



16927 Pacific Coast Hwy
Sunset Beach, CA 90742

FOR SALE
Rare Coastal Mixed-
Use opportunity



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Executive Summary

Located along the iconic Pacific Coast Highway in the heart of Sunset Beach, 16927 Pacific Coast Hwy presents a rare opportunity to acquire a highly visible mixed-use property in one of Southern California's most desirable coastal communities.

The property offers a flexible floor plan suitable for commercial, residential, or live/work use (buyer to verify permitted uses with the city). The Upper level consists of approximately 1,230 SF of open light-filled space featuring soaring ceilings, a kitchenette, full bathroom, and beautiful bay views. The ground level includes a spacious garage and storage, providing functionality for a variety of potential uses. Currently occupied on a month-to-month basis, the property provides immediate income while allowing future flexibility for owner occupancy, investment, or repositioning.

Located just steps from the Pacific Ocean and adjacent to Huntington Harbour, this unique property combines an exceptional coastal lifestyle with strong long-term investment potential.

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Investment Highlights

- Prime Pacific Coast Highway frontage
- Highly desirable Sunset Beach location
- Steps from the beach
- Beautiful bay views
- Flexible mixed-use opportunity
- Commercial, residential or live/work potential (Buyer to verify)
- Approx. 1,230 SF upper level
- Garage parking
- Rare coastal ownership opportunity



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Property Overview

- Asking Price: \$2,800,000
- Property Type: Mixed-Use
- Building Size: Approx. 1230 SF Upper Level
- Lot Size: 3049 SF
- Parking: Garage
- Views: Bay views
- Occupancy: Tenant Occupied
- Opportunity: Owner User. Investor. Live/Work
- Year Built: 1986



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Location Overview

Located in the heart of Sunset Beach, this property enjoys exceptional exposure along Pacific Coast Highway, one of Southern California's most traveled coastal corridors.

The location offers immediate access to:

- Sunset Beach
- Huntington Harbour
- Bolsa Chica Ecological Reserve
- Huntington Beach

Residents, visitors, and businesses benefit from the area's walkability, coastal recreation, waterfront dining, boutique retail, and year-round tourism.



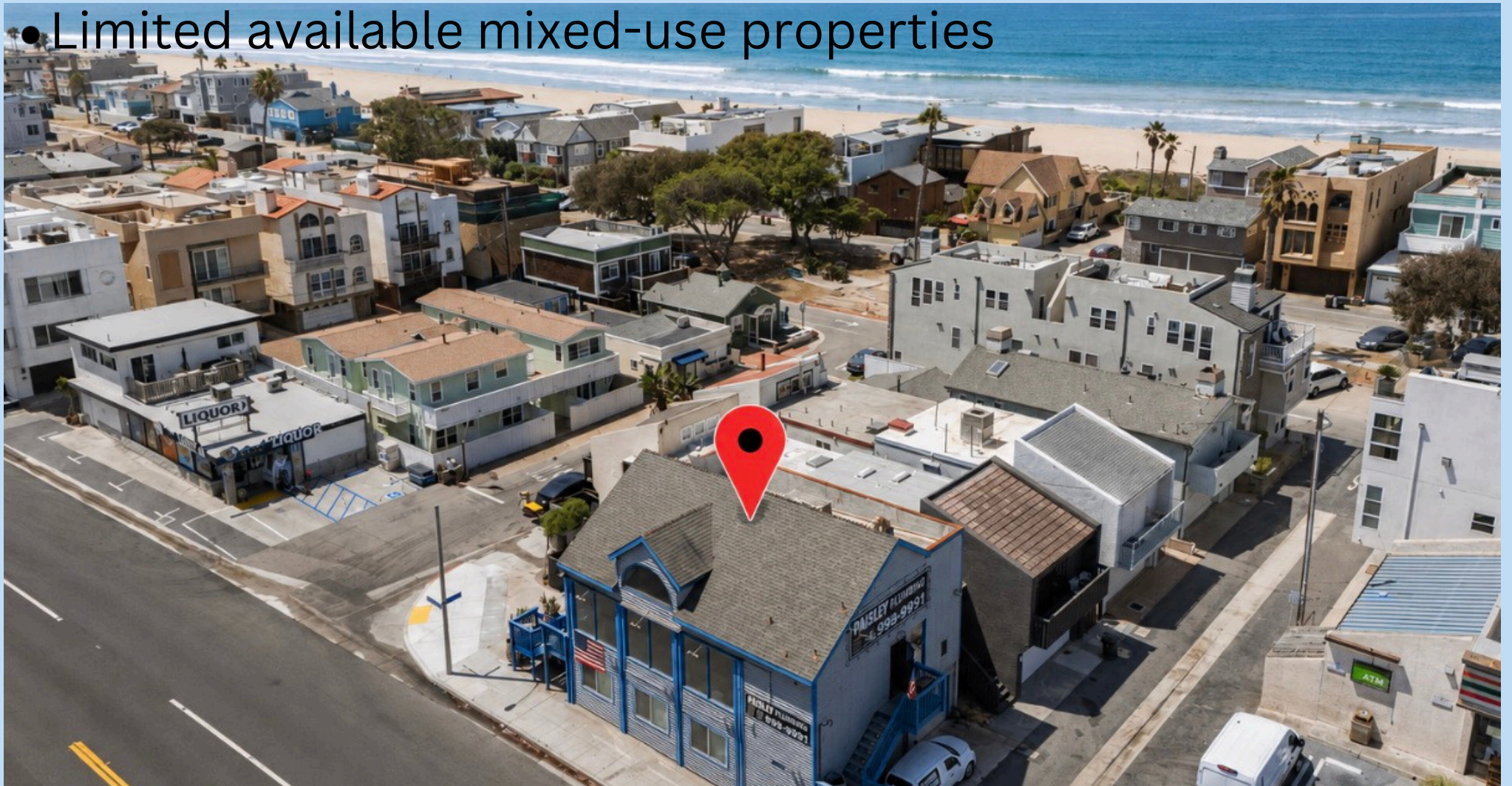
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Market Overview

Sunset Beach is one of Orange County's most exclusive costal communities, known for its small-town beach atmosphere, waterfront lfestyle, and limited commercial inventory.

The surrounding market benefits from:

- High household incomes
- Strong demographics
- Consistant tourism
- Limited available mixed-use properties



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Site & Surrounding Amenities

Walking Distance

- Pacific Ocean
- Sunset Beach
- Waterfront restaurants
- Coffee shops
- Boutique retail



Nearby Attractions

- Huntington Harbour
- Bolsa Chica State Beach
- Bolsa Chica Ecological Reserve
- Huntington Beach Pier
- Pacific City
- Seal Beach Main Street
- Meadowlark Golf Club



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Photo Gallery



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Why Invest in Sunset Beach?

Where Coastal Lifestyle Meets Investment Opportunity

Opportunities to acquire mixed-use properties in Sunset Beach are exceptionally limited. With its prime Pacific Coast Highway location, flexible layout, immediate income potential, and proximity to both the beach and Huntington Harbour, 16927 Pacific Coast Highway offers a rare chance to own a distinctive coastal asset in one of Orange County's most coveted communities.

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