THE OPPENHEIM GROUP

REAL ESTATE

# 1369 N. COAST HWY.

OFFERING MEMORANDUM






| DEMOGRAPHICS* | 1 miles | 3 miles | 5 miles |
|---|---|---|---|
| *2024 data | | | |
| Estimated Population | 5,663 | 21,251 | 78,024 |
| Average Household Income | $171,471 | $174,528 | $165,930 |
| Median Home Value | $1,146,456 | $1,140,970 | $1,071,962 |

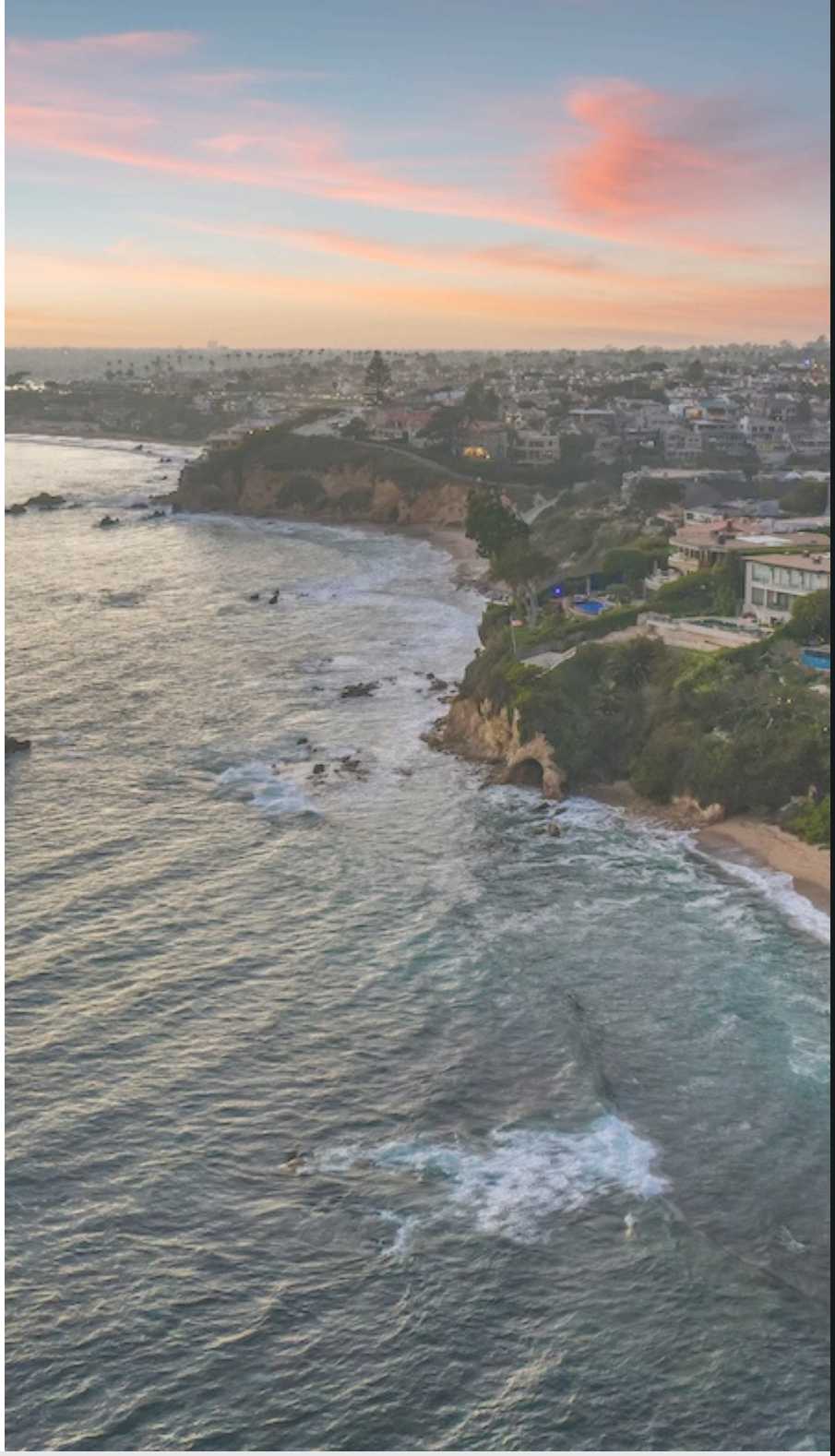

MOONGOAT
COFFEE ROASTERS
華冠
MANDARIN KING
LAGUNA BEACH, CA
EST. 1984
HOTEL JOAQUIN
laguna beach
CATCH SURF
PACIFIC COAST HWY. I C.P.D. 39,000
COSTA
ART HOTEL
Crescent Bay Inn
Crescent Bay Beach

# 01

## EXECUTIVE SUMMARY

PROPERTY FEATURES

OFFERING TABLE SUMMARY



# EXECUTIVE SUMMARY

1369 N. Coast Highway, Laguna Beach is a newly constructed, irreplaceable coastal asset completed after seven years of development. It is the only new construction of this scale on the ocean side of Pacific Coast Highway between San Diego and Santa Monica. Positioned at the last signalized intersection in North Laguna—adjacent to premier ultra-high-net-worth communities including Smithcliffs, Emerald Bay, and Irvine Cove—the property offers exceptional visibility and access. Situated on an 18,333 SF lot, the asset includes two penthouse residences with private elevators, three secured parking spaces per residence, and oversized underground parking exceeding City requirements, supporting multiple use scenarios. The offering represents a one-of-one opportunity with strong interest from qualified buyers.

*Offered at $23,725,000*

# PROPERTY FEATURES

| | |
|---|---|
| Building Address: | 1369 N. Coast Hwy. \| Laguna Beach, CA \| 92651 |
| Building Size: | ±26,000 Sq. Ft. including common area |
| Lot Size: | ±18,333 Sq. Ft. |
| APN Number: | 053-134-24 |
| Year Built: | Dec. 2024 |
| Property Type: | Commercial Mix-Use |
| Corner Streets: | Coast Hwy. & Cliff Dr. |
| # of Subt. Parking: | 32 |



# OFFERING SUMMARY TABLE

## RETAIL/OFFICE CONDOS (3)

| UNIT: | SQ.FT.: | PRICE/SF: | PARKING: | NOTES: |
|---|---|---|---|---|
| UNIT 1363 NCH | 2,290 SQ. FT. | *$4,145,000 ($1,810/ PSF)* | 9 Spaces | Strong corner visibility along PCH, Direct pedestrian exposure |
| UNIT 1365 NCH | 2,492 SQ. FT. | $4,295,000 ($1,724/ PSF) | 10 Spaces | Largest Unit, Centrally located on the property, Flagship / anchor unit |
| UNIT 1367 NCH | 1,755 SQ. FT. | *$2,995,000 ($1,707/ PSF)* | 7 Spaces | Prominent frontage with excellent drive-by visibility, Lowest barrier to entry |

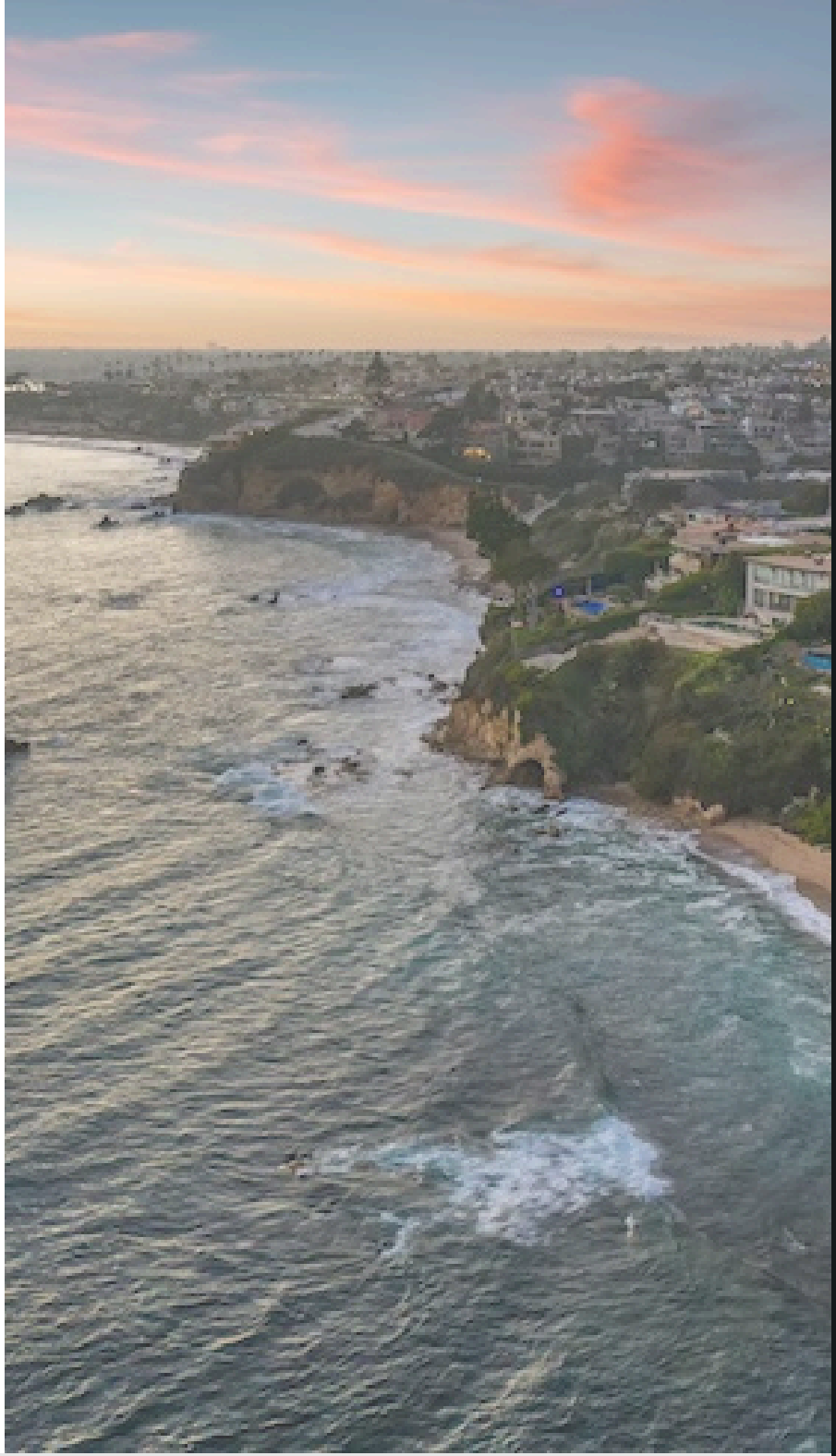
## RESIDENTIAL CONDOS (2)

| UNIT: | SQ.FT.: | BD/BTH: | PRICE: | PARKING: |
|---|---|---|---|---|
| UNIT 1371 NCH | 2,972 SQ. FT. (w/ Terrace 4,187) | 3 BD / 4 BTH | *$5,995,000* | 3 Spaces |
| UNIT 1373 NCH | 2,917 SQ. FT. (w/ Terrace 4,304) | 4 BD / 4 BTH | *$6,295,000* | 3 Spaces |

# 02

## AREA OVERVIEW

NEARBY AMENITIES

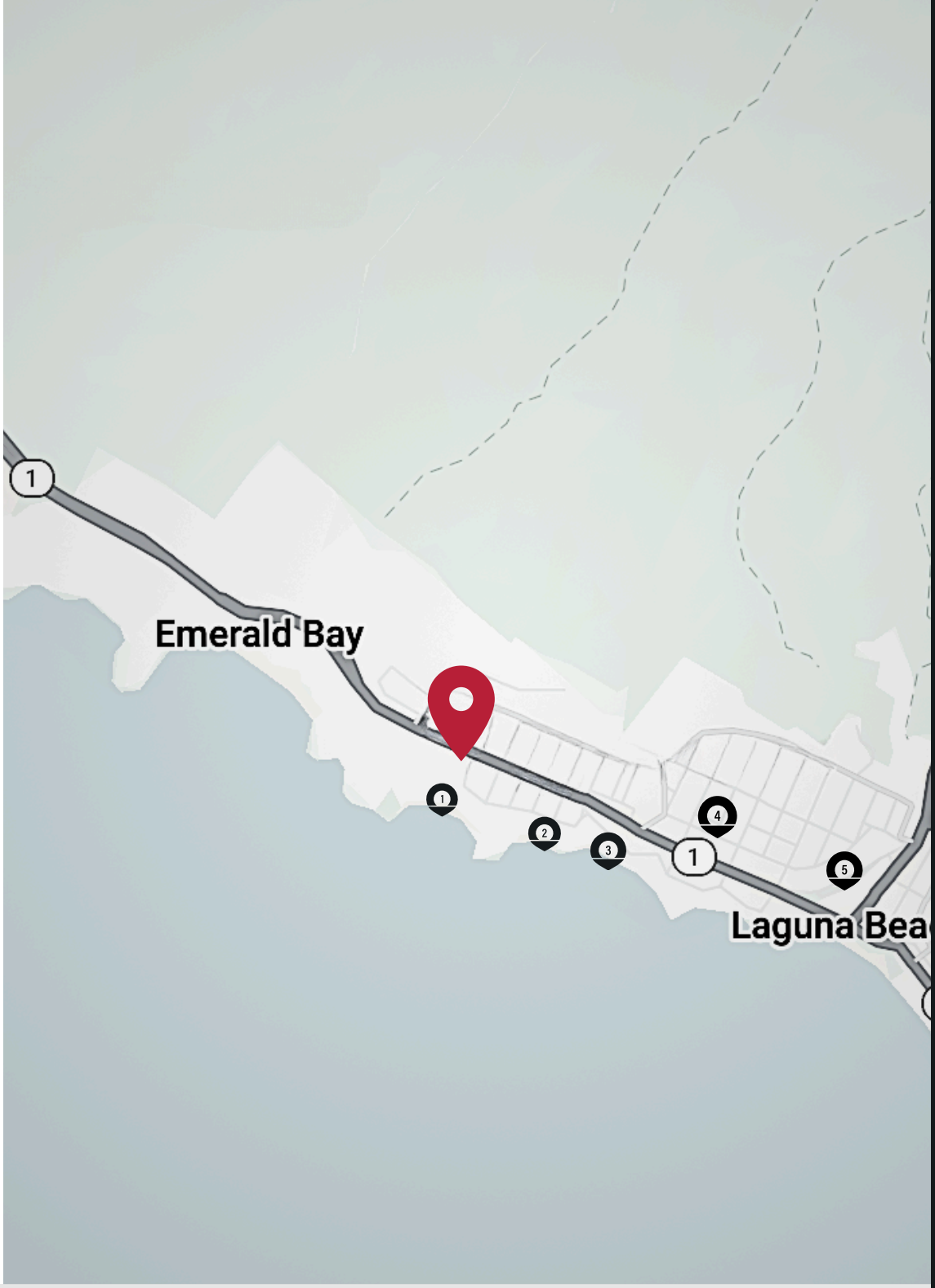


# AREA OVERVIEW

The property is located along North Coast Highway (PCH) in North Laguna Beach, one of Southern California's most supply-constrained and prestigious coastal submarkets. This corridor benefits from strong daily traffic, walkability, and immediate proximity to the Pacific Ocean.

## NEARBY AMENITIES

1 Crescent Bay Beach
2 Shaw's Cove
3 Fisherman's Cove
4 Downtown Laguna Beach
5 Laguna Art Museum

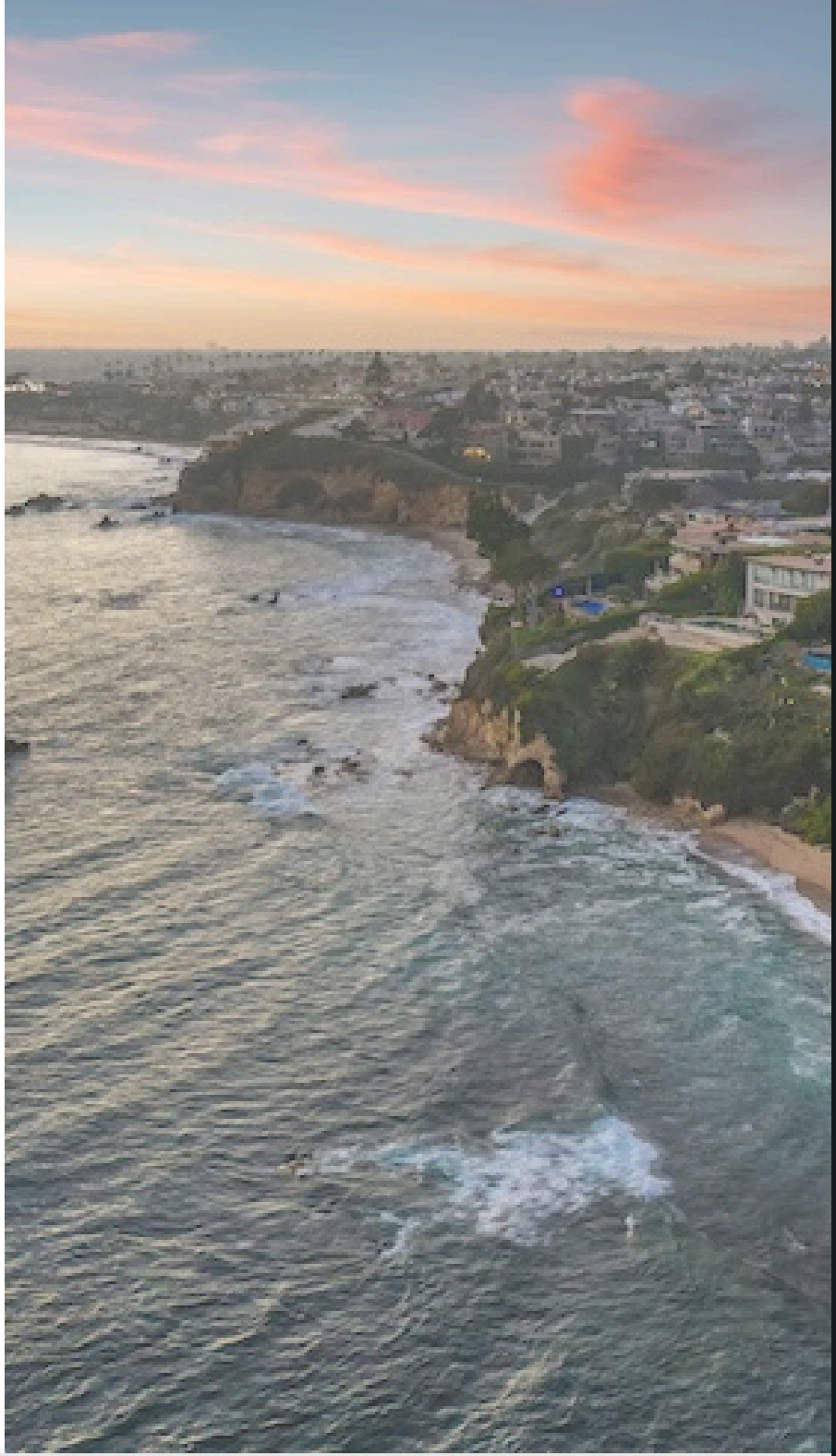


# 03

# INDIVIDUAL UNIT PACKAGES

## COMMERCIAL CONDOMINIUMS

- OVERVIEW
- FLOOR PLANS
- PHOTOS



# COMMERCIAL CONDOMINIUMS

UNIT 1363 NCH · UNIT 1365 NCH · UNIT 1367 NCH

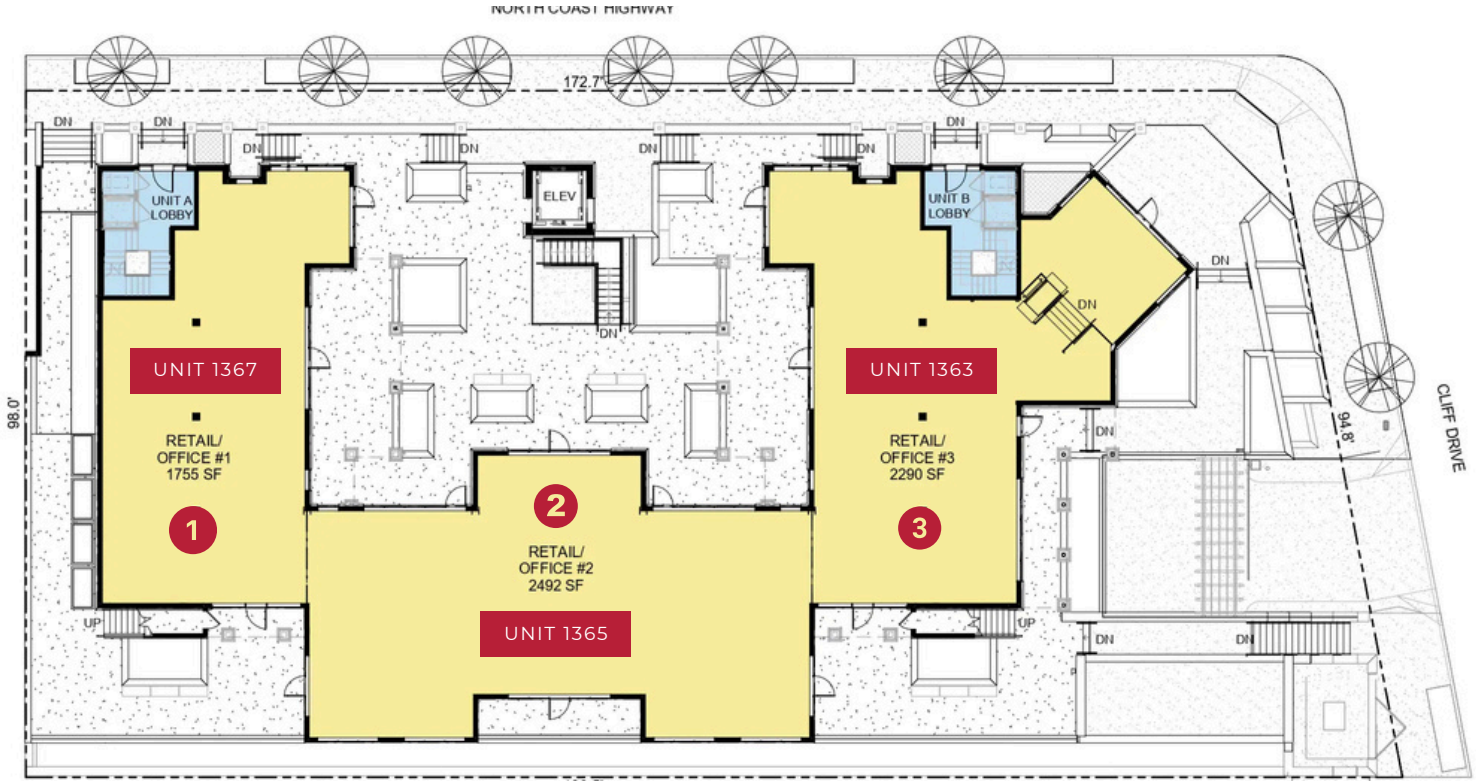
## OFFERING OVERVIEW

- ±6,500 Commercial Sq. Ft.
- 26 Parking Spaces
- Elevator Access
- Spacious Courtyard
- High Visibility Signalized Corner
- Delivered in Shell Condition



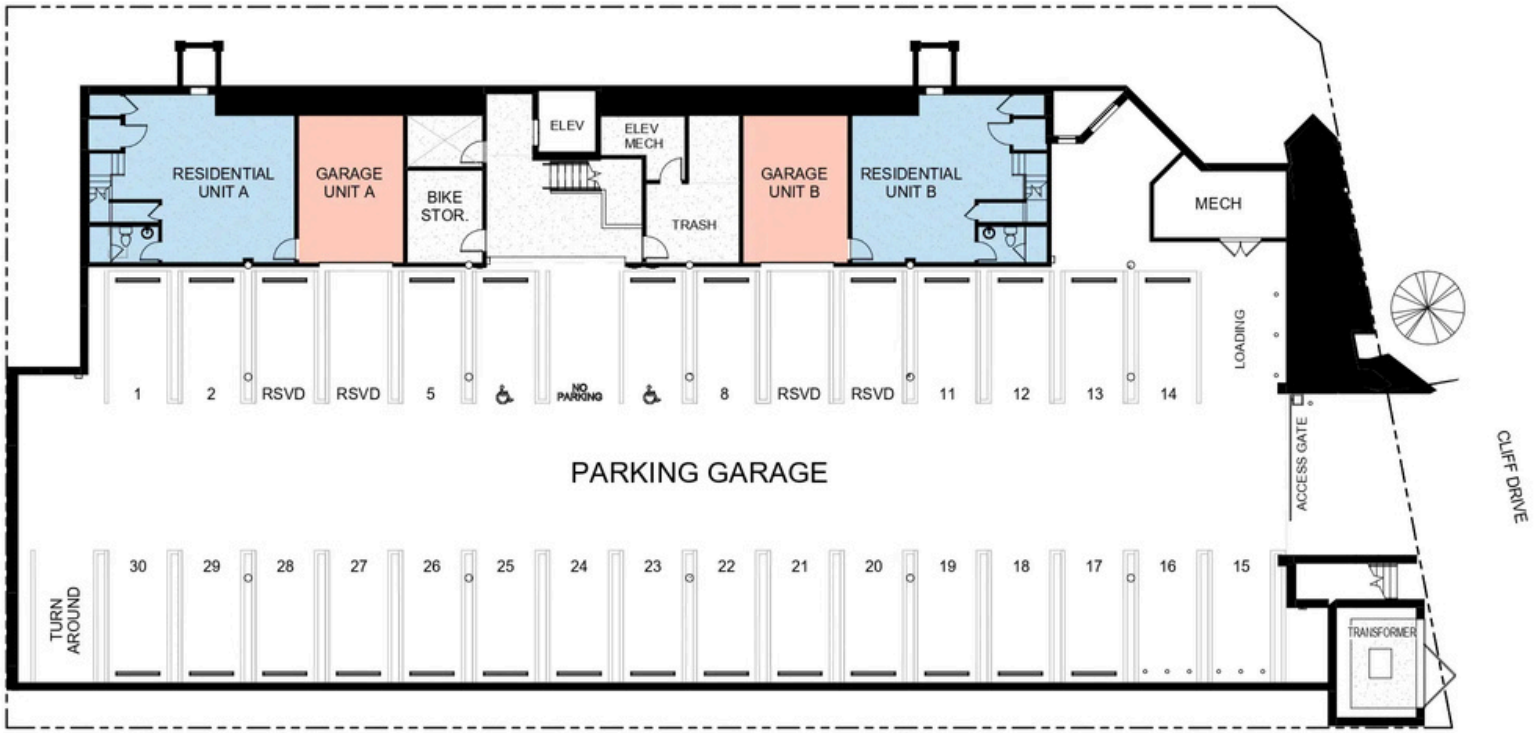



# UNITS 1363,1365,1367: FLOOR PLAN




| Unit # | Sq. Ft. | Price | PSF |
|---|---|---|---|
| #1 I Unit 1367 | 1,755 Sq. Ft. | $2,995,000 | $1,707 |
| #2 I Unit 1365 | 2,492 Sq. Ft. | $4,295,000 | $1,724 |
| #3 I Unit 1363 | 2,290 Sq. Ft. | $4,145,000 | $1,810 |

# PARKING




## 1369 NORTH COAST HIGHWAY

LAGUNA BEACH, CA 92651

FLOOR PLANS DEPICTED ARE BASED ON THE CONSTRUCTION CONTRACT DRAWINGS AND DO NOT REPRESENT AS-BUILT CONDITIONS. ACTUAL UNITS AND UNITS SIZES AS CONSTRUCTED MUST BE FIELD VERIFIED.

GARAGE PLAN
1/16" = 1'-0"

0 8' 16' 32'

06.13.2023

MYEFSKI ARCHITECTS

COMMERCIAL CONDOMINIUMS

# PROPERTY PHOTOS









# PROPERTY PHOTOS










# PROPERTY PHOTOS







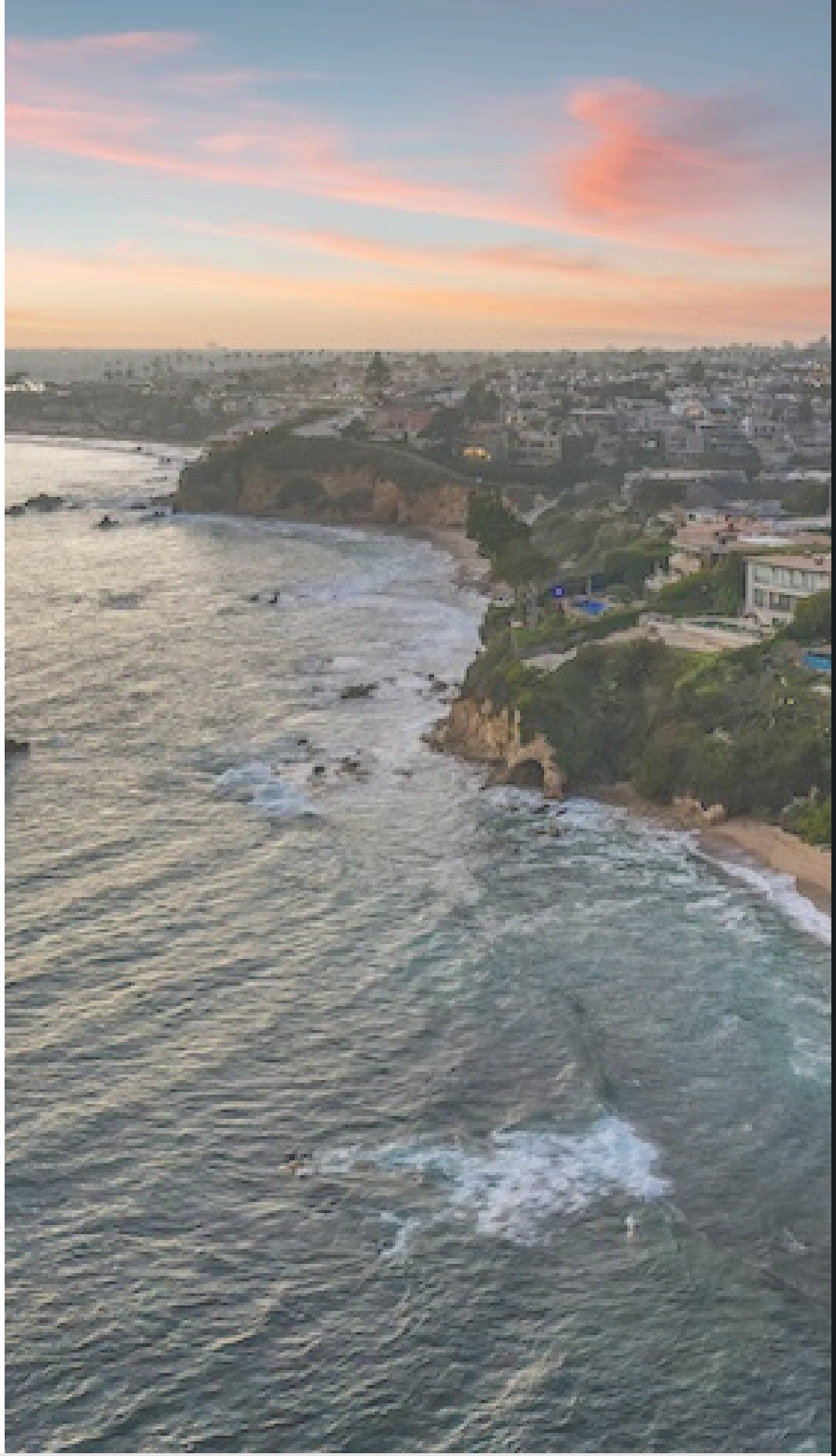


# 04

## INDIVIDUAL UNIT PACKAGES

### RESIDENTIAL CONDOMINIUMS

- OVERVIEW
- FLOOR PLANS
- PHOTOS



# 1371 N. COAST HWY. (UNIT B)

OFFERED AT $5,995,000

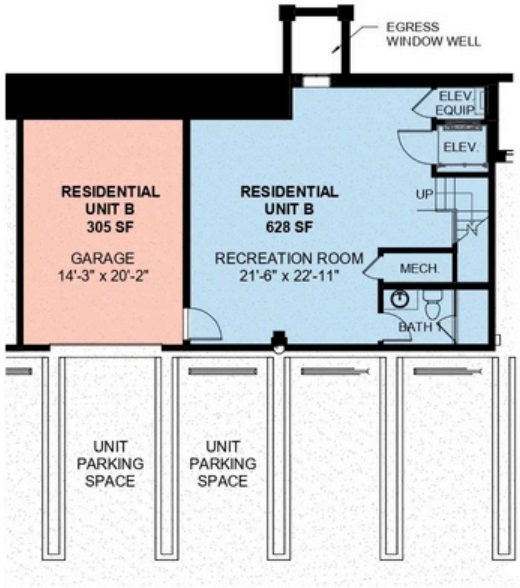
## OFFERING OVERVIEW

- 3 BD / 4 BTH
- 4,187 + Sq. Ft. (w/ balcony)
- Private Elevator
- Thermador appliances
- Ocean / Sunset Views
- Single Car Garage + 2 Reserved





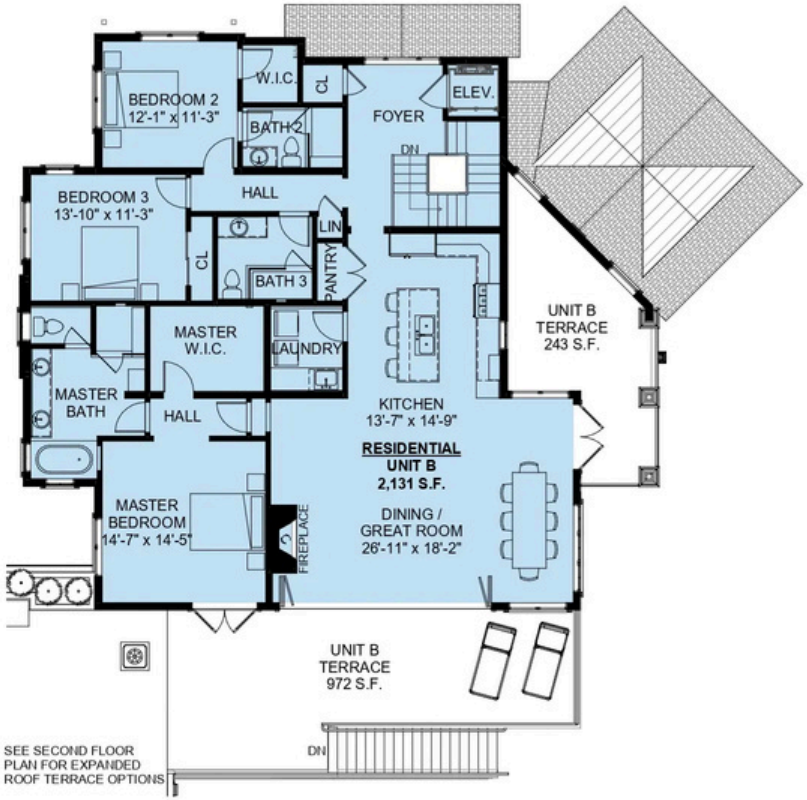
# UNIT 1371: FLOOR PLAN




LOWER LEVEL - UNIT B
1" = 10'-0"




FIRST FLOOR - UNIT B
1" = 10'-0"




SECOND FLOOR - UNIT B
1" = 10'-0"

## AREA SUMMARY - UNIT B

| | |
|---|---|
| LOWER LEVEL | 628 S.F. |
| FIRST FLOOR | 213 S.F. |
| SECOND FLOOR | 2,131 S.F. |
| TOTAL LIVING SPACE | 2,972 S.F. |
| GARAGE | 305 S.F. |
| EXTERIOR TERRACES | 1215 S.F. |

FLOOR AREAS MEASURED PER BOMA STANDARDS

# PROPERTY PHOTOS









# 1373 N. COAST HWY. (UNIT A)

OFFERED AT $6,295,000

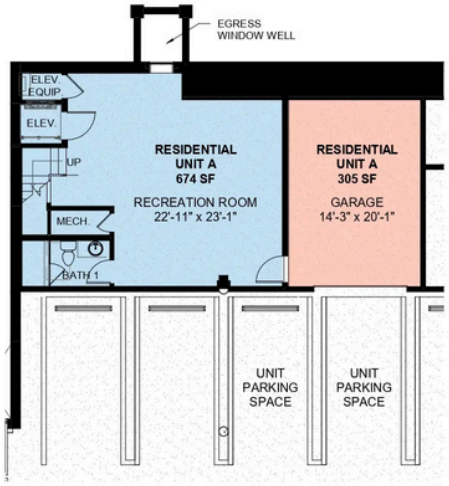
## OFFERING OVERVIEW

- 4 BD / 4 BTH
- 4,304 + Sq. Ft. (w/ balcony)
- Private Elevator
- Thermador appliances
- Ocean / Sunset Views
- Single Car Garage + 2 Reserved





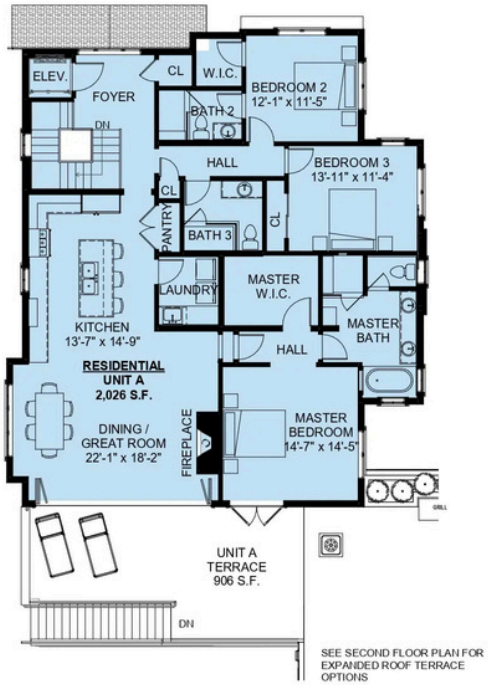
# UNIT 1373: FLOOR PLAN




LOWER LEVEL - UNIT A
1" = 10'-0"




FIRST FLOOR - UNIT A
1" = 10'-0"




SECOND FLOOR - UNIT A
1" = 10'-0"

## AREA SUMMARY - UNIT A

| | |
|---|---|
| LOWER LEVEL | 674 S.F. |
| FIRST FLOOR | 217 S.F. |
| SECOND FLOOR | 2,026 S.F. |
| TOTAL LIVING SPACE | 2,917 S.F. |
| GARAGE | 305 S.F. |
| EXTERIOR TERRACES | 906 S.F. |

FLOOR AREAS MEASURED PER BOMA STANDARDS

1369 NORTH COAST HIGHWAY

LAGUNA BEACH, CA 92651

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ENLARGED PLANS - UNIT A
1" = 10'-0"

0 5' 10' 20'

06.13.2023

MYEFSKI ARCHITECTS

# PROPERTY PHOTOS



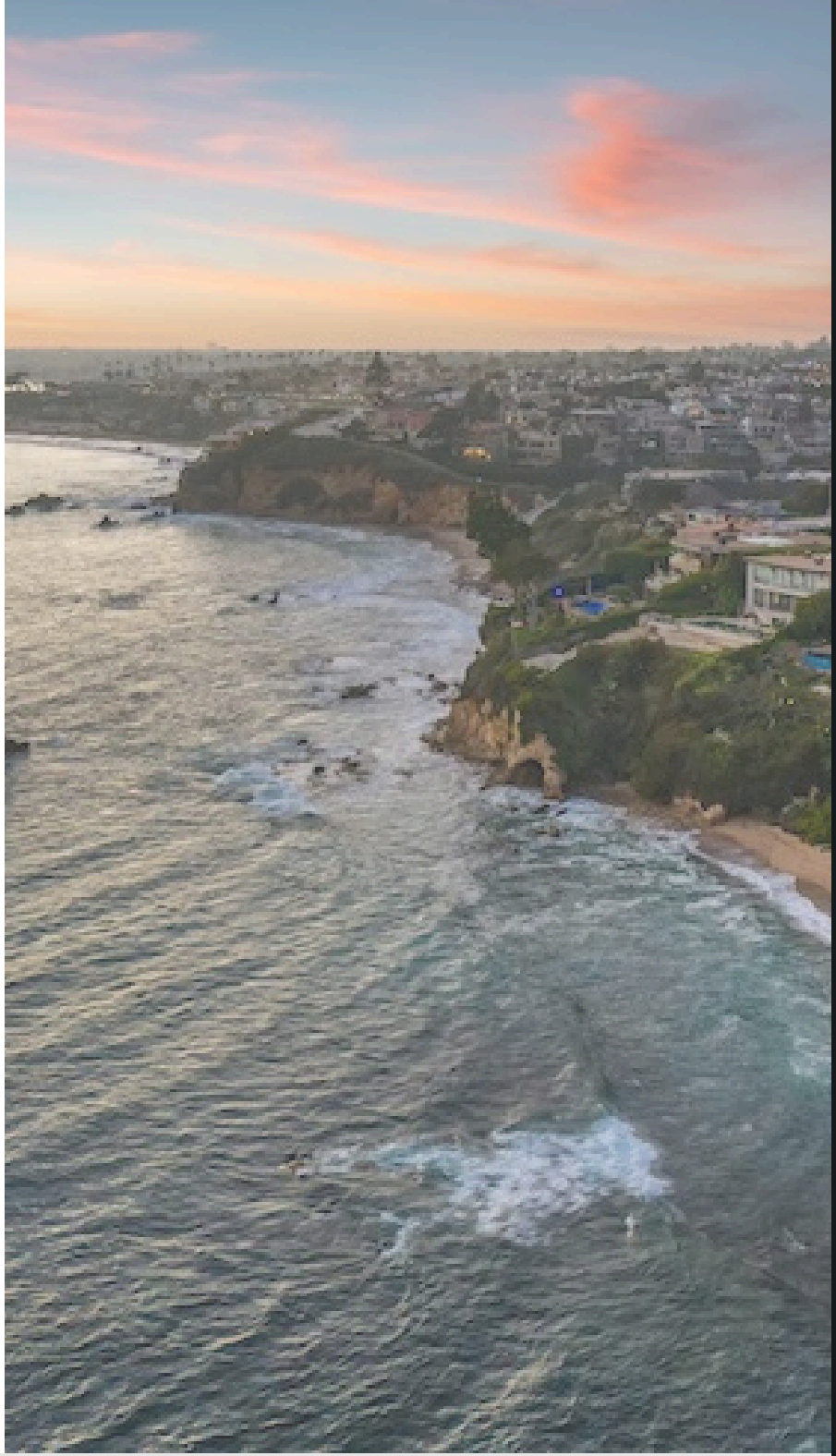






# 05

# INVESTMENT HIGHLIGHTS



# INVESTMENT HIGHLIGHTS



Approximately 39,000 Vehicles Pass Per Day

Newly Constructed, Class-A Development

Limited competitive supply across retail, office, and residential

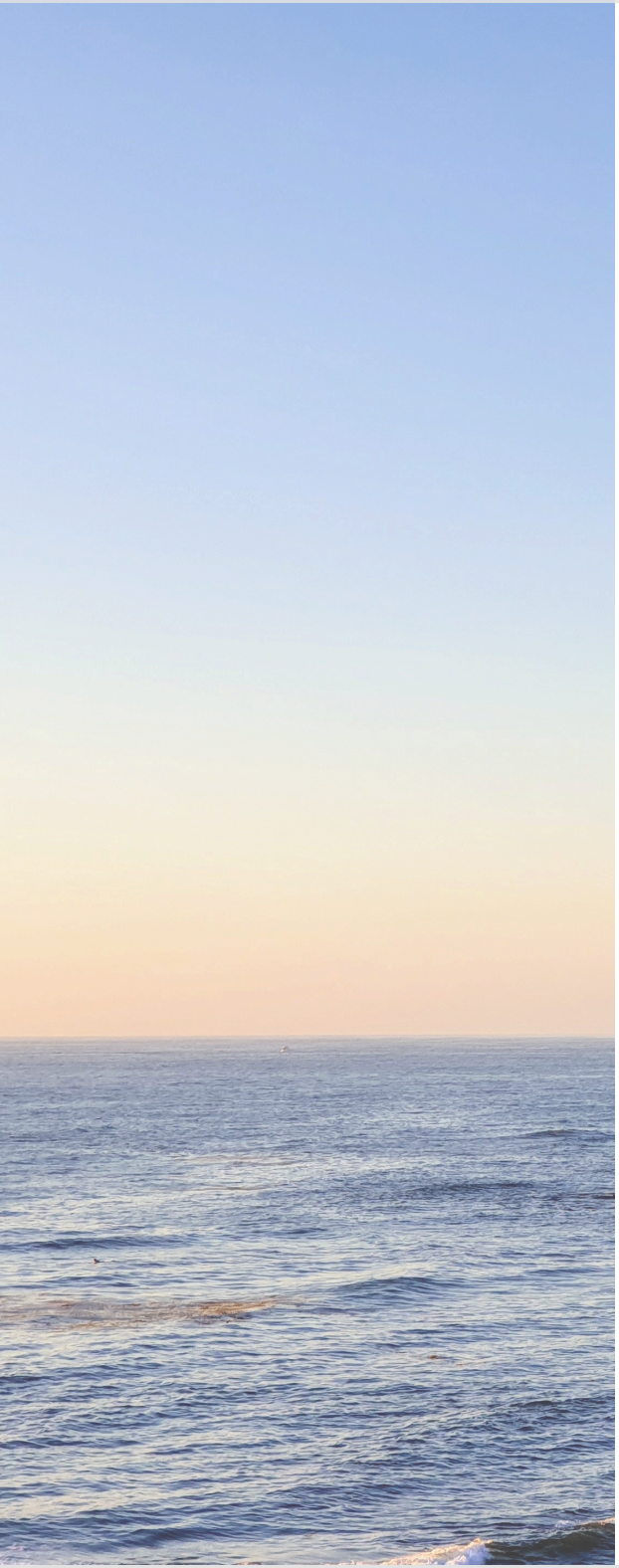
Superior Ingress and Egress with Signalized Access

Abundant Subterranean Parking

Delivered Turnkey and Ready for Immediate Occupancy

Compelling Owner-User or Investment Opportunity

1 Block away from Crescent Bay Beach



# IMPORTANT DISCLOSURES

This Offering Memorandum has been prepared by The Oppenheim Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

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By accepting this Memorandum, you agree to the above terms and conditions.

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