



FOR LEASE

312 BROADWAY STREET, LAGUNA BEACH, CA 92651



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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

PRIME DOWNTOWN LAGUNA BEACH LOCATION

Excellent visibility and accessibility along Broadway, a major entry corridor into the city

MIXED-USE POTENTIAL

Layout suitable for office, retail, or creative space, appealing to a wide range of tenants.

ON-SITE PARKING

Rare in the Laguna Beach market, with multiple marked spaces including ADA accessibility

PRIVATE COURTYARD/OUTDOOR SPACE

Unique open-air central area that can be used for tenant gatherings, seating, or events.

DRIVE MILES

+0.4 MI TO HEISLER PARK & MAIN BEACH

+5.2 MI TO CA-73 FREEWAY

+13 MI TO JOHN WAYNE / ORANGE COUNTY AIRPORT





AVAILABLE SUITES



SUITE 202: 1,704 SF
\$3.00 + \$1.65 NNN
(WITH TWO PARKING SPACES)

Suite 202 offers a bright, modern office environment with multiple private offices, a breakroom, and storage. Updated lighting and woodstyle flooring create a clean, professional setting with convenient access to common area restrooms.

SUITE 206: 1,084 SF
\$3.00 + \$1.65 NNN
(WITH TWO PARKING SPACES)

Suite 206 features an open office layout with storage and access to a shared outdoor patio, providing a flexible and efficient workspace.





FLOOR PLANS





LEASE IN THE HEART OF LAGUNA

Centrally located in Laguna Beach, 312 Broadway offers a unique opportunity to lease space in one of Orange County's most iconic coastal communities. Just steps from Forest Avenue, Main Beach, and Heisler Park, the property is surrounded by boutique shops, dining, and cultural attractions. With strong foot traffic, year-round visitors, and an affluent local base, this location provides tenants excellent visibility in a vibrant and highly sought-after market.





LOCATION OVERVIEW



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**LEE &
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COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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