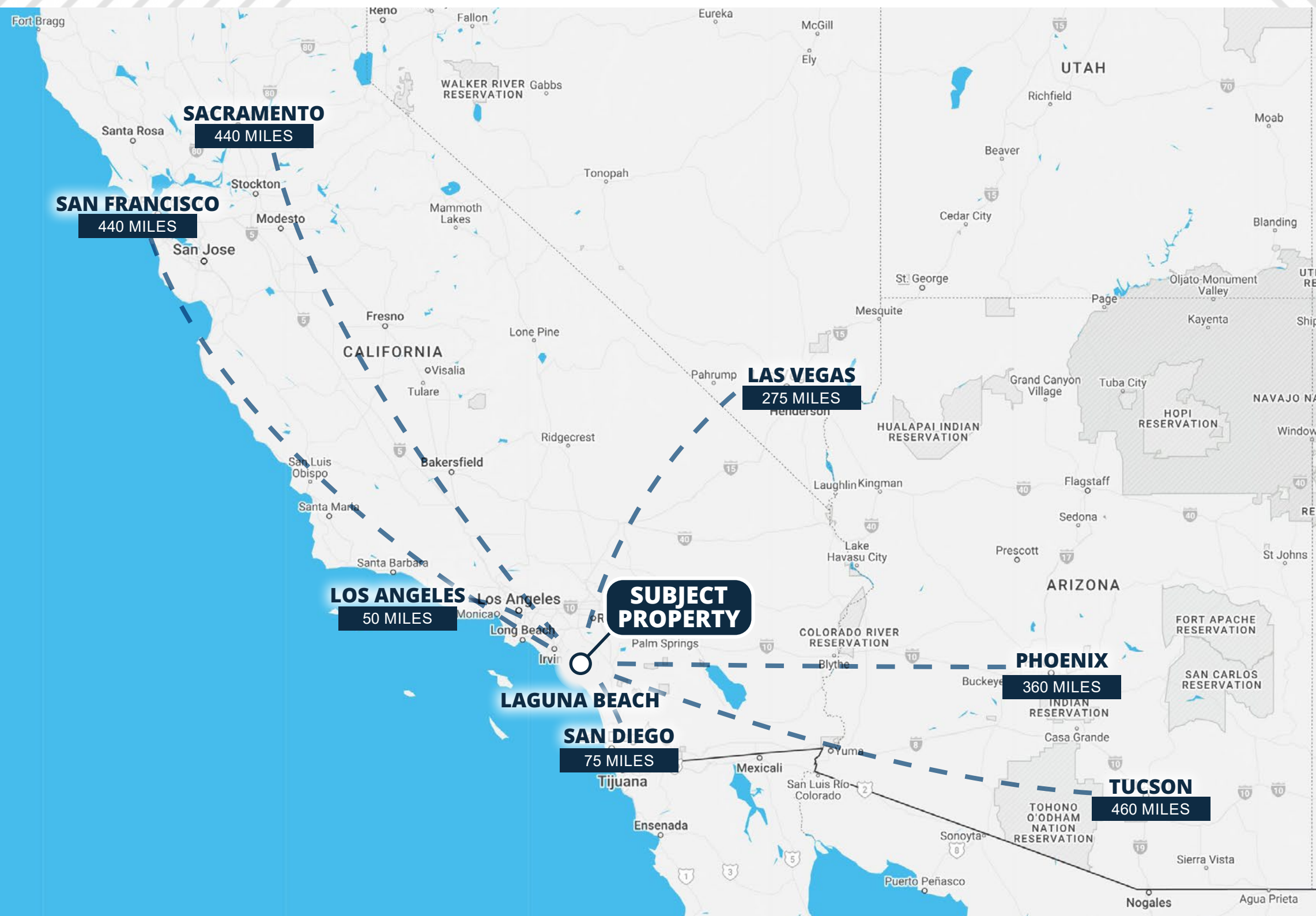
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OWNER / USER OPPORTUNITY



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SHARED DATABASE

Centralized platform for up to
date Off & On Market Properties



BUYER NETWORK

Proprietary and up to
date buyer contact list



NATIONAL REACH

Network that sources buyers
& sellers coast to coast



COLLABORATION CULTURE

Embracing synergy and fostering
team work to drive transactions



#1 NET LEASE

Top Ranked Agents
in Net Lease Industry



SPECIALIZED IN NET LEASE

Unparalleled Specialty Expertise
in Tenant Net Lease Investment



TOOL BOX

Internal "Tool Box" of Proprietary
Resources that leverage
our clients & agents