



580 BROADWAY

LAGUNA BEACH, CA 92651

BRIDGETTE KRISTIN
SANOSSIAN + ASSOCIATES

AT DOUGLAS ELLIMAN REAL ESTATE _____



Facts & Features

- 0.4 Miles from the Beach
- Share patio area
- Assigned parking for larger suites
- Heavy Foot & Drive-By Traffic

Prime Laguna Beach Office

Ideally located in the heart of Laguna Beach, 580 Broadway offers a **rare opportunity** to occupy a **premier office property** within one of **Southern California's most iconic coastal destinations**. Just minutes from **Main Beach, Heisler Park**, and the boutique shops and restaurants of **Forest Avenue**, this **20,071 SF Class B office building** sits at the center of an **affluent, high-traffic community** known for its **vibrant art scene, year-round tourism, and strong local economy**.

BRIDGETTE KRISTIN
SANOSSIAN + ASSOCIATES

AT DOUGLAS ELLIMAN REAL ESTATE

± 0.8 mi to **Heisler Park & Main Beach**

± 3.8 mi to **CA-73 Freeway**

± 14 mil to **John Wayne / Orange County Airport**



BANK OF AMERICA

WHOLE FOODS
MARKET

usbank

STARBUCKS

Mobil

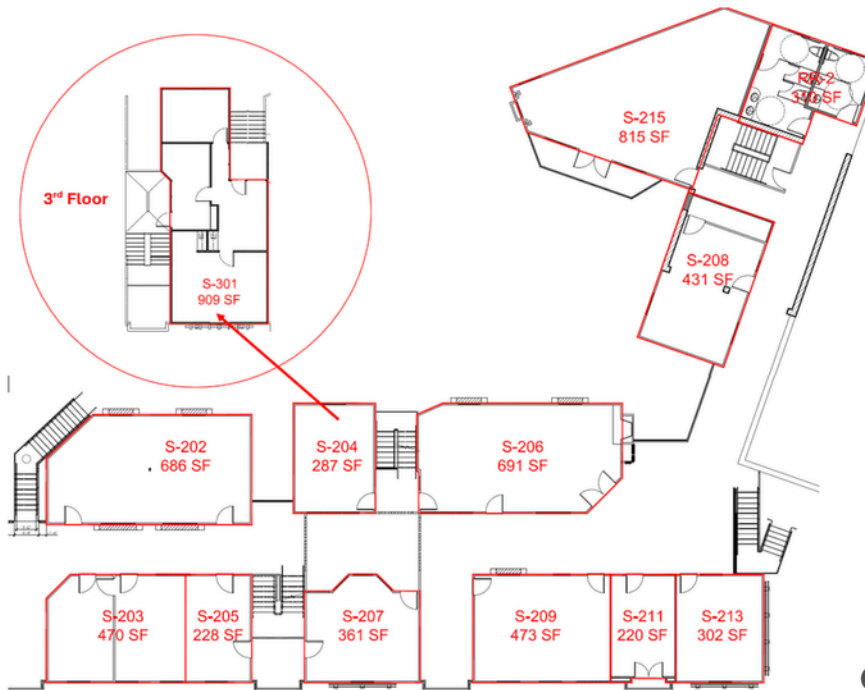
Just Steps from
Laguna Beach

UNITED STATES
POSTAL SERVICE



580 BROADWAY

FESTIVAL OF
ARTS
at Laguna Beach



580 Broadway Street

AVAILABILITY

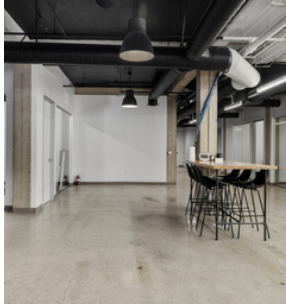
Suite 101 - 4,226 SF *

Suite 119 - 439 SF

Suite 117/118 - 985 SF

Pricing withheld, contact for more information.

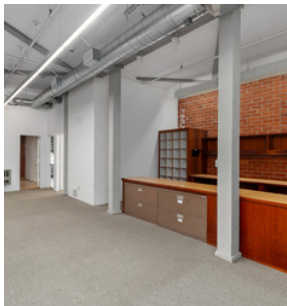
*divisible into three units



SUITE 101

4,226 SF

**Divisible into three
units (plans in place)**



SUITE 117/118

985 SF



SUITE 119

439 SF

BRIDGETTE KRISTIN
SANOSSIAN
+ ASSOCIATES



AT DOUGLAS ELLIMAN
REAL ESTATE



Bridgette Sanossian

DRE #01916065

949-212-4116

Bridgette.sanossian@elliman.com



Ashley McKinley

DRE #02004612

949-689-5208

Ashley.McKinley@elliman.com

 **Douglas Elliman**
Commercial

BRIDGETTE KRISTIN
SANOSSIAN + ASSOCIATES

AT DOUGLAS ELLIMAN REAL ESTATE