



## Underwriting Report - Retail Property

# 1750 S Coast Hwy

8,562 SF Retail Storefront Retail/Residential

Laguna Beach, California - Laguna Niguel/Laguna Beach Sub...

PREPARED BY



WINDWATER  
REAL ESTATE

James Wynne  
President



**SUBJECT PROPERTY**

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# Subject Property

1750 S Coast Hwy

◆ **1750 S Coast Hwy** ↻



Laguna Beach, CA 92651 - Laguna Niguel/Laguna Beach



### TRAFFIC COUNTS

S Coast Hwy/Blue Bird Canyon Dr	<b>37.1K</b>
1/Calliope St	<b>37.8K</b>
S Coast Hwy/Oak St	<b>35.8K</b>
Pacific Coast Highway/Cleo St	<b>10K</b>

### LOCATION

Location Score:	<b>Below National Avg (48)</b>
Walk Score®:	<b>Very Walkable (73)</b>
Transit Score®:	<b>Some Transit (38)</b>

### PROPERTY

Type:	<b>Storefront Retail/Residential</b>	Tenancy:	<b>5 Tenants</b>
Center:	-	Construction:	-
GLA:	<b>8,562 SF</b>	Land SF:	<b>14,810 SF</b>
Year Built/Renov	<b>1964</b>	Building FAR:	<b>0.58</b>
Floors:	<b>2</b>	Total Expenses:	-
Loading Docks:	<b>None</b>		
Parking	<b>30 Surface Spaces are available; Ratio of 3.50/1000 SF</b>		
Features:	<b>24 Hour Access, Balcony, Bus Line, Courtyard, Freeway Visibility, Monument Signage, Restaurant, Signage</b>		
Frontage:	<b>84' on S Coast Hwy (with 1 curb cut)</b>		

### VACANCY

Current:	<b>0%</b>
Last Quarter:	<b>0%</b>
Year Ago:	<b>0%</b>
Peers:	<b>11.0%</b>
Submarket:	<b>4.8%</b>

### NNN ASKING RENTS PER SF

Current:	<b>\$3.99-4.88 (Est)</b>
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	<b>\$4.91</b>
Submarket (Market Rent):	<b>\$3.96</b>

### 12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	<b>6,738</b>
Peers Count:	<b>17</b>
Peers Avg:	<b>396</b>
Submarket:	<b>153,069</b>

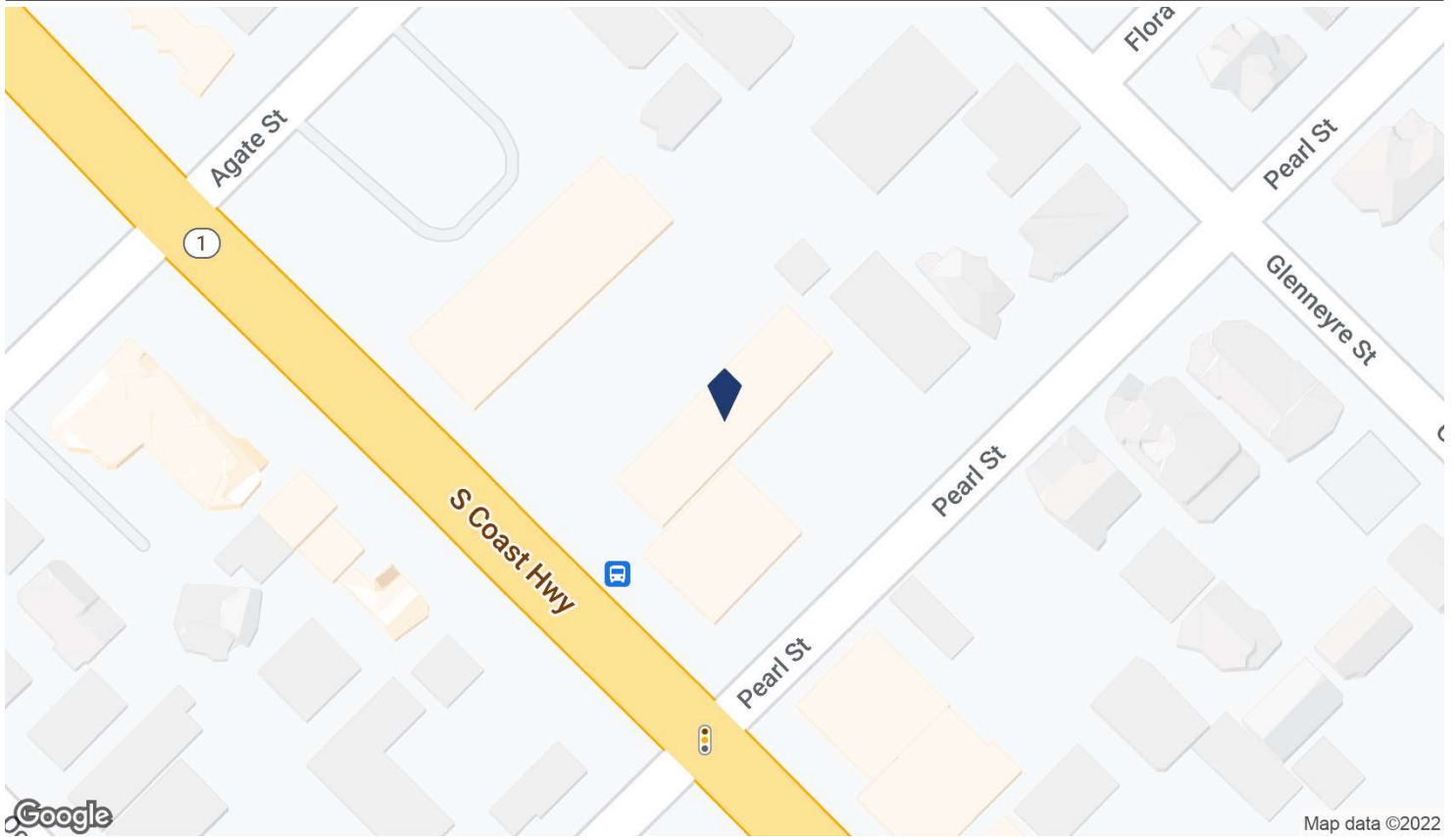
### AVAILABLE SPACES

**Currently No Available Spaces**

# Subject Property

1750 S Coast Hwy

## SITE PLAN



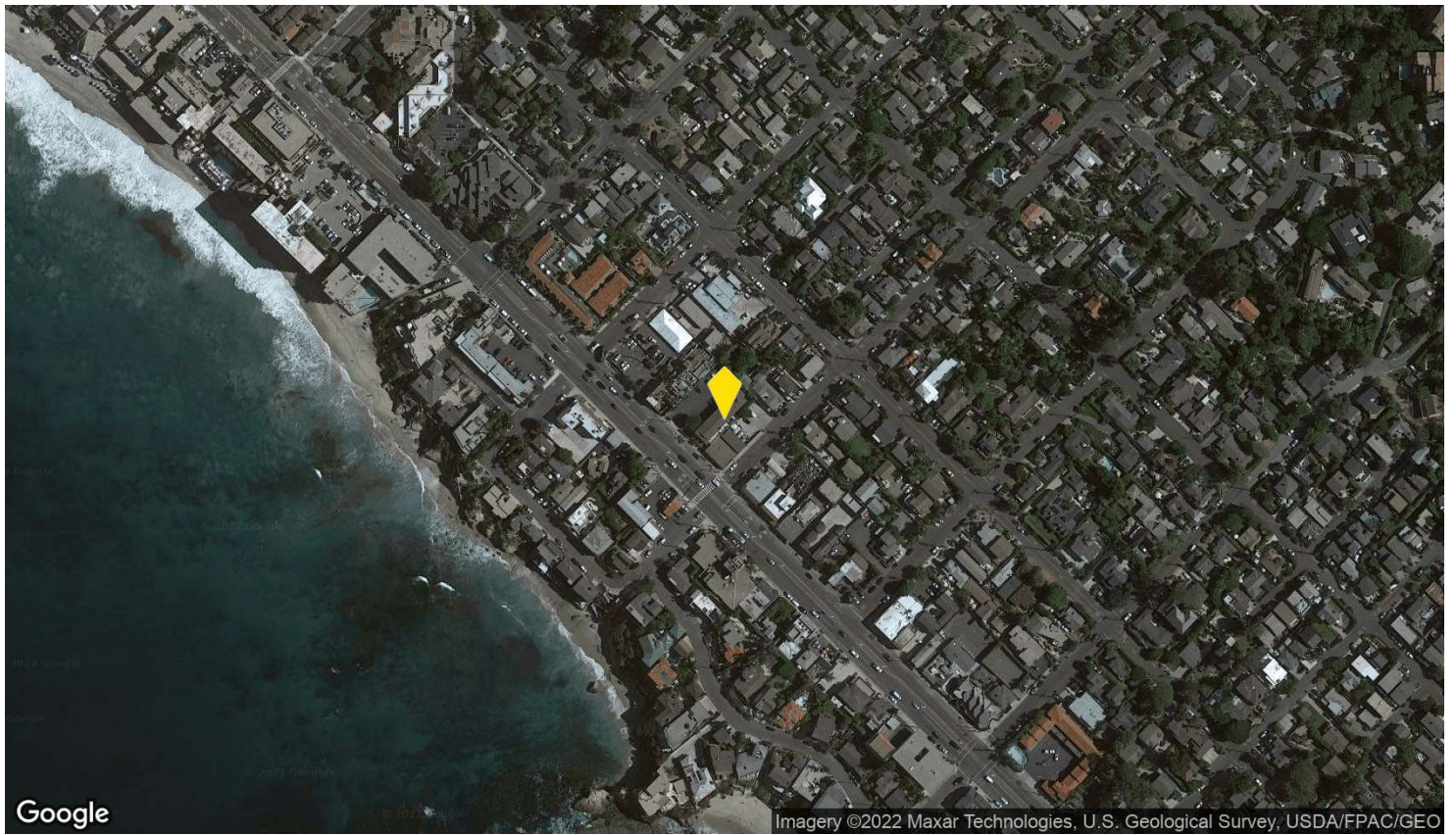
## TENANTS

Tenant		Store Type	SF Occupied	Chain	Move Date	Exp Date
<a href="#">Royal Thai Cuisine</a>	<a href="#">🔗</a>	Restaurant	9,730	No	Sep 2011	-
<a href="#">Flippin Burgers</a>	<a href="#">🔗</a>	-	5,342	No	May 2019	-
<a href="#">Ken Architect</a>	<a href="#">🔗</a>	-	1,600	No	Jan 2019	-
<a href="#">Tantra Bodywork Inc</a>	<a href="#">🔗</a>	Massage	500	No	Oct 2021	-
<a href="#">Elliott</a>	<a href="#">🔗</a>	-	400	No	Jan 2019	-

# Subject Property

1750 S Coast Hwy

AERIAL VIEW



## DEMOGRAPHICS

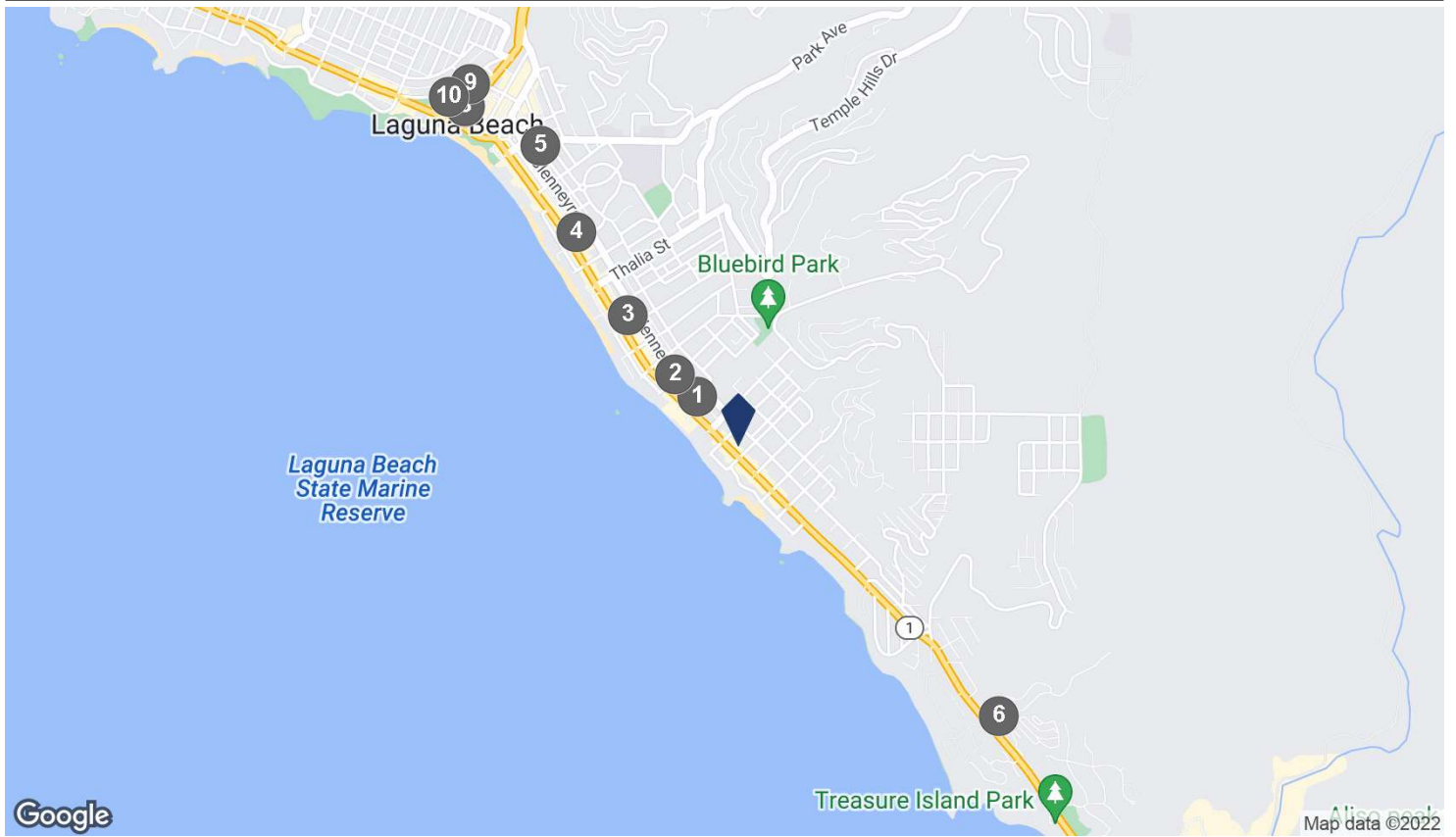


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	9,142	28,982	124,530	571,018	21,294
5 Yr Growth	-1.2%	-0.7%	-0.7%	0%	-0.2%
Median Age	53	52	45	44	51
5 Yr Forecast	53	52	45	44	52
White / Black / Hispanic	90% / 1% / 7%	85% / 1% / 8%	78% / 2% / 13%	76% / 2% / 16%	85% / 1% / 7%
5 Yr Forecast	89% / 1% / 7%	83% / 1% / 8%	77% / 2% / 13%	75% / 2% / 16%	84% / 1% / 7%
Employment	5,766	18,115	55,073	335,439	10,711
Buying Power	\$636M	\$1.9B	\$6.3B	\$25.7B	\$1.5B
5 Yr Growth	1.0%	1.4%	1.7%	1.7%	3.6%
College Graduates	60.9%	61.6%	54.0%	52.7%	67.3%
<b>Household</b>					
Households	4,292	13,234	50,409	217,066	9,827
5 Yr Growth	-1.1%	-0.8%	-0.7%	-0.2%	-0.4%
Median Household Income	\$148,191	\$140,637	\$125,382	\$118,212	\$149,105
5 Yr Forecast	\$151,395	\$143,809	\$128,383	\$120,447	\$155,053
Average Household Income	\$173,853	\$170,906	\$155,003	\$147,234	\$177,184
5 Yr Forecast	\$175,716	\$173,112	\$157,088	\$149,358	\$180,668
% High Income (>\$75K)	74%	73%	72%	68%	76%
<b>Housing</b>					
Median Home Value	\$1,096,117	\$1,050,658	\$888,392	\$824,340	\$1,078,164
Median Year Built	1961	1967	1987	1983	1963
Owner / Renter Occupied	65% / 35%	64% / 36%	64% / 36%	65% / 35%	61% / 39%

# Subject Property

1750 S Coast Hwy

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Coast Hwy	Blue Bird Canyon Dr - SE	37,140	2022	0.15 mi
2 1	Calliope St - SE	37,759	2022	0.24 mi
3 S Coast Hwy	Oak St - NW	35,820	2022	0.45 mi
4 Pacific Coast Highway	Cleo St - NW	9,963	2022	0.73 mi
5 Glenneyre St	Legion St - SE	10,134	2022	0.99 mi
6 Pacific Coast Highway	Pacific Coast Hwy - NW	35,866	2022	1.13 mi
7 S Coast Hwy	Ocean Ave - SE	39,151	2022	1.21 mi
8 1	Ocean Ave - SE	40,000	2018	1.21 mi
9 Broadway St	Beach St - NE	21,468	2022	1.26 mi
10 Pacific Coast Highway	Broadway PI - NW	39,752	2020	1.26 mi





## Market Summary

# 1750 S Coast Hwy

8,562 SF Retail Storefront Retail/Residential

Laguna Beach, California - Laguna Niguel/Laguna Beach Sub...

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Malls, restaurants and shopping centers are teeming with consumers again. Yet those consumers and retailers are also dealing with heightened inflation which is trending at its highest level in 40 years in Orange County. Retailers are also having trouble finding enough workers to fill open positions, and local businesses are offering referral fees, bonuses, and higher pay to entice recruitment.

The occupancy losses that spread across the county in 2020 following the onset of the pandemic have largely subsided, and net absorption has been positive during four of the past five quarters, the exception being 22Q1. Net absorption has tallied 470,000 SF over the past 12 months. Leasing activity has improved, although tenants have shown more restraint in their commitments given that the average lease size has fallen by about 15% compared with 2016-2019. Even so, vacancy, at 4.1%, is largely in line with what it was pre-pandemic.

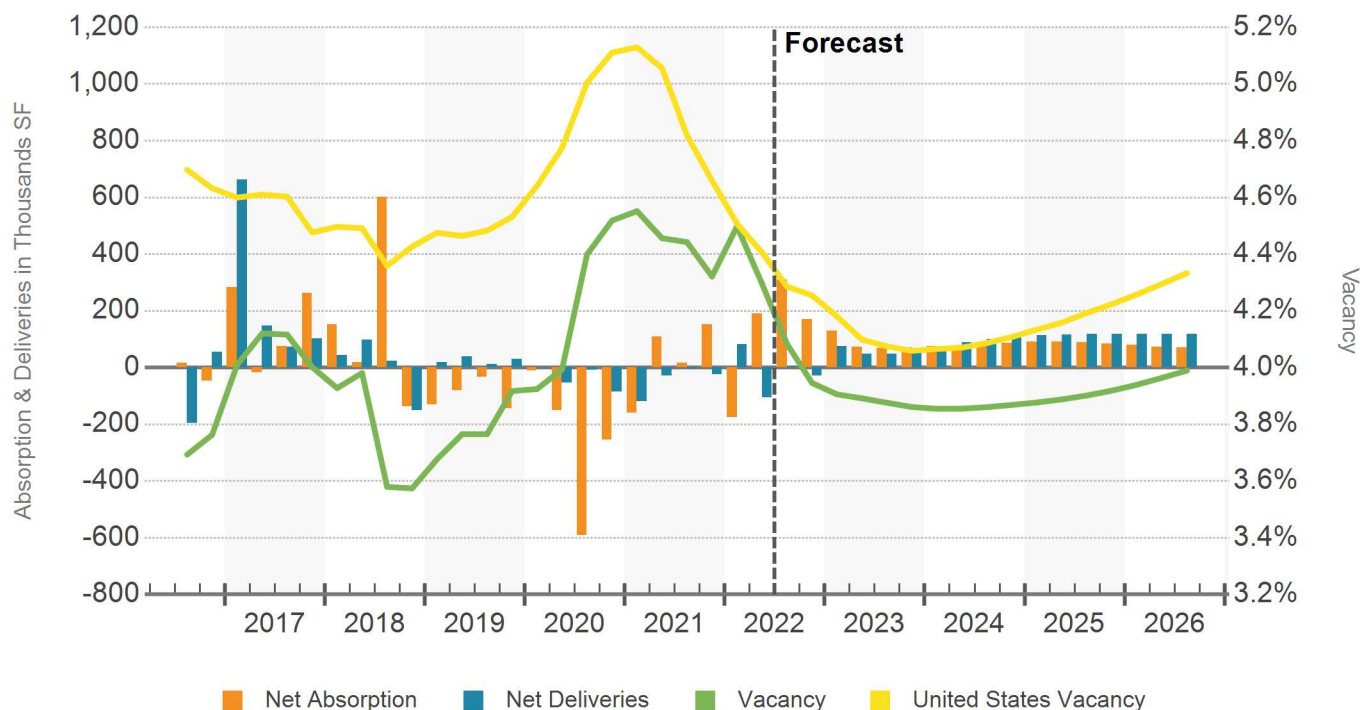
Grocers have been at the forefront of leasing activity in

2022, a largely internet-proof sector that has shown resilience over the past few years. Amazon Fresh, H Mart and 99 Ranch have signed leases from Westminster to South County totaling more than 200,000 SF this year. Bass Pro Shops also leased one of the larger vacancies in the metro when the retailer committed to a former 140,000-SF Walmart at the Alton Marketplace in Irvine in 22Q2.

Given improved market conditions, rent growth has accelerated to 4.8% on an annualized basis, which is trending at its highest level in 10 years. Supply will also likely not apply downward pressure on rents or upward pressure to vacancy due to the limited pipeline.

Retail investors are active here, often targeting grocery-anchored centers. Yields in the Orange County retail market are among the lowest in the United States due to strong demand drivers like a tourism-based economy and high incomes.

## NET ABSORPTION, NET DELIVERIES & VACANCY



According to the latest jobs report released by California's Economic Development Department, Orange County added 4,900 jobs in June, and its unemployment rate rose from a 20-year low of 2.4% to 2.9%. That's a sharply lower unemployment rate than California's 4%.

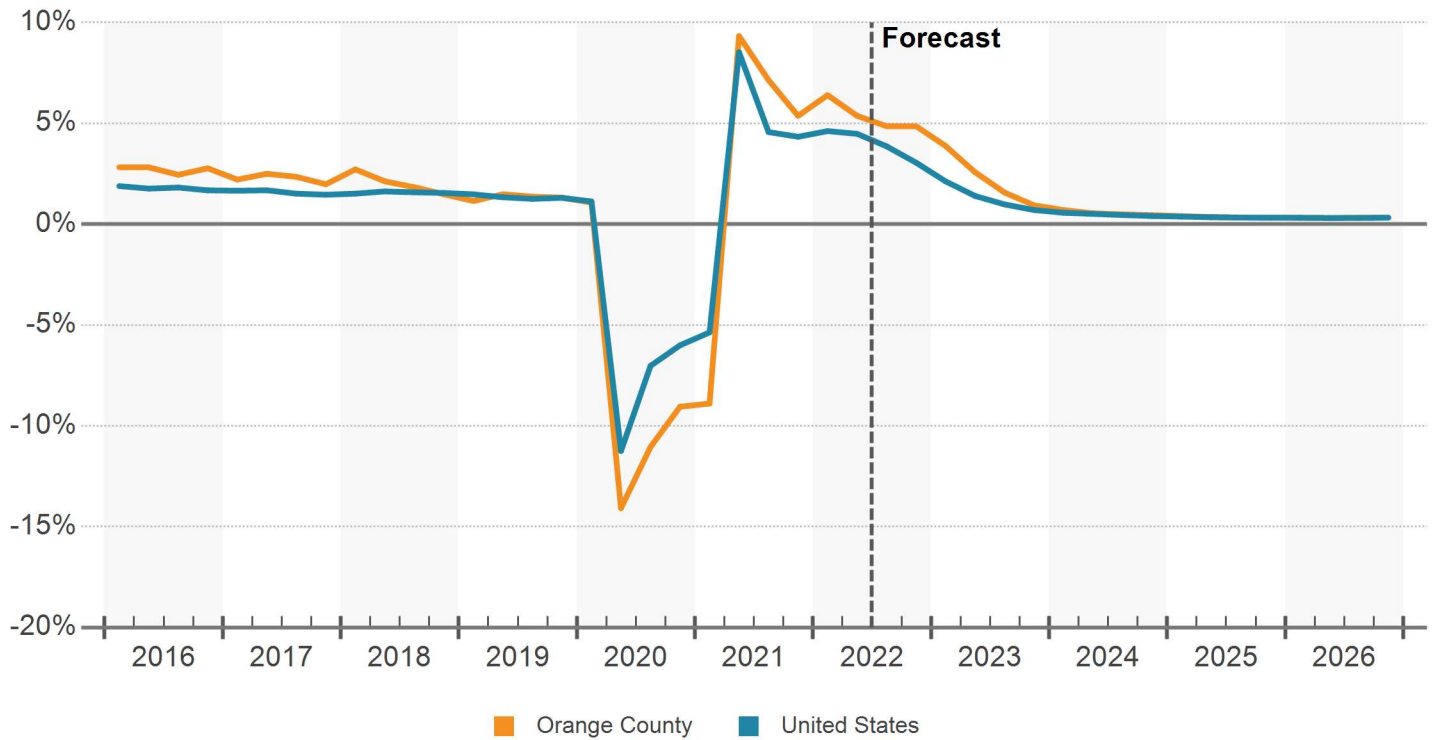
When comparing employment levels to February 2020, the month prior to the pandemic shutting down Southern California, Orange County is still digging itself out of the hole. Education and health services was the only sector where employment levels in June 2022 outstripped February 2020. The county was still short 25,800 jobs compared to the pre-pandemic levels, although professional and business services is likely to exceed its pre-pandemic level by the end of the summer, coming up 200 jobs short of that level according to the latest report.

Recovering those final jobs will likely take some time given that the civilian labor force is still roughly 30,000 people less than it was in February 2020 in Orange County. It might be fair to say that all those actively seeking employment are largely able to secure a job given that there were over 70,000 job ads in Orange County in June according to the Economic Development Department with Amazon's 1,855 the top employer. The plurality, roughly 29,000, were for businesses located in Irvine.

The Orange County economy is diverse, with jobs in a wide range of sectors. High-paying jobs are concentrated in the professional and business services and financial activities sectors. The two combined account for over a quarter of total nonfarm jobs in the county, and they are mostly concentrated near Irvine.

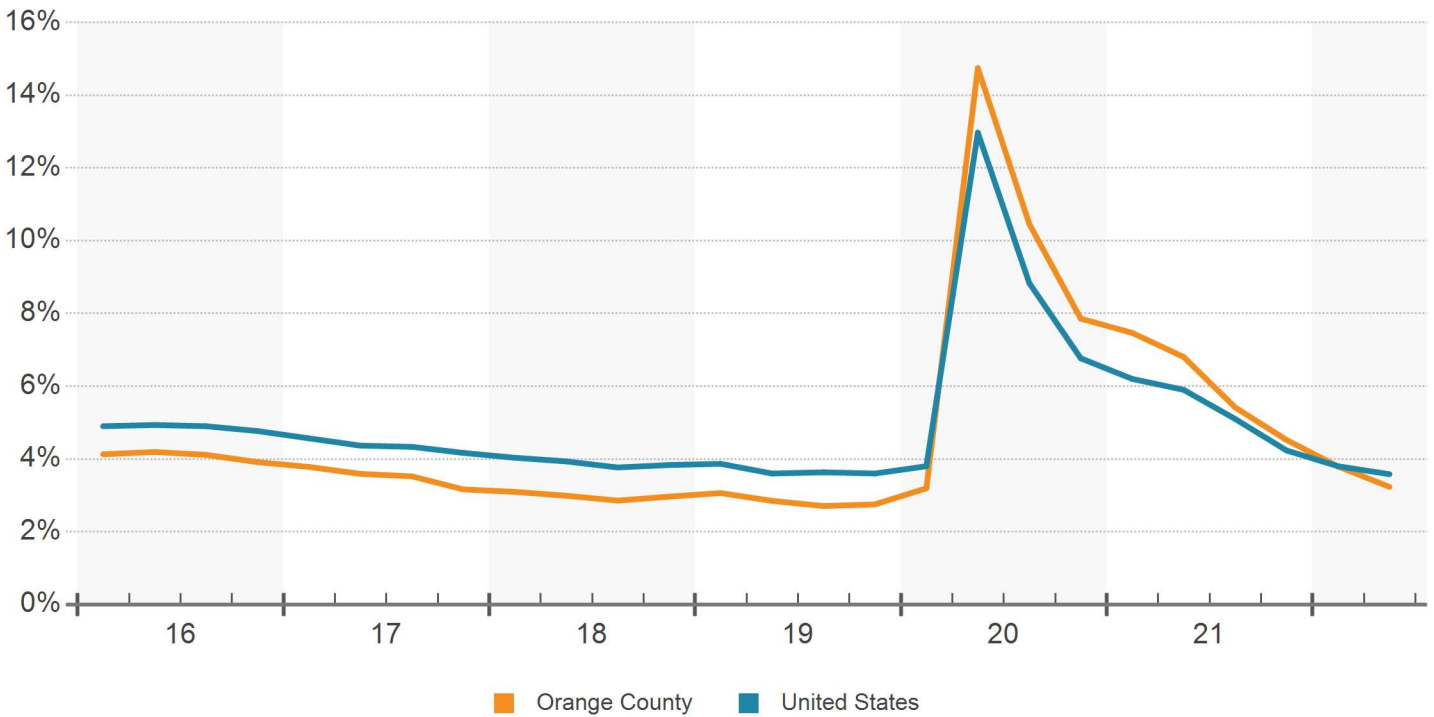
The largest employer in Orange County has long been the Walt Disney Company, which employed roughly 30,000 workers before the pandemic. However, Disneyland laid off around 22,000 employees in 2020, which contributed to the wave of job losses in the leisure and hospitality sector, and the company has not returned all of its workers even though the park is fully opened. Additionally, it announced it will relocate 2,000 employees to the Orlando area through the first half of 2023. The University of California, Irvine (UCI) is the second-largest employer in the metro, with roughly 24,000 employees ranging from administrative staff to university faculty and researchers. This research forms strong partnerships in the private sector, with several large biotech and medical device companies calling the area home. Edwards Lifesciences, a leader in medical innovations for structural heart disease, is headquartered in Irvine and employs nearly 5,000 people in the county. Other major employers in the life science space include Allergan, Medtronic, and Abbott Laboratories, which all have a significant presence in and around Irvine.

## JOB GROWTH (YOY)

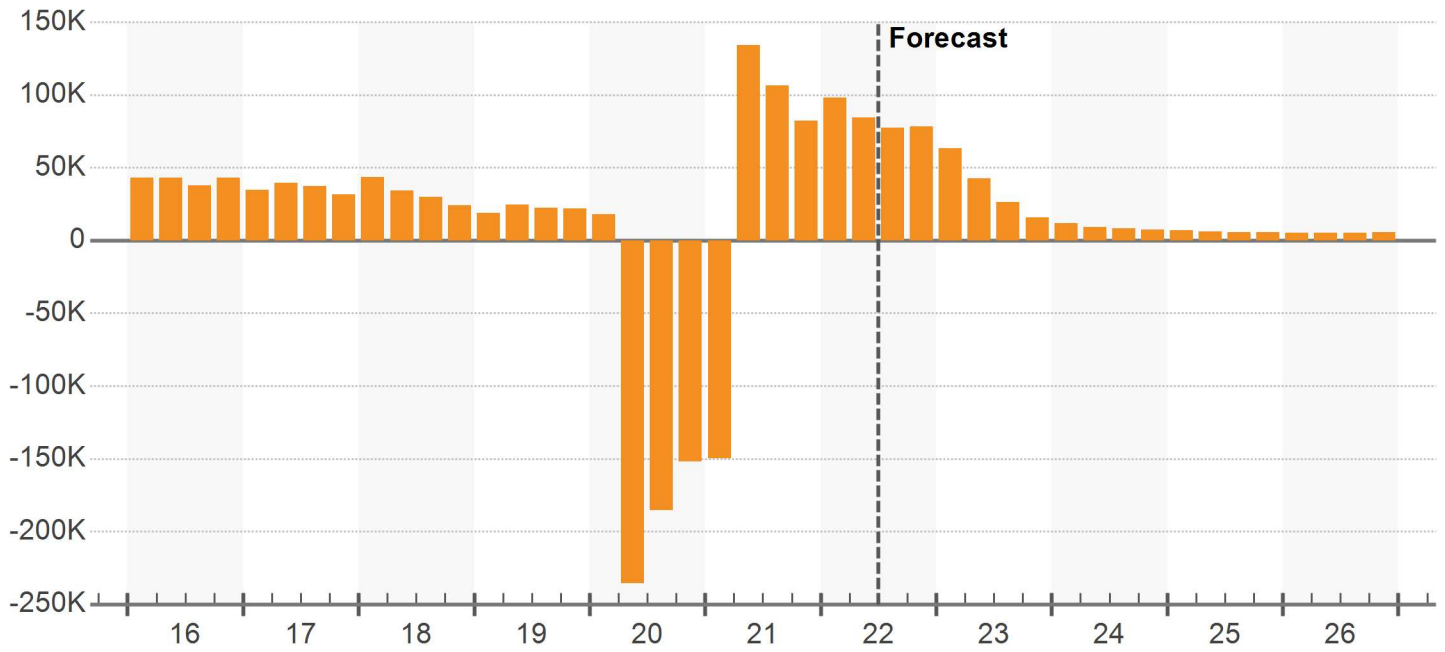


Source: Oxford Economics

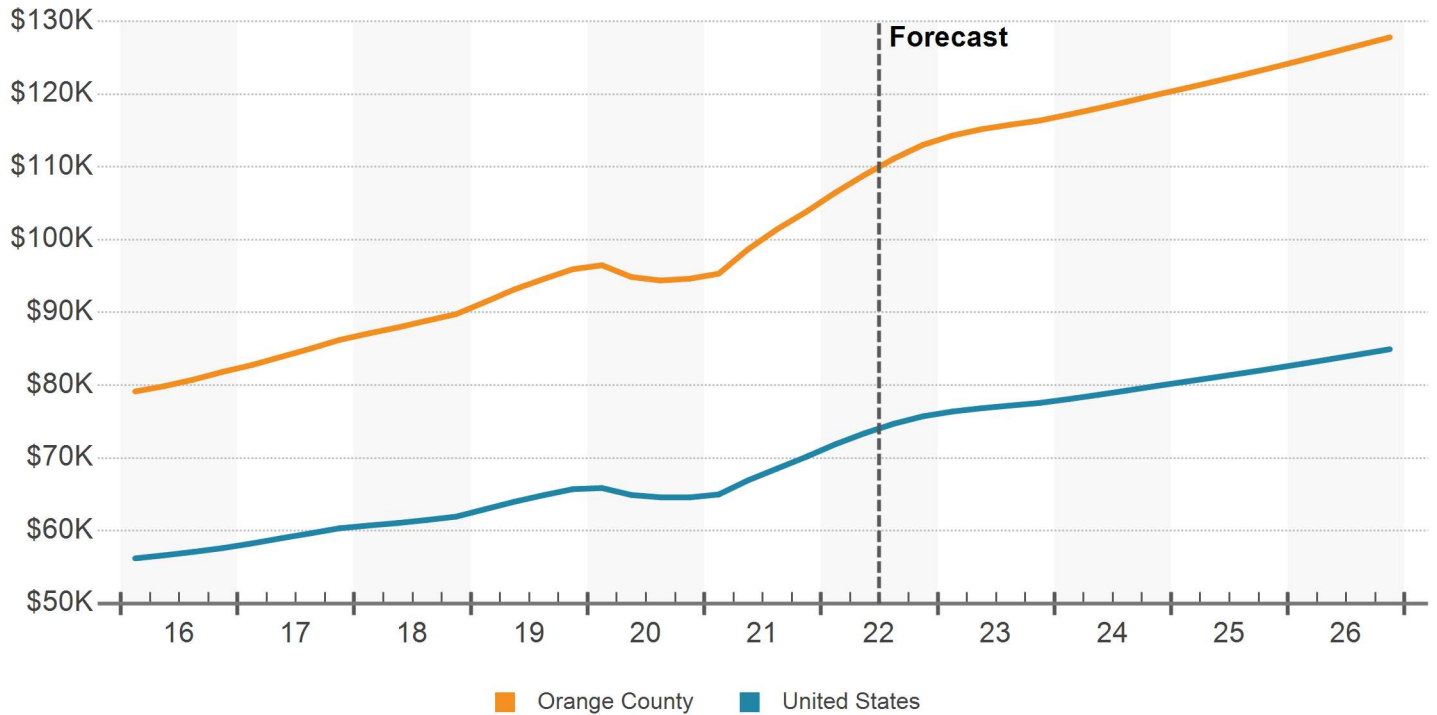
## UNEMPLOYMENT RATE (%)



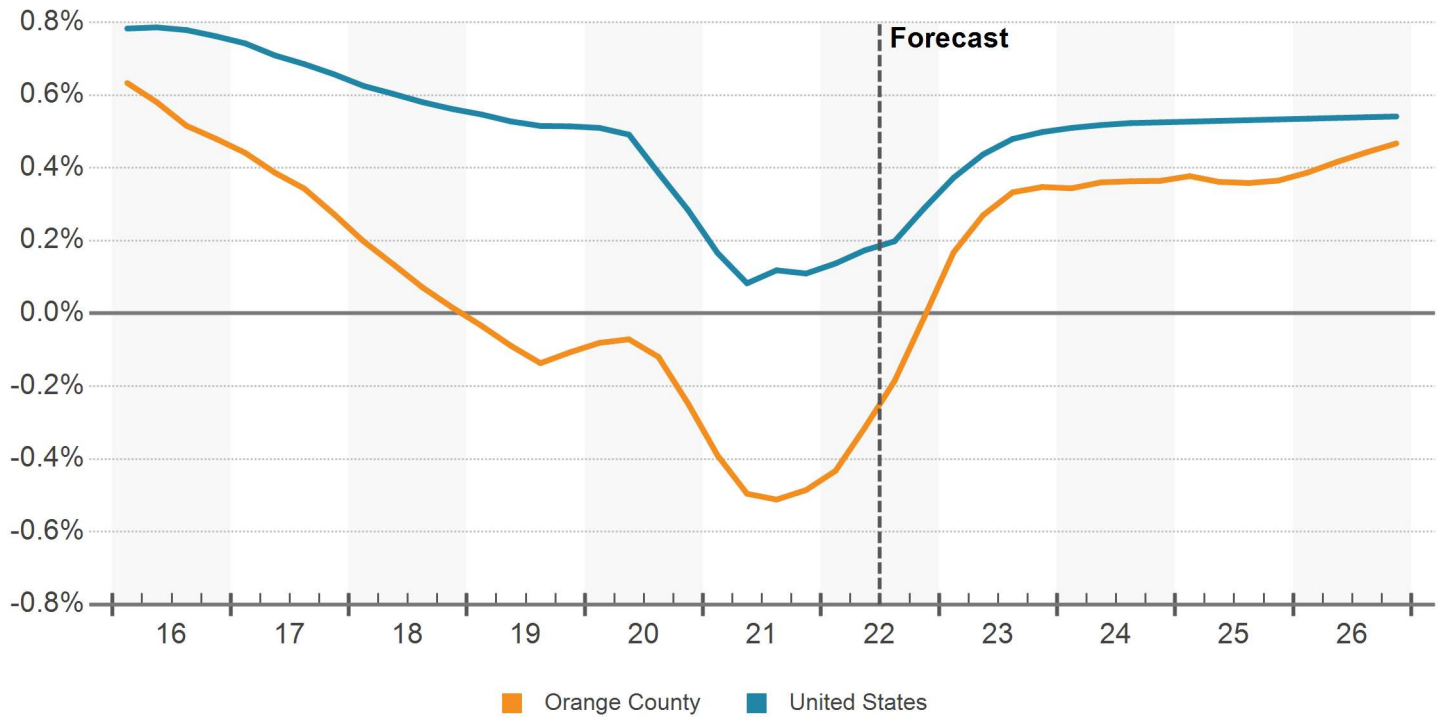
## NET EMPLOYMENT CHANGE (YOY)



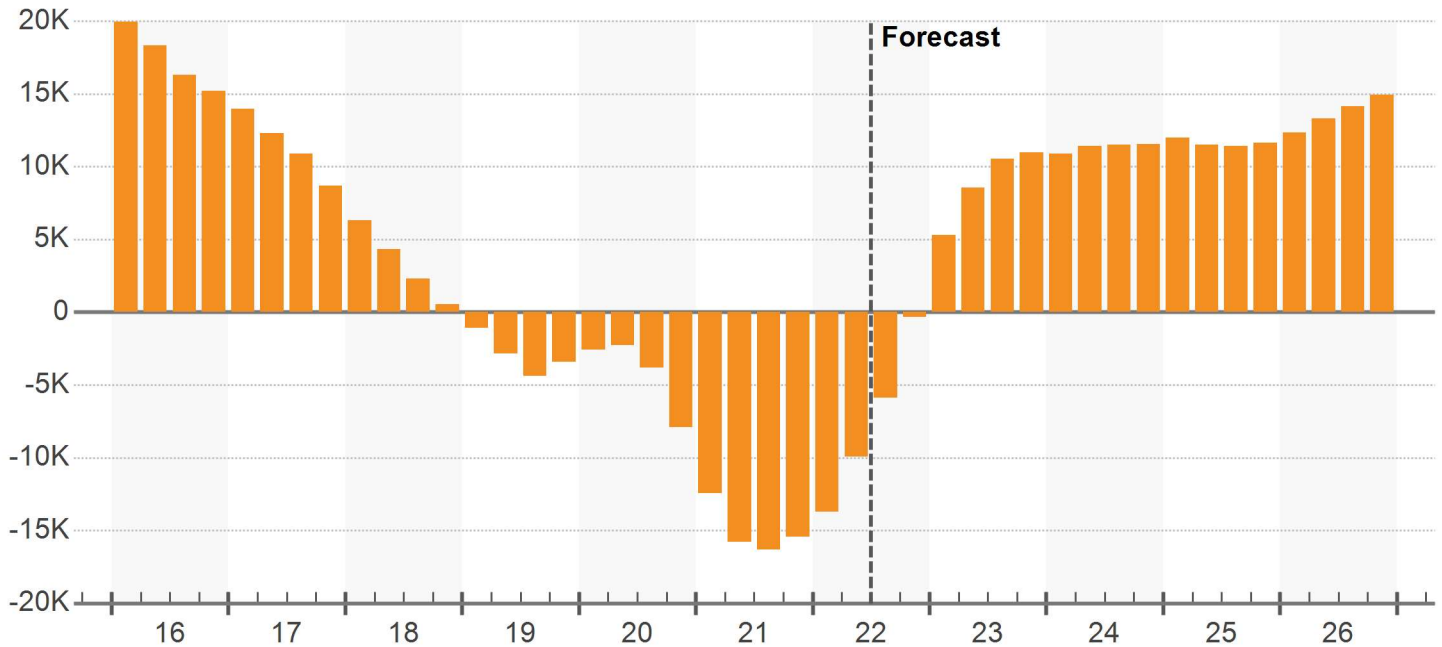
## MEDIAN HOUSEHOLD INCOME



## POPULATION GROWTH (YOY %)



## NET POPULATION CHANGE (YOY)

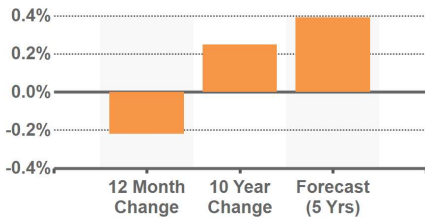


## DEMOGRAPHIC TRENDS

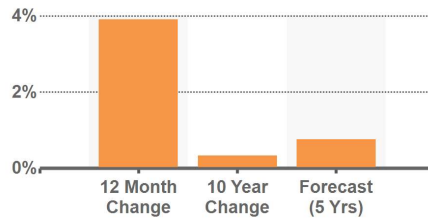
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	3,161,925	332,500,375	-0.2%	0.2%	0.2%	0.6%	0.4%	0.5%
Households	1,039,568	124,123,594	-0.3%	0.1%	0.4%	0.7%	0.4%	0.5%
Median Household Income	\$110,501	\$74,341	9.8%	9.2%	4.5%	3.9%	3.4%	3.1%
Labor Force	1,608,528	164,879,359	3.9%	2.2%	0.3%	0.6%	0.8%	0.4%
Unemployment	3.2%	3.6%	-2.6%	-1.7%	-0.5%	-0.5%	-	-

Source: Oxford Economics

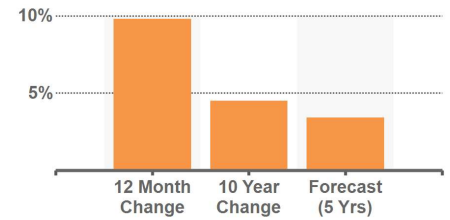
### POPULATION GROWTH



### LABOR FORCE GROWTH



### INCOME GROWTH



Source: Oxford Economics



## Peer Properties

# 1750 S Coast Hwy

8,562 SF Retail Storefront Retail/Residential

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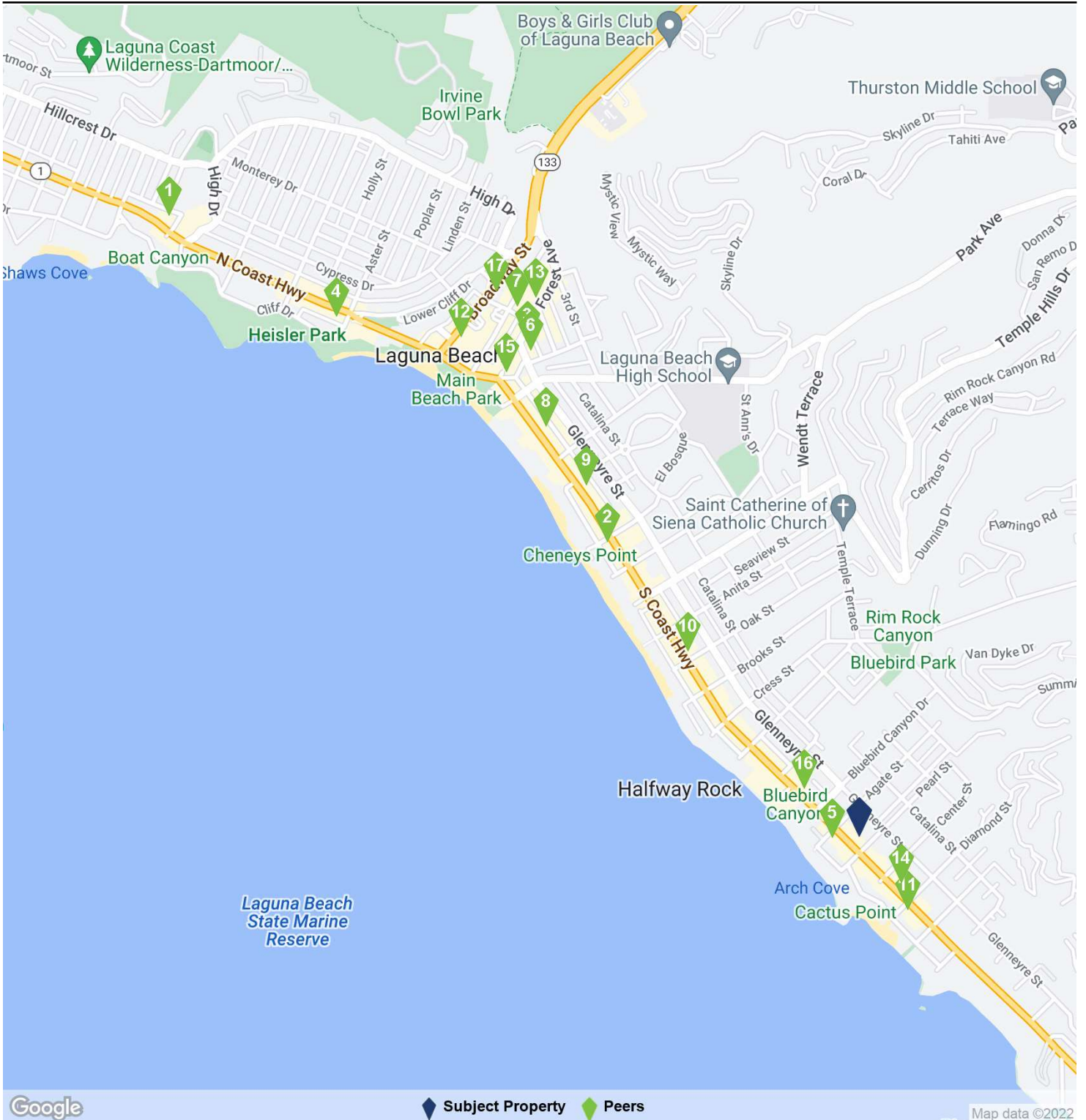


# Peer Properties Summary

1750 S Coast Hwy

No. Peers	NNN Market Rent/SF	Availability Rate	Vacancy Rate
<b>17</b>	<b>\$4.91</b>	<b>10.2%</b>	<b>11.0%</b>

## PEER LOCATIONS



# Peer Properties Summary

1750 S Coast Hwy

Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
1 <b>654-682 N Coast Hwy</b> ★★★★★	1947/-	1.8 mi	62	11,198	-	0	0%	0%	\$6.70 - 8.20 (Est.)
2 <b>735 S Coast Hwy</b> ★★★★★	1924/-	0.75 mi	57	6,000	-	0	0%	0%	\$6.65
3 <b>302-310 Glenneyre St</b> ★★★★★	1937/-	1.2 mi	80	11,180	-	0	0%	0%	\$5.20 - 6.30 (Est.)
4 <b>Heisler Laguna</b> 305 N Coast Hwy ★★★★★	1960/-	1.4 mi	47	9,889	-	2	11.7%	11.7%	\$5.00 - 6.10 (Est.)
5 <b>1705 S Coast Hwy</b> ★★★★★	1998/-	0.05 mi	48	4,498	-	0	0%	0%	\$4.40 - 5.30 (Est.)
6 <b>326-328 Glenneyre St</b> ★★★★★	1937/-	1.1 mi	57	5,473	-	0	0%	0%	\$4.10 - 5.00 (Est.)
7 <b>311 Ocean Ave</b> ★★★★★	1949/-	1.2 mi	57	6,385	-	0	0%	0%	\$4.00 - 4.90 (Est.)
8 <b>The Collection at Lag...</b> 540 S Coast Hwy ★★★★★	1987/-	1.00 mi	82	12,766	-	0	0%	8.5%	\$4.00 - 4.90 (Est.)
9 <b>640 S Coast Hwy</b> ★★★★★	1986/-	0.86 mi	57	4,612	-	0	0%	0%	\$4.00 - 4.90 (Est.)
<b>1750 S Coast Hwy</b> ★★★★★	1964/-	0.00 mi	48	8,562	-	0	0%	0%	\$4.00 - 4.90 (Est.)
10 <b>1088-1096 S Coast Hwy</b> ★★★★★	1930/-	0.49 mi	49	7,984	-	0	0%	0%	\$3.90 - 4.80 (Est.)
11 <b>2007 S Coast Hwy</b> ★★★★★	1922/2008	0.17 mi	48	5,292	-	0	0%	0%	\$3.90 - 4.70 (Est.)
12 <b>239 Broadway St</b> ★★★★★	1941/-	1.2 mi	78	14,400	-	1	73.9%	73.9%	\$3.90 - 4.70 (Est.)
13 <b>Forest Avenue Mall</b> 332 Forest Ave ★★★★★	1973/-	1.2 mi	79	11,121	-	0	0%	0%	\$3.80 - 4.60 (Est.)
14 <b>Laguna Beach Shoppi...</b> 1966-1970 S Coast Hwy ★★★★★	1930/-	0.12 mi	48	6,899	-	4	49.2%	49.2%	\$4.37

# Peer Properties Summary

1750 S Coast Hwy

Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
<b>15</b> <b>The Chantilly Bldg</b> 202 Park Ave ★★★★★	1950/-	1.1 mi	79	5,078	-	0	0%	0%	\$3.20 - 4.00 (Est.)
<b>16</b> <b>1550 S Coast Hwy</b> ★★★★★	1980/-	0.14 mi	48	8,811	-	0	0%	0%	\$2.70 - 3.40 (Est.)
<b>17</b> <b>The Plaza</b> 303 Broadway Ave ★★★★★	1986/-	1.3 mi	79	16,747	-	0	0%	0%	\$3.15

# Peer Property Photos

1750 S Coast Hwy



**1 654-682 N Coast Hwy**



11,198 SF / Vacancy Rate 0%  
**Rent/SF - \$6.70 - 8.20 (Est.)**  
 Owner: John F Gilbert



**2 735 S Coast Hwy**



6,000 SF / Vacancy Rate 0%  
**NNN Rent/SF - \$6.65**  
 Owner: Gary Sauter



**3 302-310 Glenneyre St**



11,180 SF / Vacancy Rate 0%  
**Rent/SF - \$5.20 - 6.30 (Est.)**  
 Owner: Donald B. Black, Inc.



**4 Heisler Laguna**



305 N Coast Hwy  
 9,889 SF / Vacancy Rate 11.7%  
**Rent/SF - \$5.00 - 6.10 (Est.)**  
 Owner: 4G Ventures, Inc.; Esan Moz...



**5 1705 S Coast Hwy**



4,498 SF / Vacancy Rate 0%  
**Rent/SF - \$4.40 - 5.30 (Est.)**  
 Owner: DASKALAKIS E LIVING TRU...



**6 326-328 Glenneyre St**



5,473 SF / Vacancy Rate 0%  
**Rent/SF - \$4.10 - 5.00 (Est.)**  
 Owner: MILLER DONALD E & JOAN...



**7 311 Ocean Ave**



6,385 SF / Vacancy Rate 0%  
**Rent/SF - \$4.00 - 4.90 (Est.)**  
 Owner: Realonomics Corp.



**8 The Collection at Laguna**



540 S Coast Hwy  
 12,766 SF / Vacancy Rate 8.5%  
**Rent/SF - \$4.00 - 4.90 (Est.)**  
 Owner: Robert P Hrtica



**9 640 S Coast Hwy**



4,612 SF / Vacancy Rate 0%  
**Rent/SF - \$4.00 - 4.90 (Est.)**  
 Owner: Zamborelli Donald



# Peer Property Photos

1750 S Coast Hwy



Subject Property

**1750 S Coast Hwy**



8,562 SF / Vacancy Rate 0%  
**Rent/SF - \$4.00 - 4.90 (Est.)**  
 Owner: Derby William Vaughn; Rebe...  
 ★★★★★



**1088-1096 S Coast Hwy**



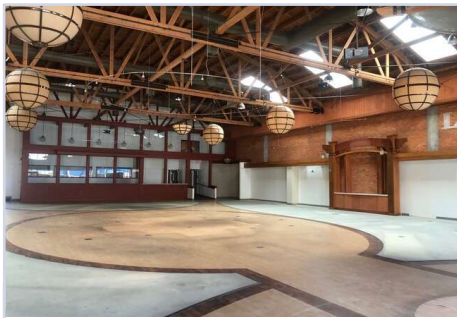
7,984 SF / Vacancy Rate 0%  
**Rent/SF - \$3.90 - 4.80 (Est.)**  
 Owner: Imanoel Kohannim & Manijeh...  
 ★★★★★



**2007 S Coast Hwy**



5,292 SF / Vacancy Rate 0%  
**Rent/SF - \$3.90 - 4.70 (Est.)**  
 Owner: Du and Li Family Trust dtd M...  
 ★★★★★



**239 Broadway St**



14,400 SF / Vacancy Rate 73.9%  
**Rent/SF - \$3.90 - 4.70 (Est.)**  
 Owner: Fritz Duda Company  
 ★★★★★



**Forest Avenue Mall**



332 Forest Ave  
 11,121 SF / Vacancy Rate 0%  
**Rent/SF - \$3.80 - 4.60 (Est.)**  
 Owner: Hugh Blue  
 ★★★★★



**Laguna Beach Shopping Strip**



1966-1970 S Coast Hwy  
 6,899 SF / Vacancy Rate 49.2%  
**NNN Rent/SF - \$4.37**  
 Owner: Sadiq Tawfiq Saferzadeh  
 ★★★★★



**The Chantilly Bldg**



202 Park Ave  
 5,078 SF / Vacancy Rate 0%  
**Rent/SF - \$3.20 - 4.00 (Est.)**  
 Owner: Ghozland Enterprises, LP  
 ★★★★★



**1550 S Coast Hwy**



8,811 SF / Vacancy Rate 0%  
**Rent/SF - \$2.70 - 3.40 (Est.)**  
 Owner: S & J Co Llc  
 ★★★★★



**The Plaza**



303 Broadway Ave  
 16,747 SF / Vacancy Rate 0%  
**NNN Rent/SF - \$3.15**  
 Owner: Hodgen Law PC  
 ★★★★★

# Peer Property Details

1750 S Coast Hwy

**1** **654-682 N Coast Hwy** ↻  
Distance to Subject Property: 1.8 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	<b>0%</b>	<b>0%</b>
NNN Asking Rent:	<b>\$6.70-8.19 (Est.)</b>	<b>\$3.99-4.88 (Est.)</b>
Months To Lease:	-	-
Time On Market:	-	-
Location Score:	<b>Good Location (62)</b>	<b>Below National Avg (48)</b>
Walk Score®:	<b>Very Walkable (81)</b>	<b>Very Walkable (73)</b>
Transit Score®:	<b>Some Transit (42)</b>	<b>Some Transit (38)</b>

## PROPERTY

Type:	<b>Strip Center</b>	Tenancy:	<b>15 Tenants</b>
Center:	-	Construction:	<b>Wood Frame</b>
GLA:	<b>11,198 SF</b>	Land SF:	<b>21,349 SF</b>
Year Built/Renov	<b>1947</b>	Building FAR:	<b>0.52</b>
Floors:	<b>1</b>	Total Expenses:	-
Loading Docks:	<b>None</b>		
Parking	<b>20 free Surface Spaces are available; Ratio of 1.79/1000 SF</b>		
Features:	<b>Signalized Intersection</b>		
Frontage:	<b>106' on Coast, 103' on Boat Cyn, 136' on Coast Hwy</b>		

## AVAILABILITY

Spaces:	<b>0</b>
Square Feet	<b>0</b>
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	<b>\$6.70-8.19</b>

**2** **735 S Coast Hwy** ↻  
Distance to Subject Property: 0.8 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	<b>0%</b>	<b>0%</b>
NNN Asking Rent:	<b>\$6.65/SF/Mo</b>	<b>\$3.99-4.88 (Est.)</b>
Months To Lease:	-	-
Time On Market:	-	-
Location Score:	<b>Good Location (57)</b>	<b>Below National Avg (48)</b>
Walk Score®:	<b>Walker's Paradise (93)</b>	<b>Very Walkable (73)</b>
Transit Score®:	<b>Some Transit (44)</b>	<b>Some Transit (38)</b>

## PROPERTY

Type:	<b>Storefront</b>	Tenancy:	<b>4 Tenants</b>
Center:	-	Construction:	<b>Wood Frame</b>
GLA:	<b>6,000 SF</b>	Land SF:	<b>10,019 SF</b>
Year Built/Renov	<b>1924</b>	Building FAR:	<b>0.60</b>
Floors:	<b>1</b>	Total Expenses:	-
Loading Docks:	<b>None</b>		
Parking	<b>4 Surface Spaces are available; Ratio of 0.81/1000 SF</b>		
Features:	-		
Frontage:	<b>102' on S Coast Hwy, 97' on Cleo St</b>		

## AVAILABILITY

Spaces:	<b>0</b>
Square Feet	<b>0</b>
Range:	-
Max Contig:	-
% Sublet:	-
Asking Rent:	<b>\$6.65 nnn</b>

# Peer Property Details

1750 S Coast Hwy

## 3 302-310 Glenneyre St

★★★★★

Distance to Subject Property: 1.2 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$5.18-6.33 (Est.)	\$3.99-4.88 (Est.)
Months To Lease:	-	-
Time On Market:	-	-
Location Score:	Excellent Location (80)	Below National Avg (48)
Walk Score®:	Walker's Paradise (95)	Very Walkable (73)
Transit Score®:	Some Transit (48)	Some Transit (38)

### PROPERTY

Type:	Storefront Retail/Office	Tenancy:	37 Tenants
Center:	-	Construction:	Wood Frame
GLA:	11,180 SF	Land SF:	11,339 SF
Year Built/Renov	1937	Building FAR:	0.99
Floors:	2	Total Expenses:	-
Loading Docks:	None		
Parking	Surface Spaces @ 0/mo		
Features:	-		
Frontage:	59' on Forest Ave, 69' on Glenneyre St		

### AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$5.18-6.33

## 4 305 N Coast Hwy - Heisler Laguna

★★★★★

Distance to Subject Property: 1.4 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	11.7%	0%
NNN Asking Rent:	\$3.75/SF/Mo	\$3.99-4.88 (Est.)
Months To Lease:	6 mo	-
Time On Market:	21 mo	-
Location Score:	Below National Avg (47)	Below National Avg (48)
Walk Score®:	Very Walkable (88)	Very Walkable (73)
Transit Score®:	Some Transit (47)	Some Transit (38)

### PROPERTY

Type:	Storefront Retail/Office	Tenancy:	15 Tenants
Center:	-	Construction:	Wood Frame
GLA:	9,889 SF	Land SF:	11,761 SF
Year Built/Renov	1960	Building FAR:	0.84
Floors:	2	Total Expenses:	-
Loading Docks:	-		
Parking	11 Surface Spaces are available; Ratio of 1.11/1000 SF		
Features:	-		
Frontage:	150' on N Coast Hwy, 83' on Cliff Dr		

### AVAILABILITY

Spaces:	2
Square Feet	1,157
Range:	565 - 1,157
Max Contig:	1,157
% Sublet:	0%
Asking Rent:	\$3.75 mg

# Peer Property Details

1750 S Coast Hwy

## 5 1705 S Coast Hwy



Distance to Subject Property: 0.1 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$4.36-5.33 (Est.)	\$3.99-4.88 (Est.)
Months To Lease:	-	-
Time On Market:	-	-
Location Score:	Below National Avg (48)	Below National Avg (48)
Walk Score®:	Very Walkable (75)	Very Walkable (73)
Transit Score®:	Some Transit (38)	Some Transit (38)

### PROPERTY

Type:	Storefront Retail/Office	Tenancy:	6 Tenants
Center:	-	Construction:	Masonry
GLA:	4,498 SF	Land SF:	5,663 SF
Year Built/Renov	1998	Building FAR:	0.79
Floors:	2	Total Expenses:	-
Loading Docks:	Yes		
Parking	16 free Surface Spaces are available; Ratio of 3.80/1000 SF		
Features:	Balcony, Waterfront		
Frontage:	200' on Pacific Coast Highway		

### AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$4.36-5.33

## 6 326-328 Glenneyre St



Distance to Subject Property: 1.1 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$4.06-4.96 (Est.)	\$3.99-4.88 (Est.)
Months To Lease:	-	-
Time On Market:	-	-
Location Score:	Good Location (57)	Below National Avg (48)
Walk Score®:	Walker's Paradise (96)	Very Walkable (73)
Transit Score®:	Some Transit (48)	Some Transit (38)

### PROPERTY

Type:	Storefront	Tenancy:	3 Tenants
Center:	-	Construction:	-
GLA:	5,473 SF	Land SF:	5,650 SF
Year Built/Renov	1937	Building FAR:	0.97
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	-		
Features:	-		
Frontage:	50' on Glenneyre		

### AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$4.06-4.96



# Peer Property Details

1750 S Coast Hwy

## 7 311 Ocean Ave

★★★★★

Distance to Subject Property: 1.2 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	<b>0%</b>	<b>0%</b>
NNN Asking Rent:	<b>\$4.05-4.95 (Est.)</b>	<b>\$3.99-4.88 (Est.)</b>
Months To Lease:	-	-
Time On Market:	-	-
Location Score:	<b>Good Location (57)</b>	<b>Below National Avg (48)</b>
Walk Score®:	<b>Walker's Paradise (93)</b>	<b>Very Walkable (73)</b>
Transit Score®:	<b>Some Transit (48)</b>	<b>Some Transit (38)</b>

### PROPERTY

Type:	<b>Storefront</b>	Tenancy:	<b>14 Tenants</b>
Center:	-	Construction:	<b>Masonry</b>
GLA:	<b>6,385 SF</b>	Land SF:	<b>7,501 SF</b>
Year Built/Renov	<b>1949</b>	Building FAR:	<b>0.85</b>
Floors:	<b>1</b>	Total Expenses:	-
Loading Docks:	<b>None</b>		
Parking	<b>10 free Surface Spaces are available; Ratio of 1.57/1000 SF</b>		
Features:	-		
Frontage:	<b>115' on Beach St, 104' on Ocean Ave</b>		

### AVAILABILITY

Spaces:	<b>0</b>
Square Feet	<b>0</b>
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	<b>\$4.05-4.95</b>

## 8 540 S Coast Hwy - The Collection at Laguna

★★★★★

Distance to Subject Property: 1.0 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	<b>8.5%</b>	<b>0%</b>
NNN Asking Rent:	<b>\$4.04-4.94 (Est.)</b>	<b>\$3.99-4.88 (Est.)</b>
Months To Lease:	<b>14 mo</b>	-
Time On Market:	-	-
Location Score:	<b>Excellent Location (82)</b>	<b>Below National Avg (48)</b>
Walk Score®:	<b>Walker's Paradise (96)</b>	<b>Very Walkable (73)</b>
Transit Score®:	<b>Some Transit (47)</b>	<b>Some Transit (38)</b>

### PROPERTY

Type:	<b>Storefront Retail/Office</b>	Tenancy:	<b>20 Tenants</b>
Center:	-	Construction:	<b>Masonry</b>
GLA:	<b>12,766 SF</b>	Land SF:	<b>43,560 SF</b>
Year Built/Renov	<b>1987</b>	Building FAR:	<b>0.29</b>
Floors:	<b>2</b>	Total Expenses:	-
Loading Docks:	<b>None</b>		
Parking	<b>Ratio of 3.00/1000 SF</b>		
Features:	-		
Frontage:	<b>184' on S. Coast Highway</b>		

### AVAILABILITY

Spaces:	<b>0</b>
Square Feet	<b>0</b>
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	<b>\$4.04-4.94</b>

# Peer Property Details

1750 S Coast Hwy

## 9 640 S Coast Hwy [↻](#)

★★★★★

Distance to Subject Property: 0.9 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	<b>0%</b>	<b>0%</b>
NNN Asking Rent:	<b>\$3.99-4.88 (Est.)</b>	<b>\$3.99-4.88 (Est.)</b>
Months To Lease:	-	-
Time On Market:	-	-
Location Score:	<b>Good Location (57)</b>	<b>Below National Avg (48)</b>
Walk Score®:	<b>Walker's Paradise (94)</b>	<b>Very Walkable (73)</b>
Transit Score®:	<b>Some Transit (46)</b>	<b>Some Transit (38)</b>

### PROPERTY

Type:	<b>Freestanding</b>
Center:	-
GLA:	<b>4,612 SF</b>
Year Built/Renov	<b>1986</b>
Floors:	<b>3</b>
Loading Docks:	-
Parking	<b>Ratio of 3.90/1000 SF</b>
Features:	-
Frontage:	-

Tenancy:	<b>4 Tenants</b>
Construction:	<b>Wood Frame</b>
Land SF:	<b>4,500 SF</b>
Building FAR:	<b>1.02</b>
Total Expenses:	-

### AVAILABILITY

Spaces:	<b>0</b>
Square Feet	<b>0</b>
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	<b>\$3.99-4.88</b>

## 10 1088-1096 S Coast Hwy [↻](#)

★★★★★

Distance to Subject Property: 0.5 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	<b>0%</b>	<b>0%</b>
NNN Asking Rent:	<b>\$3.90-4.77 (Est.)</b>	<b>\$3.99-4.88 (Est.)</b>
Months To Lease:	-	-
Time On Market:	-	-
Location Score:	<b>Below National Avg (49)</b>	<b>Below National Avg (48)</b>
Walk Score®:	<b>Very Walkable (89)</b>	<b>Very Walkable (73)</b>
Transit Score®:	<b>Some Transit (38)</b>	<b>Some Transit (38)</b>

### PROPERTY

Type:	<b>Storefront Retail/Resi...</b>
Center:	-
GLA:	<b>7,984 SF</b>
Year Built/Renov	<b>1930</b>
Floors:	<b>2</b>
Loading Docks:	-
Parking	-
Features:	-
Frontage:	<b>50' on S Coast Hwy</b>

Tenancy:	<b>3 Tenants</b>
Construction:	-
Land SF:	<b>5,001 SF</b>
Building FAR:	<b>1.60</b>
Total Expenses:	-

### AVAILABILITY

Spaces:	<b>0</b>
Square Feet	<b>0</b>
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	<b>\$3.90-4.77</b>

# Peer Property Details

1750 S Coast Hwy

## 11 2007 S Coast Hwy [↻](#)



Distance to Subject Property: 0.2 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	<b>0%</b>	<b>0%</b>
NNN Asking Rent:	<b>\$3.88-4.74 (Est.)</b>	<b>\$3.99-4.88 (Est.)</b>
Months To Lease:	-	-
Time On Market:	-	-
Location Score:	<b>Below National Avg (48)</b>	<b>Below National Avg (48)</b>
Walk Score®:	<b>Somewhat Walkable (65)</b>	<b>Very Walkable (73)</b>
Transit Score®:	<b>Some Transit (37)</b>	<b>Some Transit (38)</b>

### PROPERTY

Type:	<b>Storefront Retail/Resi...</b>	Tenancy:	<b>5 Tenants</b>
Center:	-	Construction:	<b>Wood Frame</b>
GLA:	<b>5,292 SF</b>	Land SF:	<b>4,792 SF</b>
Year Built/Renov	<b>1922; Renov 2008</b>	Building FAR:	<b>1.10</b>
Floors:	<b>3</b>	Total Expenses:	-
Loading Docks:	-		
Parking	<b>2 Surface Spaces are available; 3 Covered Spaces are available; Ratio of 0...</b>		
Features:	<b>Air Conditioning, Balcony, Corner Lot, Fireplace, Signalized Intersection</b>		
Frontage:	<b>56' on S Coast Hwy (with 1 curb cut), Diamond St.</b>		

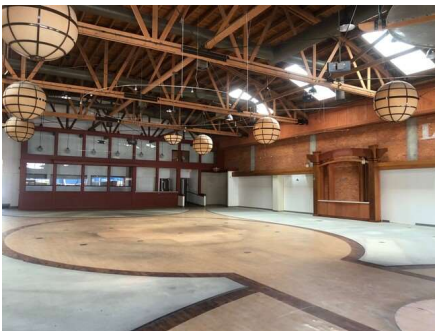
### AVAILABILITY

Spaces:	<b>0</b>
Square Feet	<b>0</b>
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	<b>\$3.88-4.74</b>

## 12 239 Broadway St [↻](#)



Distance to Subject Property: 1.2 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	<b>73.9%</b>	<b>0%</b>
NNN Asking Rent:	<b>\$3.87-4.73 (Est.)</b>	<b>\$3.99-4.88 (Est.)</b>
Months To Lease:	-	-
Time On Market:	<b>39 mo</b>	-
Location Score:	<b>Excellent Location (78)</b>	<b>Below National Avg (48)</b>
Walk Score®:	<b>Walker's Paradise (94)</b>	<b>Very Walkable (73)</b>
Transit Score®:	<b>Some Transit (48)</b>	<b>Some Transit (38)</b>

### PROPERTY

Type:	<b>Restaurant</b>	Tenancy:	<b>5 Tenants</b>
Center:	-	Construction:	<b>Masonry</b>
GLA:	<b>14,400 SF</b>	Land SF:	<b>14,810 SF</b>
Year Built/Renov	<b>1941</b>	Building FAR:	<b>0.97</b>
Floors:	<b>1</b>	Total Expenses:	-
Loading Docks:	-		
Parking	<b>47 Surface Spaces are available; Ratio of 3.26/1000 SF</b>		
Features:	-		
Frontage:	-		

### AVAILABILITY

Spaces:	<b>1</b>
Square Feet	<b>10,639</b>
Range:	<b>10,639</b>
Max Contig:	<b>10,639</b>
% Sublet:	<b>0%</b>
CoStar Est:	<b>\$3.87-4.73</b>

# Peer Property Details

1750 S Coast Hwy

## 13 332 Forest Ave - Forest Avenue Mall [↻](#)

★★★★☆

Distance to Subject Property: 1.2 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$3.80-4.64 (Est.)	\$3.99-4.88 (Est.)
Months To Lease:	-	-
Time On Market:	-	-
Location Score:	Excellent Location (79)	Below National Avg (48)
Walk Score®:	Walker's Paradise (94)	Very Walkable (73)
Transit Score®:	Some Transit (48)	Some Transit (38)

### PROPERTY

Type:	Strip Center	Tenancy:	19 Tenants
Center:	Forest Avenue Mall	Construction:	Wood Frame
GLA:	11,121 SF	Land SF:	1,089,000 SF
Year Built/Renov	1973	Building FAR:	0.01
Floors:	2	Total Expenses:	-
Loading Docks:	None		
Parking	-		
Features:	-		
Frontage:	75' on Forest, 50' on Ocean		

### AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$3.80-4.64

## 14 1966-1970 S Coast Hwy - Laguna Beach Shopping Strip [↻](#)

★★★★☆

Distance to Subject Property: 0.1 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	49.2%	0%
NNN Asking Rent:	\$4.37/SF/Mo	\$3.99-4.88 (Est.)
Months To Lease:	24 mo	-
Time On Market:	34 mo	-
Location Score:	Below National Avg (48)	Below National Avg (48)
Walk Score®:	Somewhat Walkable (68)	Very Walkable (73)
Transit Score®:	Some Transit (37)	Some Transit (38)

### PROPERTY

Type:	Storefront	Tenancy:	27 Tenants
Center:	-	Construction:	Wood Frame
GLA:	6,899 SF	Land SF:	14,810 SF
Year Built/Renov	1930	Building FAR:	0.47
Floors:	2	Total Expenses:	-
Loading Docks:	None		
Parking	24 free Surface Spaces are available; Ratio of 3.48/1000 SF		
Features:	Courtyard		
Frontage:	54' on Coast Hwy (with 1 curb cut)		

### AVAILABILITY

Spaces:	4
Square Feet	3,393
Range:	659 - 1,189
Max Contig:	1,189
% Sublet:	0%
Asking Rent:	\$4.37 nnn

# Peer Property Details

1750 S Coast Hwy

## 15 202 Park Ave - The Chantilly Bldg

★★★★★

Distance to Subject Property: 1.1 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$3.24-3.96 (Est.)	\$3.99-4.88 (Est.)
Months To Lease:	2 mo	-
Time On Market:	-	-
Location Score:	Excellent Location (79)	Below National Avg (48)
Walk Score®:	Walker's Paradise (96)	Very Walkable (73)
Transit Score®:	Some Transit (48)	Some Transit (38)

### PROPERTY

Type:	Strip Center	Tenancy:	5 Tenants
Center:	-	Construction:	Wood Frame
GLA:	5,078 SF	Land SF:	2,614 SF
Year Built/Renov	1950	Building FAR:	1.94
Floors:	2	Total Expenses:	-
Loading Docks:	-		
Parking	-		
Features:	-		
Frontage:	136' on Park Ave		

### AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$3.24-3.96

## 16 1550 S Coast Hwy

★★★★★

Distance to Subject Property: 0.1 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
NNN Asking Rent:	\$2.75-3.36 (Est.)	\$3.99-4.88 (Est.)
Months To Lease:	4 mo	-
Time On Market:	-	-
Location Score:	Below National Avg (48)	Below National Avg (48)
Walk Score®:	Very Walkable (74)	Very Walkable (73)
Transit Score®:	Some Transit (38)	Some Transit (38)

### PROPERTY

Type:	Storefront Retail/Office	Tenancy:	10 Tenants
Center:	-	Construction:	Reinforced Concrete
GLA:	8,811 SF	Land SF:	13,504 SF
Year Built/Renov	1980	Building FAR:	0.65
Floors:	2	Total Expenses:	-
Loading Docks:	-		
Parking	20 Surface Spaces are available; Ratio of 2.27/1000 SF		
Features:	-		
Frontage:	-		

### AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$2.75-3.36

# Peer Property Details

1750 S Coast Hwy

**17** **303 Broadway Ave - The Plaza** 

Distance to Subject Property: 1.3 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	<b>0%</b>	<b>0%</b>
NNN Asking Rent:	<b>\$3.15/SF/Mo</b>	<b>\$3.99-4.88 (Est.)</b>
Months To Lease:	<b>7 mo</b>	-
Time On Market:	-	-
Location Score:	<b>Excellent Location (79)</b>	<b>Below National Avg (48)</b>
Walk Score®:	<b>Walker's Paradise (93)</b>	<b>Very Walkable (73)</b>
Transit Score®:	<b>Some Transit (48)</b>	<b>Some Transit (38)</b>

## PROPERTY

Type:	<b>Storefront Retail/Office</b>	Tenancy:	<b>53 Tenants</b>
Center:	-	Construction:	<b>Reinforced Concrete</b>
GLA:	<b>16,747 SF</b>	Land SF:	<b>27,878 SF</b>
Year Built/Renov	<b>1986</b>	Building FAR:	<b>0.60</b>
Floors:	<b>2</b>	Total Expenses:	-
Loading Docks:	<b>None</b>		
Parking	<b>34 Surface Spaces are available; Ratio of 2.07/1000 SF</b>		
Features:	<b>Air Conditioning, Signage</b>		
Frontage:	<b>99' on Broadway St</b>		

## AVAILABILITY

Spaces:	<b>0</b>
Square Feet	<b>0</b>
Range:	-
Max Contig:	-
% Sublet:	-
Asking Rent:	<b>\$3.15 nnn</b>

# Peer Property Comparison

1750 S Coast Hwy

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Vacancy Rate
1 654-682 N Coast Hwy	★★★★★	\$6.70 - 8.20(Est.)	0%
2 735 S Coast Hwy	★★★★★	\$6.65	0%
3 302-310 Glenneyre St	★★★★★	\$5.20 - 6.30(Est.)	0%
4 Heisler Laguna 305 N Coast Hwy	★★★★★	\$5.00 - 6.10(Est.)	11.7%
5 1705 S Coast Hwy	★★★★★	\$4.40 - 5.30(Est.)	0%
6 326-328 Glenneyre St	★★★★★	\$4.10 - 5.00(Est.)	0%
7 311 Ocean Ave	★★★★★	\$4.00 - 4.90(Est.)	0%
8 The Collection at Lag... 540 S Coast Hwy	★★★★★	\$4.00 - 4.90(Est.)	8.5%
9 640 S Coast Hwy	★★★★★	\$4.00 - 4.90(Est.)	0%
1750 S Coast Hwy	★★★☆☆	\$4.00 - 4.90(Est.)	0%
14 Laguna Beach Shoppi... 1966-1970 S Coast Hwy	★★★★★	\$4.37	49.2%
10 1088-1096 S Coast Hwy	★★★★★	\$3.90 - 4.80(Est.)	0%
11 2007 S Coast Hwy	★★★★★	\$3.90 - 4.70(Est.)	0%
12 239 Broadway St	★★★★★	\$3.90 - 4.70(Est.)	73.9%
13 Forest Avenue Mall 332 Forest Ave	★★★★★	\$3.80 - 4.60(Est.)	0%
15 The Chantilly Bldg 202 Park Ave	★★★★★	\$3.20 - 4.00(Est.)	0%
17 The Plaza 303 Broadway Ave	★★★★★	\$3.15	0%
16 1550 S Coast Hwy	★★★★★	\$2.70 - 3.40(Est.)	0%

Average

\$4.65

10.4%

(Arrows indicate trend over last quarter)

# Peer Property Comparison

1750 S Coast Hwy

Property Name / Address	Star Rating	Availability Rate	Vacancy Rate
12 239 Broadway St	★★★★★	73.9%	73.9%
14 Laguna Beach Shoppi... 1966-1970 S Coast Hwy	★★★★★	49.2%	49.2%
1750 S Coast Hwy	★★★☆☆	26.9%	0%
4 Heisler Laguna 305 N Coast Hwy	★★★★★	11.7%	11.7%
8 The Collection at Lag... 540 S Coast Hwy	★★★★★	0%	8.5%
10 1088-1096 S Coast Hwy	★★★★★	0%	0%
16 1550 S Coast Hwy	★★★★★	0%	0%
5 1705 S Coast Hwy	★★★★★	0%	0%
11 2007 S Coast Hwy	★★★★★	0%	0%
15 The Chantilly Bldg 202 Park Ave	★★★★★	0%	0%
3 302-310 Glenneyre St	★★★★★	0%	0%
17 The Plaza 303 Broadway Ave	★★★★★	0%	0%
7 311 Ocean Ave	★★★★★	0%	0%
6 326-328 Glenneyre St	★★★★★	0%	0%
13 Forest Avenue Mall 332 Forest Ave	★★★★★	0%	0%
9 640 S Coast Hwy	★★★★★	0%	0%
1 654-682 N Coast Hwy	★★★★★	0%	0%
2 735 S Coast Hwy	★★★★★	0%	0%

Average 11.1%

10.4%

(Arrows indicate trend over last quarter)



# Peer Property Comparison

1750 S Coast Hwy

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Median Months on Market
1 654-682 N Coast Hwy	★★★★★	\$6.70 - 8.20(Est.)	
2 735 S Coast Hwy	★★★★★	\$6.65	
3 302-310 Glenneyre St	★★★★★	\$5.20 - 6.30(Est.)	
4 Heisler Laguna 305 N Coast Hwy	★★★★★	\$5.00 - 6.10(Est.)	21
5 1705 S Coast Hwy	★★★★★	\$4.40 - 5.30(Est.)	
6 326-328 Glenneyre St	★★★★★	\$4.10 - 5.00(Est.)	
7 311 Ocean Ave	★★★★★	\$4.00 - 4.90(Est.)	
8 The Collection at Lag... 540 S Coast Hwy	★★★★★	\$4.00 - 4.90(Est.)	
9 640 S Coast Hwy	★★★★★	\$4.00 - 4.90(Est.)	
1750 S Coast Hwy	★★★☆☆	\$4.00 - 4.90(Est.)	
14 Laguna Beach Shoppi... 1966-1970 S Coast Hwy	★★★★★	\$4.37	34
10 1088-1096 S Coast Hwy	★★★★★	\$3.90 - 4.80(Est.)	
11 2007 S Coast Hwy	★★★★★	\$3.90 - 4.70(Est.)	
12 239 Broadway St	★★★★★	\$3.90 - 4.70(Est.)	39
13 Forest Avenue Mall 332 Forest Ave	★★★★★	\$3.80 - 4.60(Est.)	
15 The Chantilly Bldg 202 Park Ave	★★★★★	\$3.20 - 4.00(Est.)	
17 The Plaza 303 Broadway Ave	★★★★★	\$3.15	
16 1550 S Coast Hwy	★★★★★	\$2.70 - 3.40(Est.)	

Average

\$4.65

31

(Arrows indicate trend over last quarter)

# Peer Property Comparison

1750 S Coast Hwy

Property Name / Address	Star Rating	12 Mo. Leasing Activity in SF	12 Mo. Net Absorption in SF
4 Heisler Laguna 305 N Coast Hwy	★★★★★	3,081	4,281
16 1550 S Coast Hwy	★★★★★	1,725	0
17 The Plaza 303 Broadway Ave	★★★★★	1,245	530
14 Laguna Beach Shoppi... 1966-1970 S Coast Hwy	★★★★★	687	687
1750 S Coast Hwy	★★★☆☆	0	0
10 1088-1096 S Coast Hwy	★★★★★	0	0
5 1705 S Coast Hwy	★★★★★	0	0
11 2007 S Coast Hwy	★★★★★	0	0
15 The Chantilly Bldg 202 Park Ave	★★★★★	0	0
3 302-310 Glenneyre St	★★★★★	0	0
7 311 Ocean Ave	★★★★★	0	0
6 326-328 Glenneyre St	★★★★★	0	0
13 Forest Avenue Mall 332 Forest Ave	★★★★★	0	0
8 The Collection at Lag... 540 S Coast Hwy	★★★★★	0	0
9 640 S Coast Hwy	★★★★★	0	0
1 654-682 N Coast Hwy	★★★★★	0	0
12 239 Broadway St	★★★★★	0	(30)
2 735 S Coast Hwy	★★★★★	0	(300)
<b>Average</b>		<b>374</b>	<b>287</b>

# Peer Property Comparison

1750 S Coast Hwy

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Median Household Income (5 mi)
1 654-682 N Coast Hwy	★★★★★	\$6.70-8.2(Est.)	\$135,744
2 735 S Coast Hwy	★★★★★	\$6.65	\$127,566
3 302-310 Glenneyre St	★★★★★	\$5.18-6.3(Est.)	\$126,742
4 Heisler Laguna 305 N Coast Hwy	★★★★★	\$5.01-6.1(Est.)	\$133,343
5 1705 S Coast Hwy	★★★★★	\$4.36-5.3(Est.)	\$125,791
6 326-328 Glenneyre St	★★★★★	\$4.06-5.0(Est.)	\$127,522
7 311 Ocean Ave	★★★★★	\$4.05-4.9(Est.)	\$126,753
8 The Collection at Lag... 540 S Coast Hwy	★★★★★	\$4.04-4.9(Est.)	\$127,985
9 640 S Coast Hwy	★★★★★	\$3.99-4.9(Est.)	\$127,940
1750 S Coast Hwy	★★★☆☆	\$3.99-4.9(Est.)	\$125,382
10 1088-1096 S Coast Hwy	★★★★★	\$3.90-4.8(Est.)	\$127,310
11 2007 S Coast Hwy	★★★★★	\$3.88-4.7(Est.)	\$124,597
12 239 Broadway St	★★★★★	\$3.87-4.7(Est.)	\$128,865
13 Forest Avenue Mall 332 Forest Ave	★★★★★	\$3.80-4.6(Est.)	\$126,478
14 Laguna Beach Shoppi... 1966-1970 S Coast Hwy	★★★★★	\$4.37	\$124,587
15 The Chantilly Bldg 202 Park Ave	★★★★★	\$3.24-4.0(Est.)	\$127,998
16 1550 S Coast Hwy	★★★★★	\$2.75-3.4(Est.)	\$126,871
17 The Plaza 303 Broadway Ave	★★★★★	\$3.15	\$126,827

Average

\$4.65

\$127,683

(Arrows indicate trend over last quarter)



## Leasing Analytics

# 1750 S Coast Hwy

8,562 SF Retail Storefront Retail/Residential

Laguna Beach, California - Laguna Niguel/Laguna Beach Sub...

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WINDWATER  
REAL ESTATE

James Wynne  
President



## ORANGE COUNTY VACANCY OVERVIEW

The overall vacancy rate is 4.1%, compared to 3.8% three years ago. The pace of store reversals has slowed notably since the initial wave in 2020. After occupancy fell by roughly 1 million SF in 2020, net absorption has tallied 470,000 SF over the trailing 12 months after four of the past five quarters saw positive absorption.

Leasing activity since 2021 has improved notably after the county shutdown in 2020, but the level is still roughly 15% lower than the average leasing volume in the years ahead of the pandemic.

Most new large leases have involved essential businesses like grocery stores and discount stores. Target leased over 70,000 SF at two locations in 21Q3. The retailer is scheduled to open the locations this year at 289 E 17th St in Costa Mesa and 19041 Beach Blvd in Huntington Beach. Target also leased 35,000 SF for a smaller-store concept in Yorba Linda during 22Q2. That was the same quarter that Ross Dress for Less opted for a similar smaller-store concept with its 30,000-SF lease at Fullerton Town Center. During 22Q1, H Mart leased 70,000 SF at Pavilions Place in Westminster, Amazon Fresh leased 50,000 SF at Laguna Hills Plaza, and 99 Ranch leased two spaces totaling 86,000 SF in Aliso Viejo and Tustin.

Bass Pro Shops leased its second space in Southern California after committing to 140,000 SF at the Alton

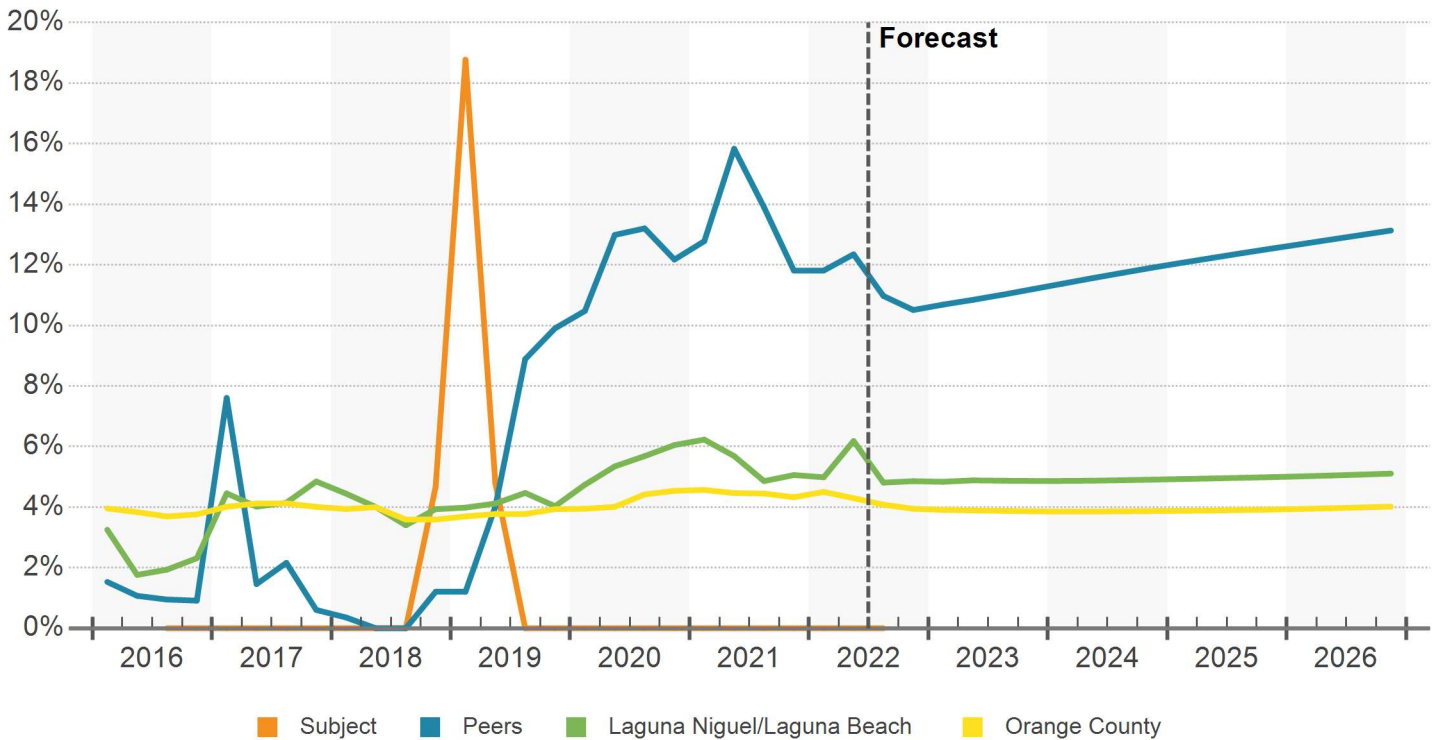
Marketplace in Irvine in the first half of 2022. That space had been vacated by Walmart prior to the pandemic.

Occupancy could also be buoyed by redevelopment plays that often point to the highest and best use that is not retail. At the end of 22Q1, officials in Laguna Hills approved plans for a \$130 million mixed-use redevelopment of the aging Laguna Hills Mall into a two-phase project called Village of Laguna Hills. It would include approximately 1,500 apartments, up to 250,000 SF of retail, up to 465,000 SF of offices and a hotel. The developer hopes to have the first phase completed in five to seven years.

MainPlace Mall in Santa Ana is also being partially redeveloped at a cost of roughly \$500 million. The owner, Centennial Real Estate, is developing the central portion of the mall into an outdoor plaza filled with experiential elements. Work is underway on a 309-unit apartment building on one of the surface lots with more apartments planned for another parking lot. Centennial is also planning to build office space.

Shopoff Realty Investments acquired the vacant former Sears and 12-acre Macy's parcel at Westminster Mall during 22Q3 for nearly \$100 million in separate deals. Shopoff now owns about 26 acres at the mall site which is zoned for more than 2,500 housing units. The investor is expected to redevelop the parcels into mixed-use.

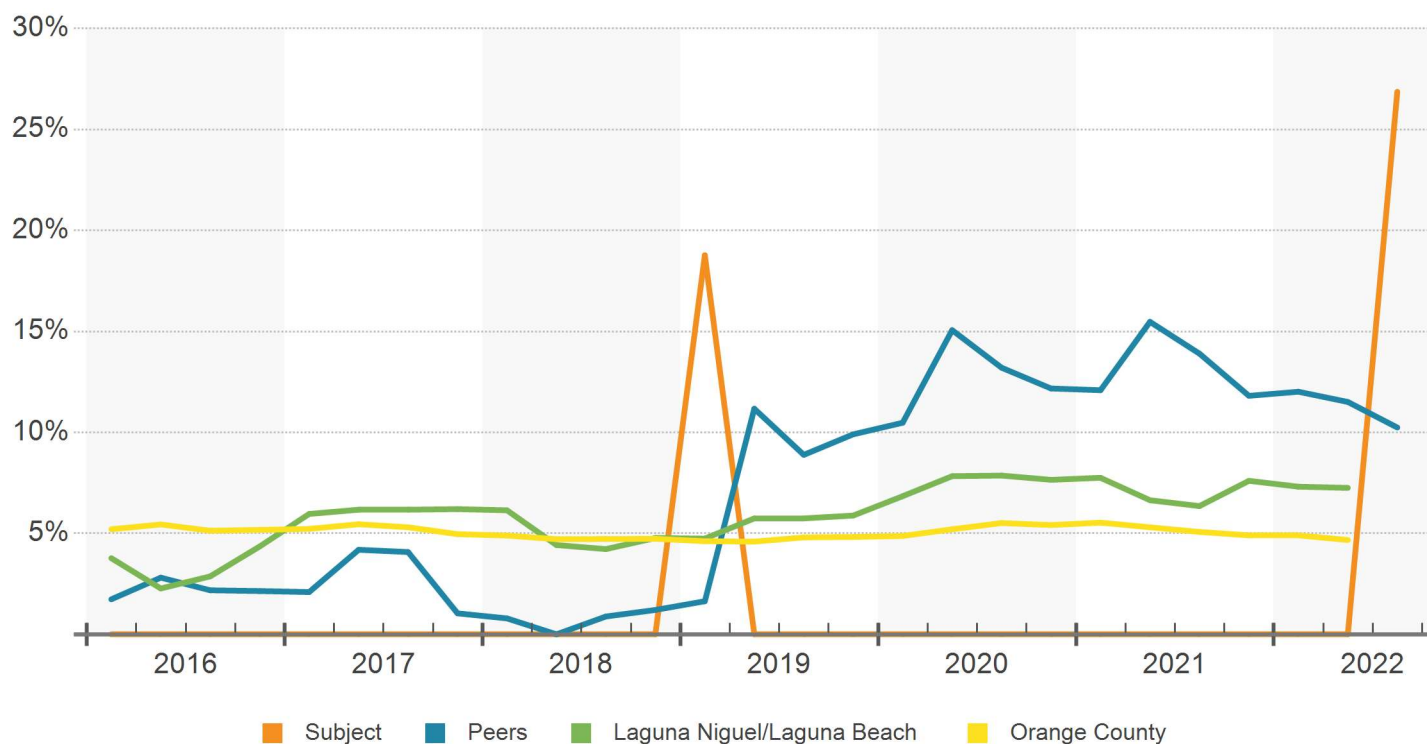
## VACANCY RATE



## VACANCY RATE

	Subject		Peers		Laguna Niguel/Laguna Beach		Orange County	
	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)
2016	0%	0%	0.9%	-0.8%	2.3%	-0.7%	3.8%	-0.1%
2017	0%	0%	0.6%	-0.3%	4.8%	2.5%	4.0%	0.2%
2018	4.7%	4.7%	1.2%	0.6%	3.9%	-0.9%	3.6%	-0.4%
2019	0%	-4.7%	9.9%	8.7%	4.0%	0.1%	3.9%	0.3%
2020	0%	0%	12.2%	2.3%	6.0%	2%	4.5%	0.6%
2021	0%	0%	11.8%	-0.4%	5.1%	-1%	4.3%	-0.2%
YTD	0%	0%	11.0%	-0.8%	4.8%	-0.2%	4.1%	-0.2%
2022	Forecast >		10.5%	-1.3%	4.8%	-0.2%	3.9%	-0.4%
2023	Forecast >		11.2%	0.7%	4.9%	0%	3.9%	-0.1%
2024	Forecast >		11.9%	0.7%	4.9%	0.1%	3.9%	0%
2025	Forecast >		12.5%	0.6%	5.0%	0.1%	3.9%	0.1%
2026	Forecast >		13.1%	0.6%	5.1%	0.1%	4.0%	0.1%

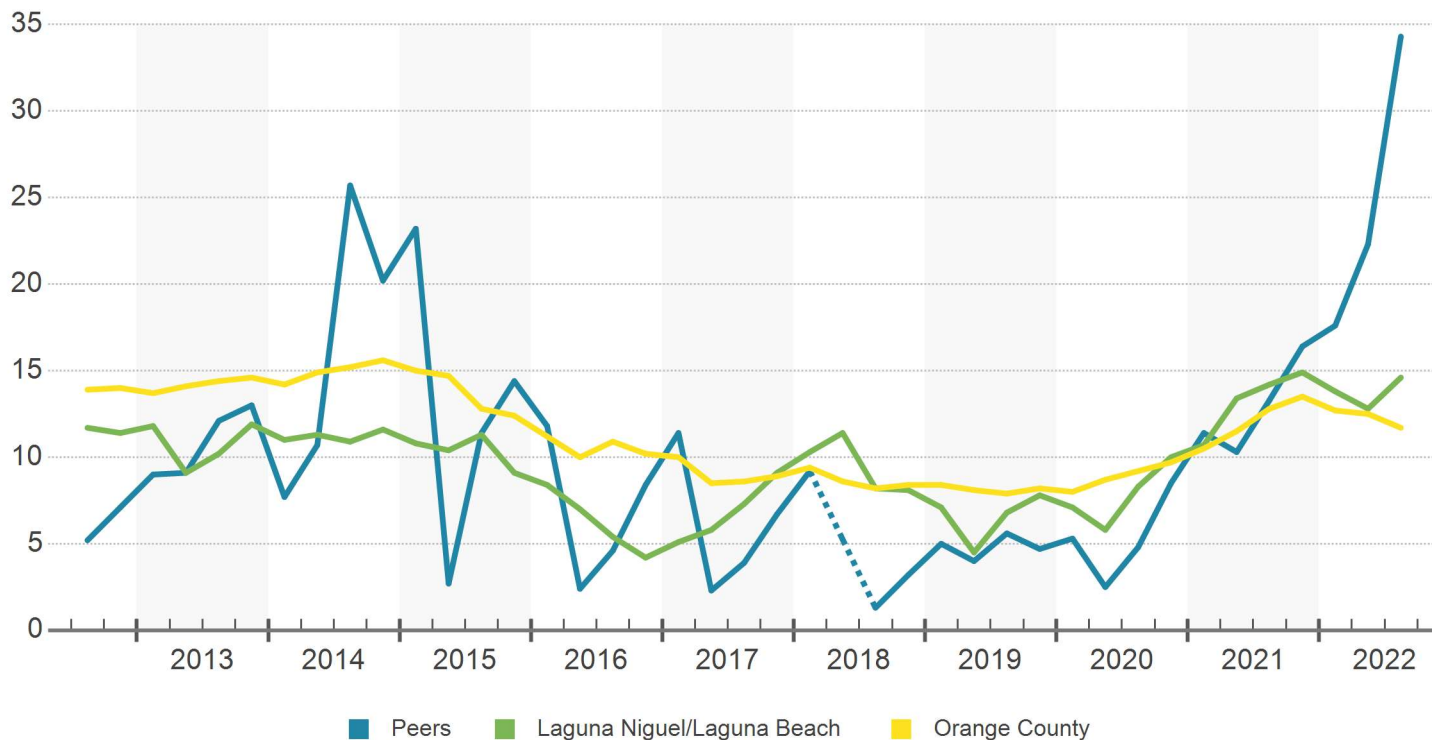
## AVAILABILITY RATE



## AVAILABILITY RATE

	Subject		Peers		Laguna Niguel/Laguna Beach		Orange County	
	Availability	Trend (YOY)	Availability	Trend (YOY)	Availability	Trend (YOY)	Availability	Trend (YOY)
2016	0%	0%	2.1%	0.4%	4.4%	0.6%	5.2%	0%
2017	0%	0%	1.0%	-1.1%	6.2%	1.9%	5.0%	-0.2%
2018	0%	0%	1.2%	0.2%	4.8%	-1.4%	4.7%	-0.2%
2019	0%	0%	9.9%	8.7%	5.9%	1.1%	4.8%	0.1%
2020	0%	0%	12.2%	2.3%	7.7%	1.8%	5.4%	0.6%
2021	0%	0%	11.8%	-0.4%	7.6%	-0.1%	4.9%	-0.5%
2022 YTD	26.9%	26.9%	10.2%	-3.7%	-	-	-	-

## MEDIAN MONTHS ON MARKET

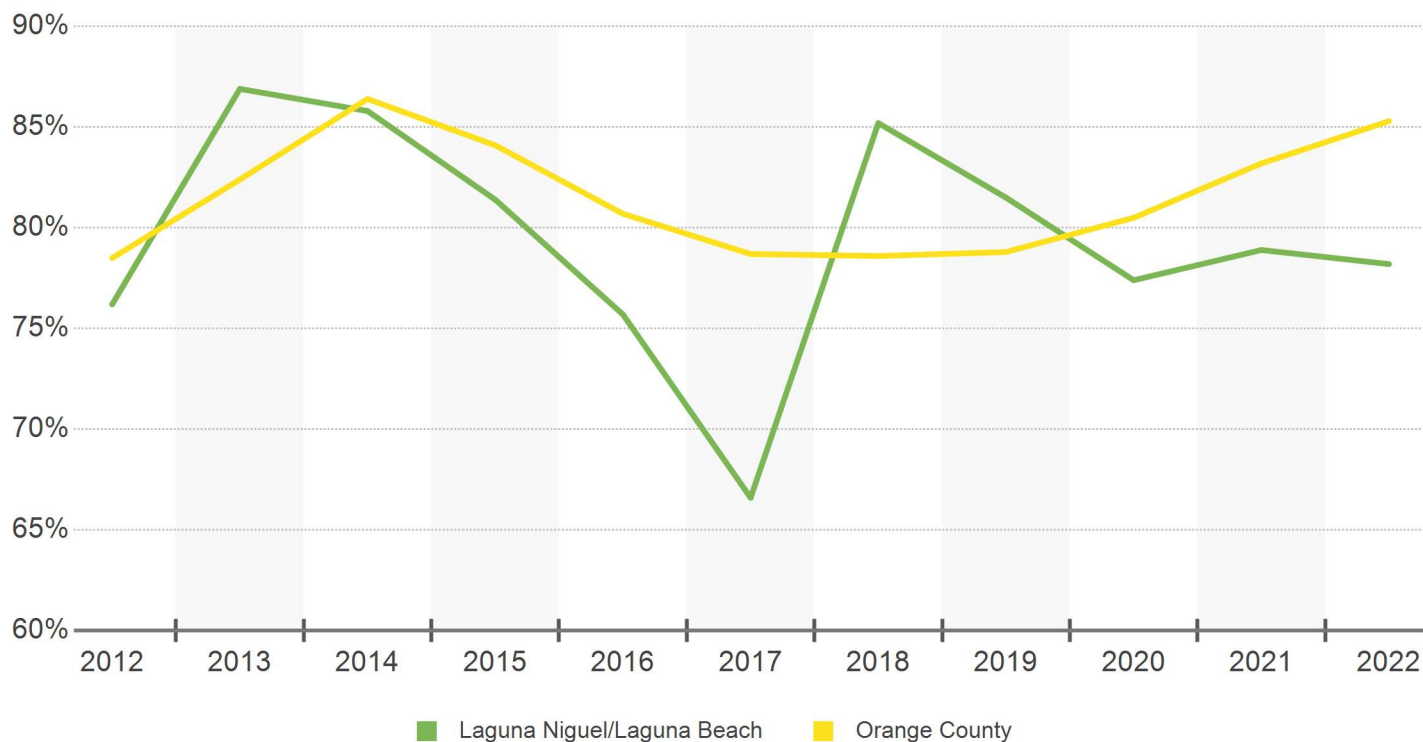


## MEDIAN MONTHS ON MARKET

	Peers	Laguna Niguel/Laguna Beach	Orange County
2012	5.5	11.2	13.8
2013	9.2	10.8	14.2
2014	11.7	11.2	15.0
2015	14.0	10.4	13.8
2016	3.7	6.2	10.6
2017	3.9	6.8	9.0
2018	4.3	9.5	8.7
2019	4.1	6.5	8.1
2020	5.3	7.8	8.9
2021	13.1	13.3	12.1
2022	21.6	13.8	12.3



## RENEWAL RATES



## RENEWAL RATES

	Laguna Niguel/Laguna Beach	Orange County
2012	76.2%	78.5%
2013	86.9%	82.4%
2014	85.8%	86.4%
2015	81.4%	84.1%
2016	75.7%	80.7%
2017	66.6%	78.7%
2018	85.2%	78.6%
2019	81.5%	78.8%
2020	77.4%	80.5%
2021	78.9%	83.2%
2022	78.2%	85.3%

## ORANGE COUNTY RENT TRENDS

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After a major slowdown in 2020 when rent growth turned negative on a quarterly basis, rents fully recovered by mid-21Q3. Year-over-year rent growth is 4.8%, compared with the five-year annualized average of 2.6%. Annual rent growth is trending near its highest level in the past 10 years.

Rent levels, at around \$36.00/SF NNN, remain among the highest in the nation as premier retail serves a high-paid demographic. High-end shopping centers and retail spaces that cater to affluent residents and tourists keep Orange County's rents elevated.

Malls have shown resiliency in the market, with annual

rent growth of 4.3%. Irvine Spectrum and South Coast Plaza are prime examples of high-end malls in the area, and they are two of the most heavily trafficked malls in the United States. At Irvine Spectrum, experiential retail has been part of the mall's strategy to stay competitive with e-commerce, including a focus on restaurants, pop-up shops, and outdoor amenities for families.

Another segment that has shown marked improvement is power centers, with annual rent growth of 4.1%. Essential businesses and category killers such as Costco and Walmart have helped contribute to the strong performance in these shopping centers.

## LAGUNA NIGUEL/LAGUNA BEACH RENT TRENDS

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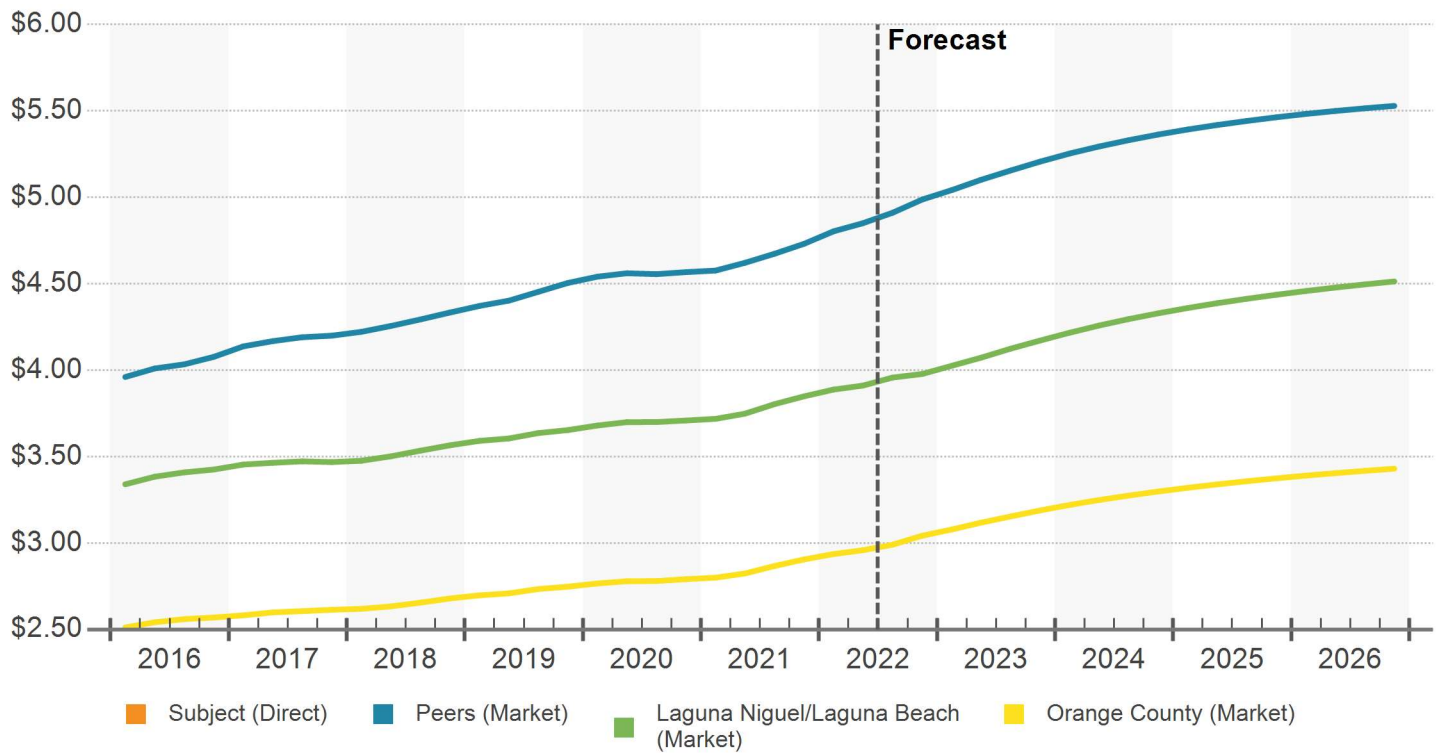
Retail space in the Laguna Niguel/Laguna Beach Submarket commands a high price point, even relative to the structurally pricey Orange County metro. Asking rents in the submarket run for about \$47.00/SF triple net on average, well above the \$36.00/SF norm metro wide.

Rents in the submarket grew by 4.5% over the past 12 months, outpacing the 2.8% annualized average over the

past three years.

Over a longer window, retail rent growth in both the Laguna Niguel/Laguna Beach Submarket and the Orange County metro at large has been convincingly strong, if not as transformational as the rent gains in a few parts of the country. Retail rents in the submarket are 35.0% higher than they were a decade ago, essentially matching the 10-year metro-wide performance.

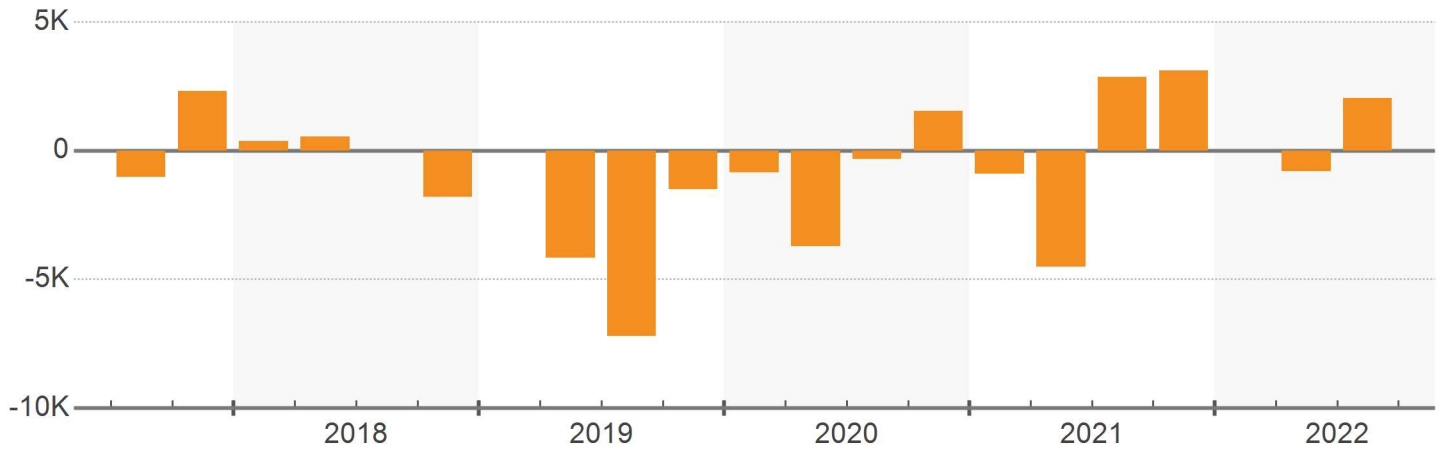
## NNN RENT PER SQUARE FOOT



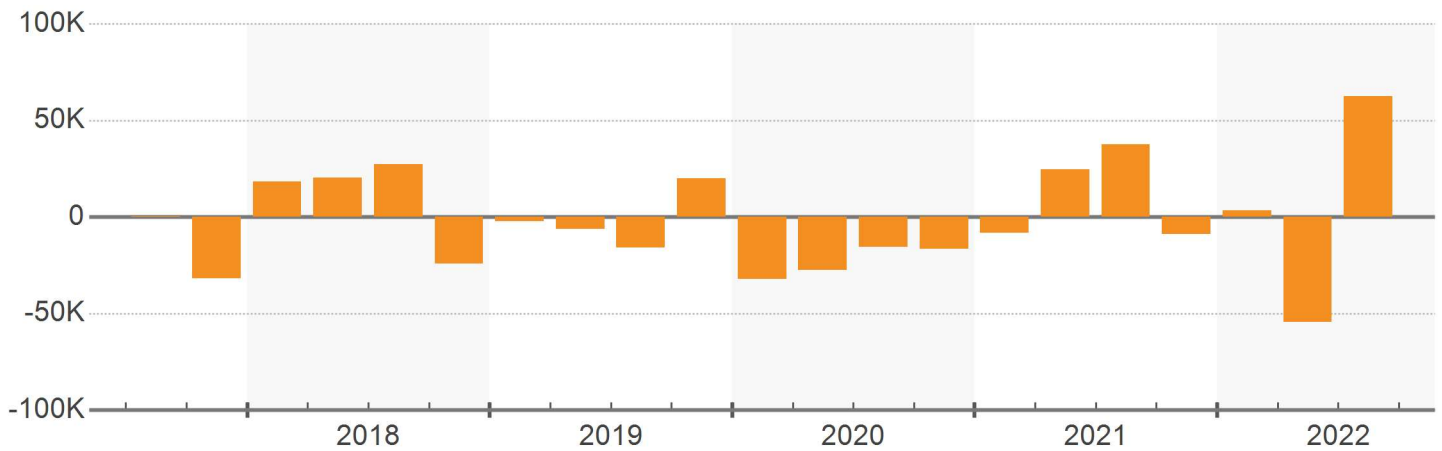
## NNN RENT PER SQUARE FOOT

	Subject		Peers		Laguna Niguel/Laguna Beach		Orange County	
	Direct Rent	Trend (YOY)	Market Rent	Trend (YOY)	Market Rent	Trend (YOY)	Market Rent	Trend (YOY)
2016	-	-	\$4.08	3.9%	\$3.43	3.5%	\$2.57	3.2%
2017	-	-	\$4.20	3%	\$3.47	1.3%	\$2.61	1.7%
2018	-	-	\$4.33	3.2%	\$3.57	2.8%	\$2.68	2.5%
2019	-	-	\$4.50	4%	\$3.65	2.5%	\$2.75	2.5%
2020	-	-	\$4.57	1.4%	\$3.71	1.5%	\$2.79	1.6%
2021	-	-	\$4.73	3.6%	\$3.85	3.8%	\$2.91	4.1%
YTD	-	-	\$4.91	3.8%	\$3.96	2.8%	\$2.99	2.9%
2022	Forecast >		\$4.99	5.4%	\$4.03	4.6%	\$3.04	4.7%
2023			\$5.21	4.4%	\$4.22	4.8%	\$3.19	4.8%
2024			\$5.36	3%	\$4.36	3.4%	\$3.30	3.4%
2025			\$5.46	1.9%	\$4.46	2.3%	\$3.37	2.3%
2026			\$5.53	1.2%	\$4.53	1.6%	\$3.43	1.7%

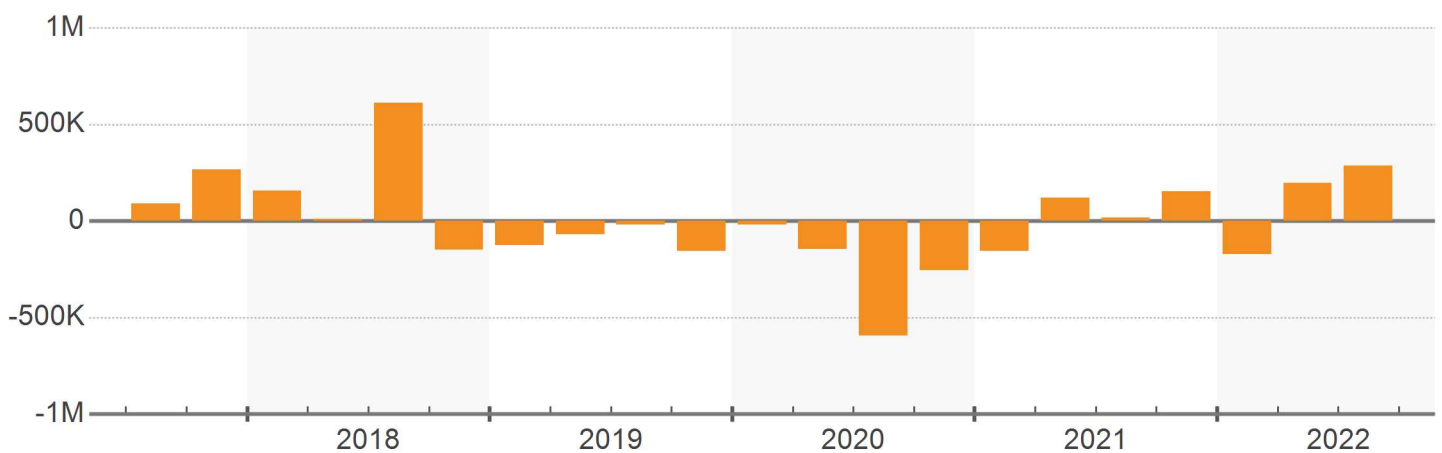
## NET ABSORPTION IN PEERS IN SQUARE FEET



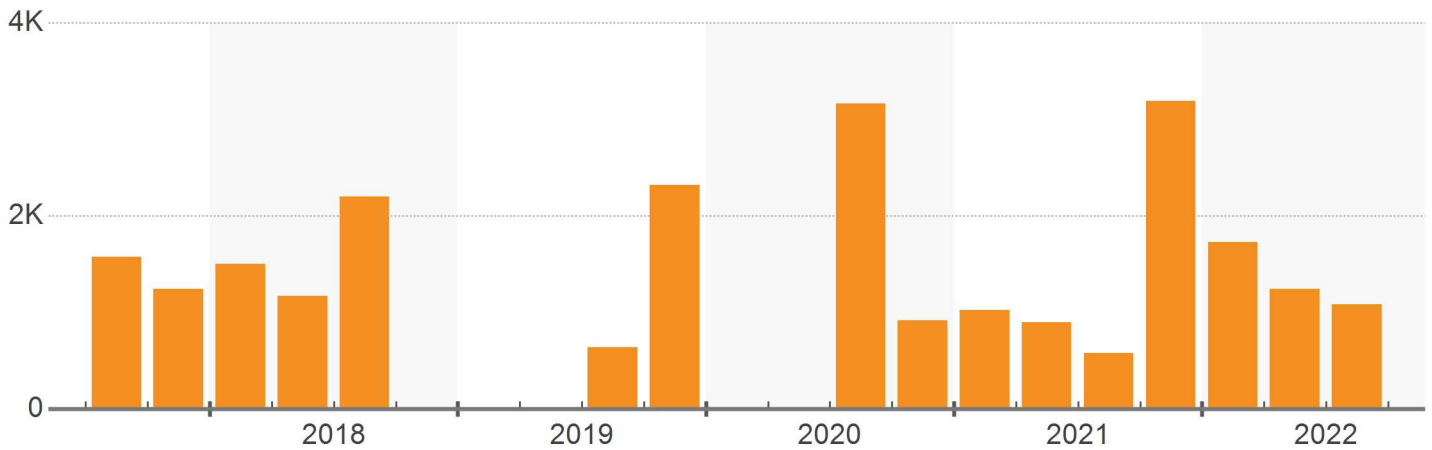
## NET ABSORPTION IN LAGUNA NIGUEL/LAGUNA BEACH SUBMARKET IN SQUARE FEET



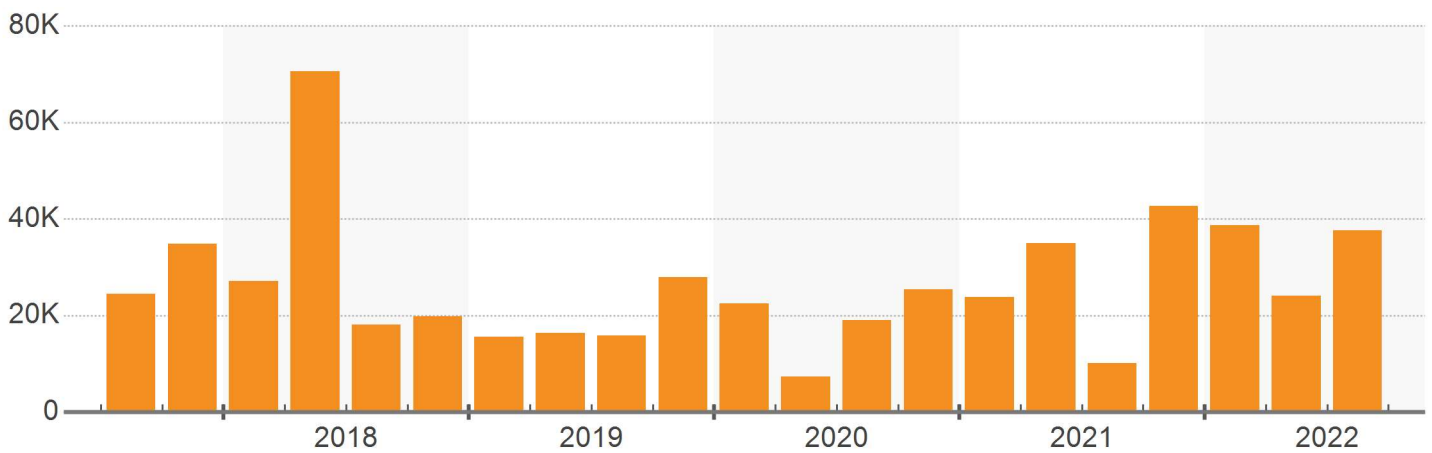
## NET ABSORPTION IN ORANGE COUNTY IN SQUARE FEET



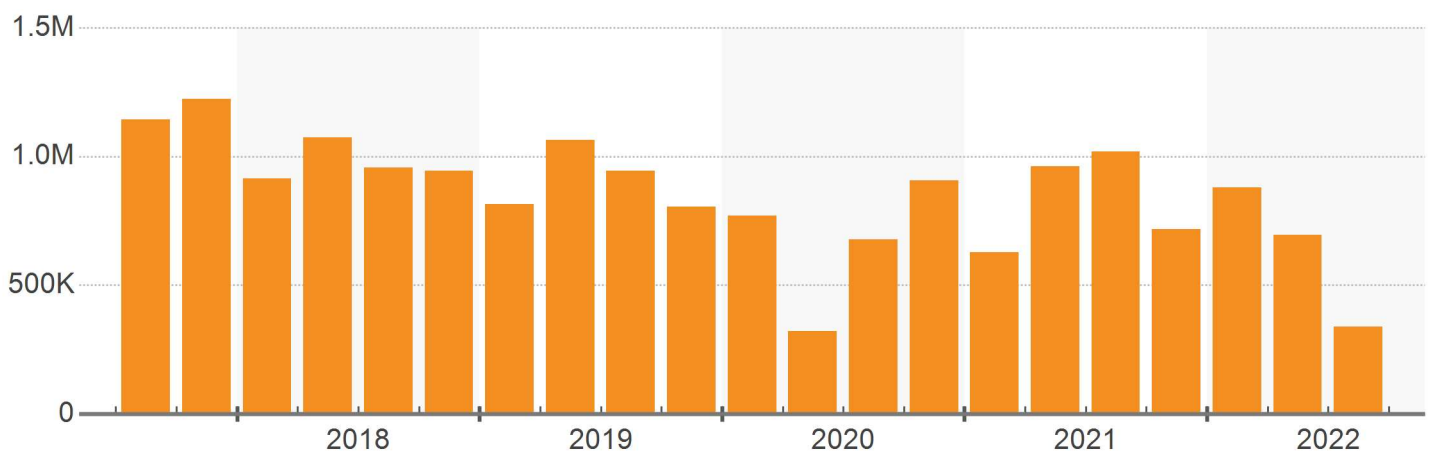
## LEASING ACTIVITY IN PEERS IN SQUARE FEET



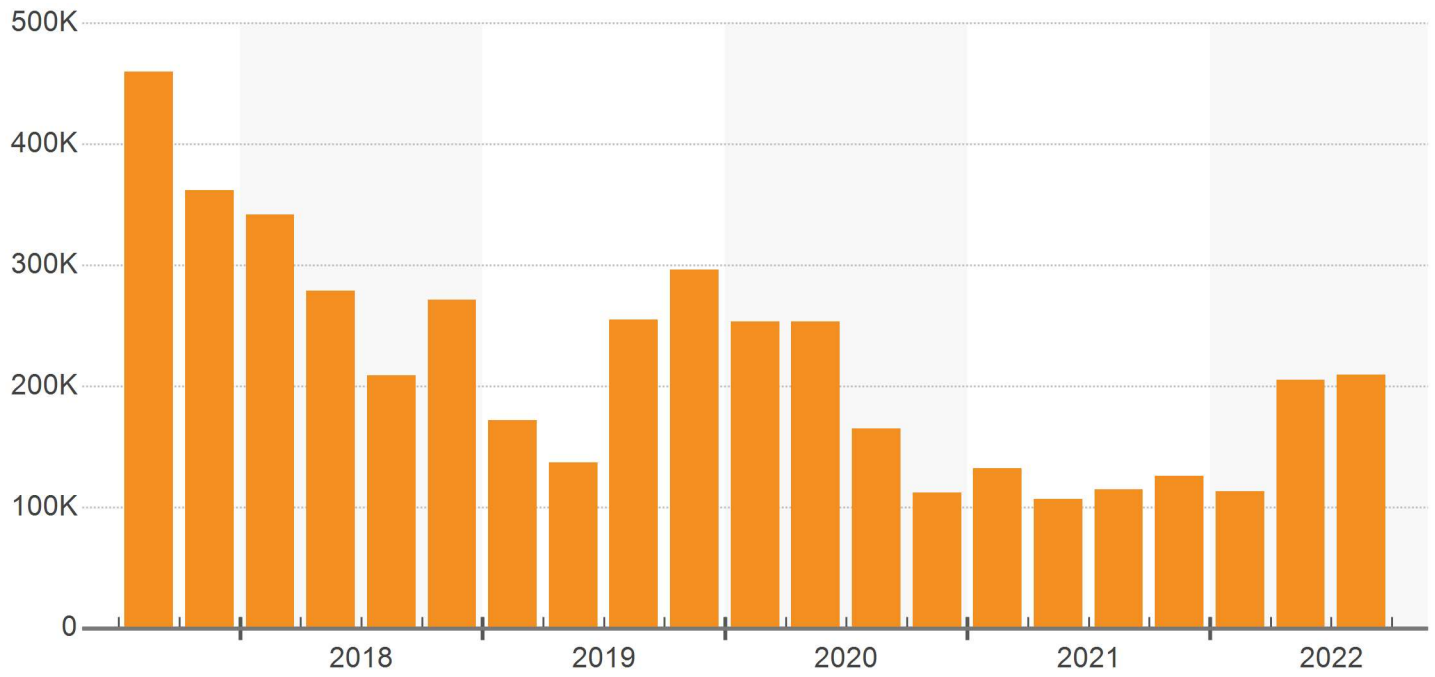
## LEASING ACTIVITY IN LAGUNA NIGUEL/LAGUNA BEACH SUBMARKET IN SQUARE FEET



## LEASING ACTIVITY IN ORANGE COUNTY IN SQUARE FEET



## SUBLEASE SPACE AVAILABLE IN ORANGE COUNTY IN SQUARE FEET





## Construction

# 1750 S Coast Hwy

8,562 SF Retail Storefront Retail/Residential

Laguna Beach, California - Laguna Niguel/Laguna Beach Sub...

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James Wynne  
President

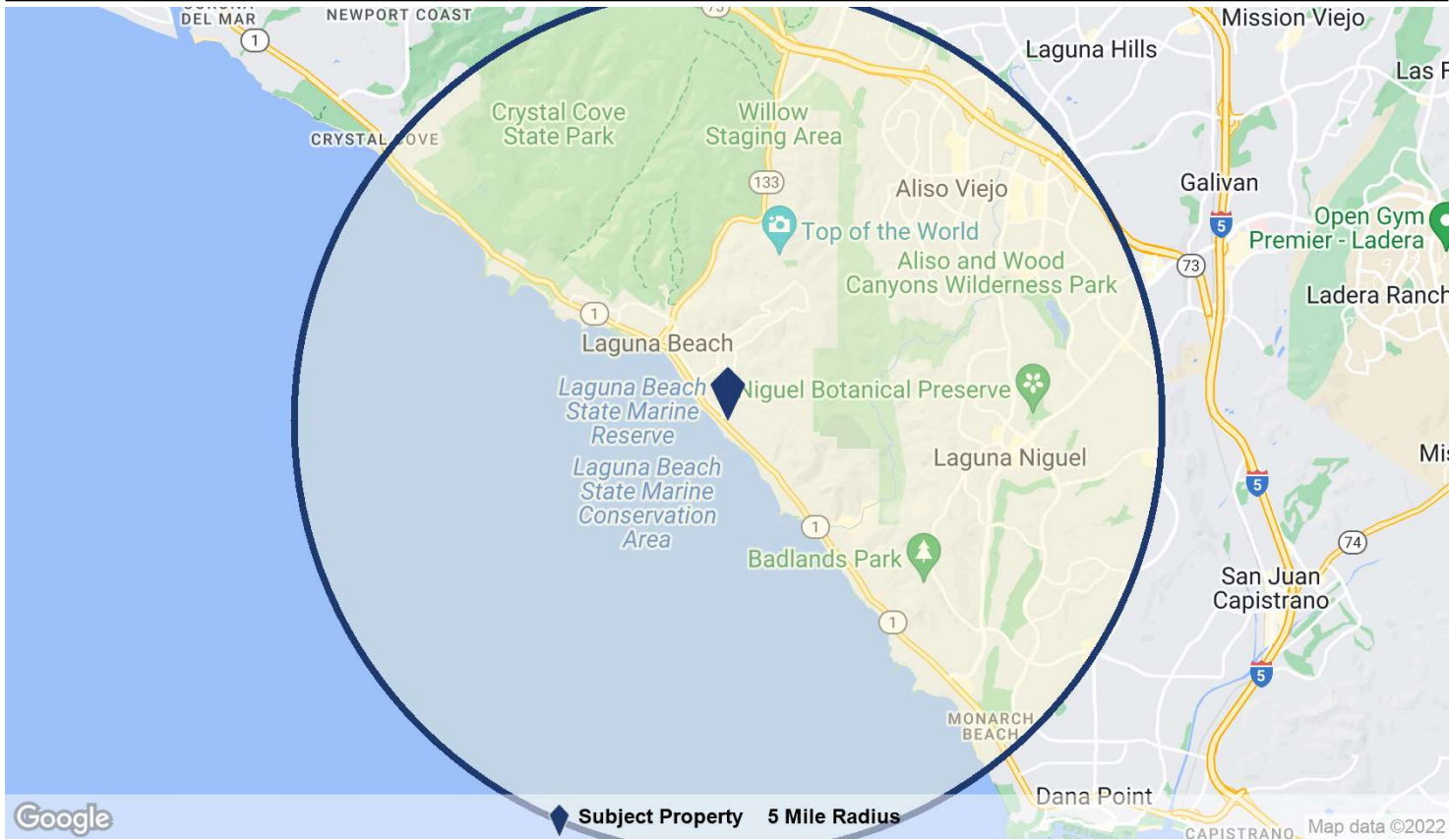


# Overall Construction Summary

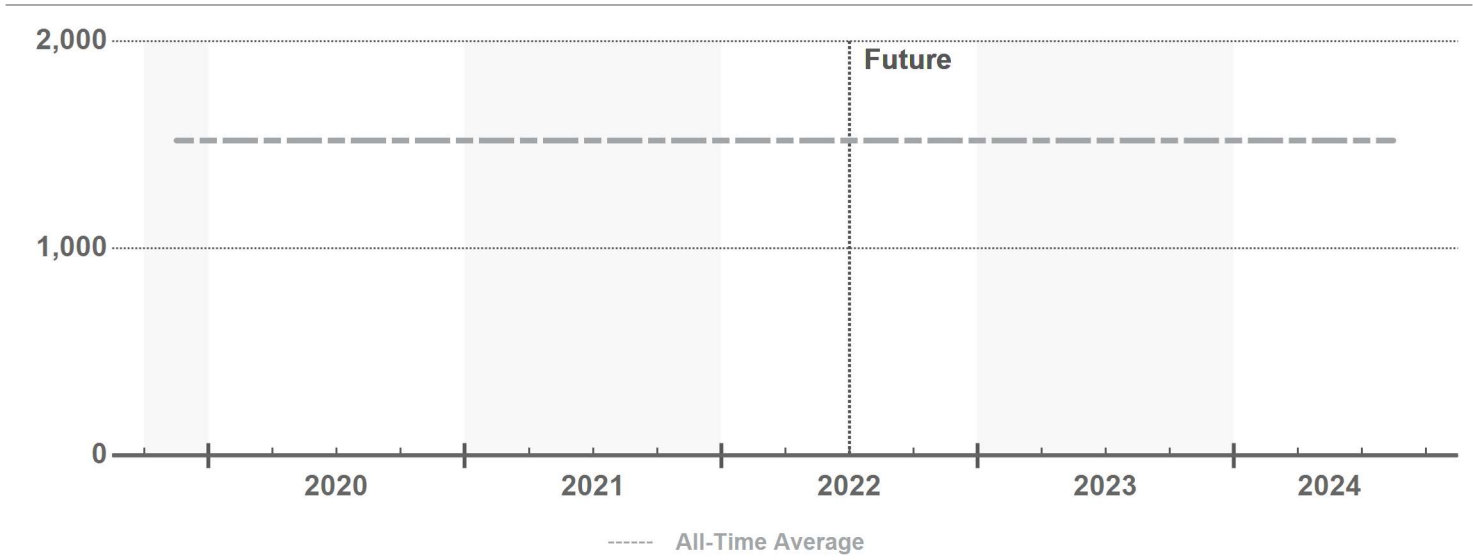
1750 S Coast Hwy

All-Time Annual Avg. SF	Delivered SF Past 8 Qtrs	Delivered SF Next 8 Qtrs	Proposed SF Next 8 Qtrs
6,088	0	0	0

## PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



## PAST & FUTURE DELIVERIES IN SQUARE FEET





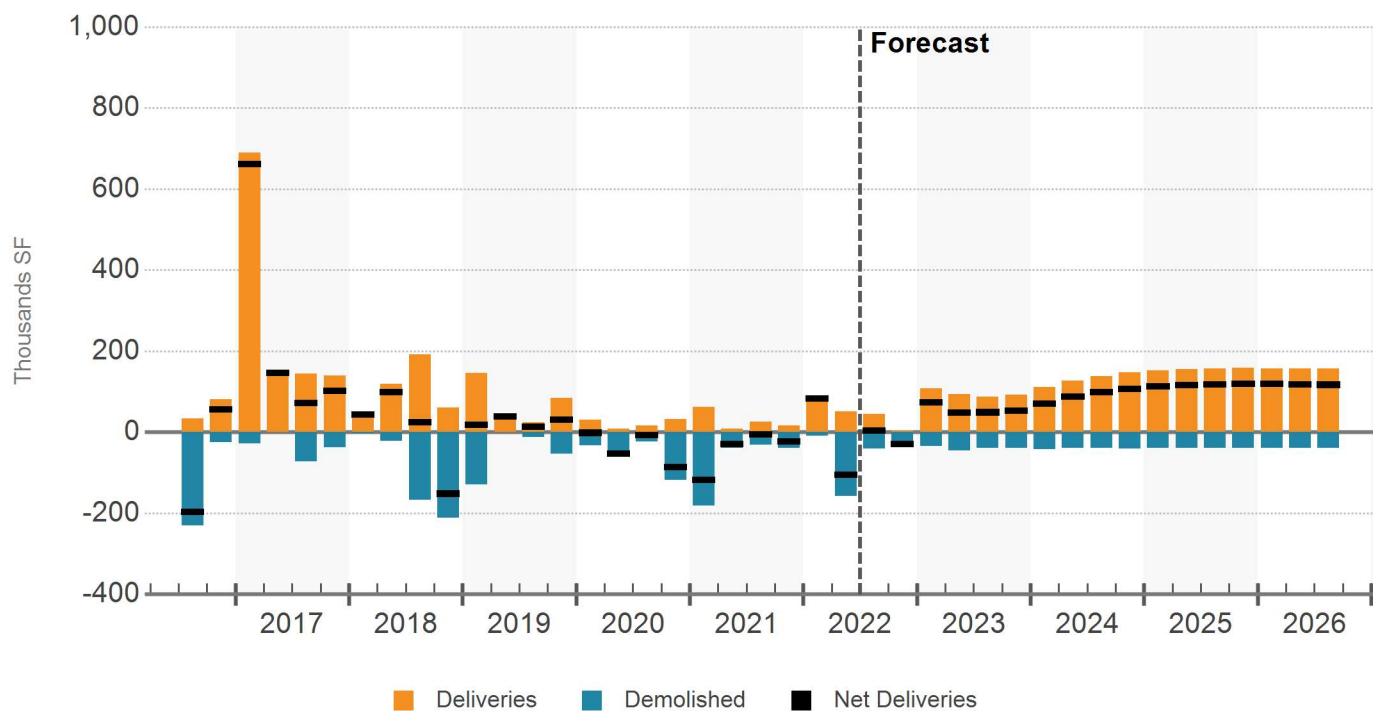
Construction activity has slowed recently in Orange County, with 150,000 SF of retail space, or 0.1% of existing inventory, underway. The five-year average for under-construction inventory is 190,000 SF. Some of the largest developments are auto dealerships spread across the county, including a House of Imports in Buena Park and an Audi dealership in Placentia. Given that those properties are pre-leased, new supply is not expected to apply upward pressure to vacancy or downward pressure on rent growth in the near-term forecast.

In Lake Forest, a 10,000-SF retail portion at Portola

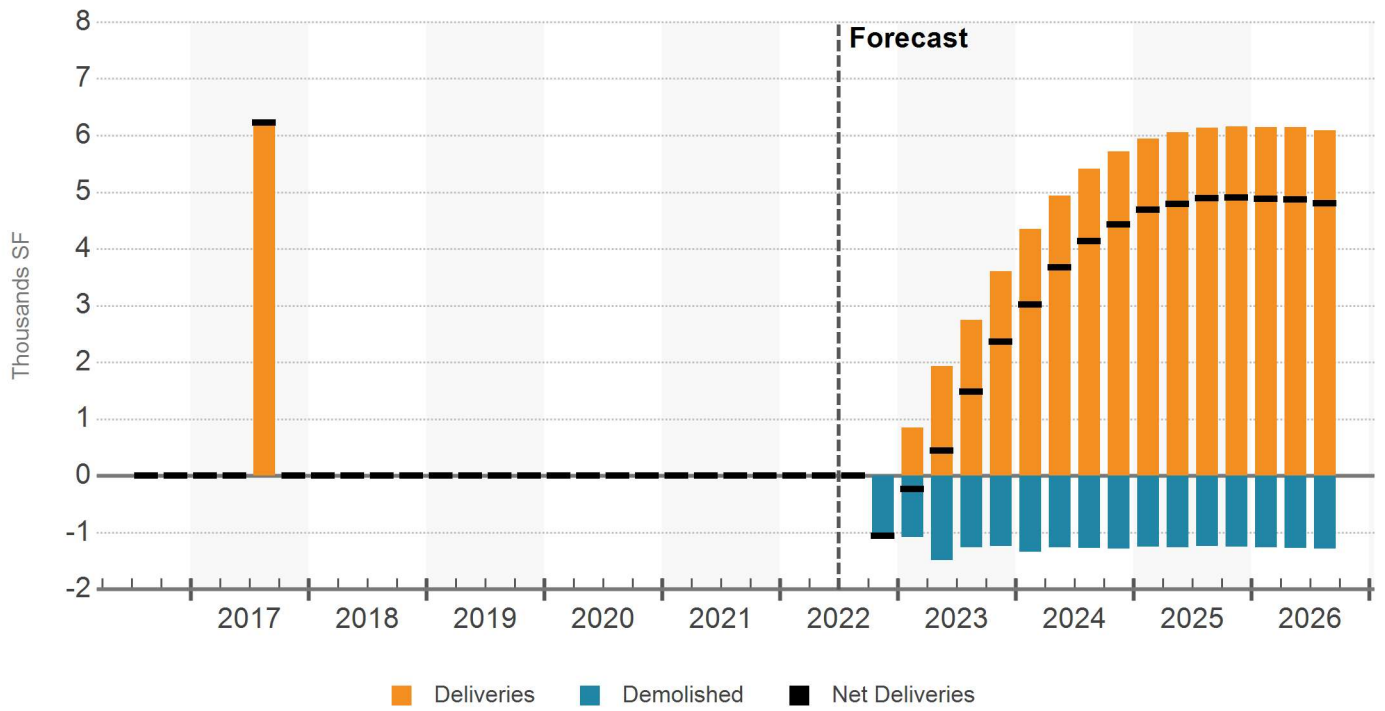
Center is expected to break ground in 2022. Available spaces at the property range from 1,000 SF to 10,000 SF with build-to-suit opportunities. The retail space will join 58 senior housing units.

Recent deliveries have been focused on freestanding single-tenanted assets with credit tenants. A 51,000-SF building at Pavilion Plaza West opened in Garden Grove, and the developer was able to secure a 25,000-SF lease with Sprouts Farmers Market in 2020. Another 11,000-SF portion is underway and scheduled to open in 2023 with no available space.

## DELIVERIES & DEMOLITIONS



## DELIVERIES & DEMOLITIONS



# Laguna Niguel/Laguna Beach Construction

1750 S Coast Hwy

All-Time Annual Avg. Square Feet

Delivered Square Feet Past 8 Qtrs

Delivered Square Feet Next 8 Qtrs

Proposed Square Feet Next 8 Qtrs

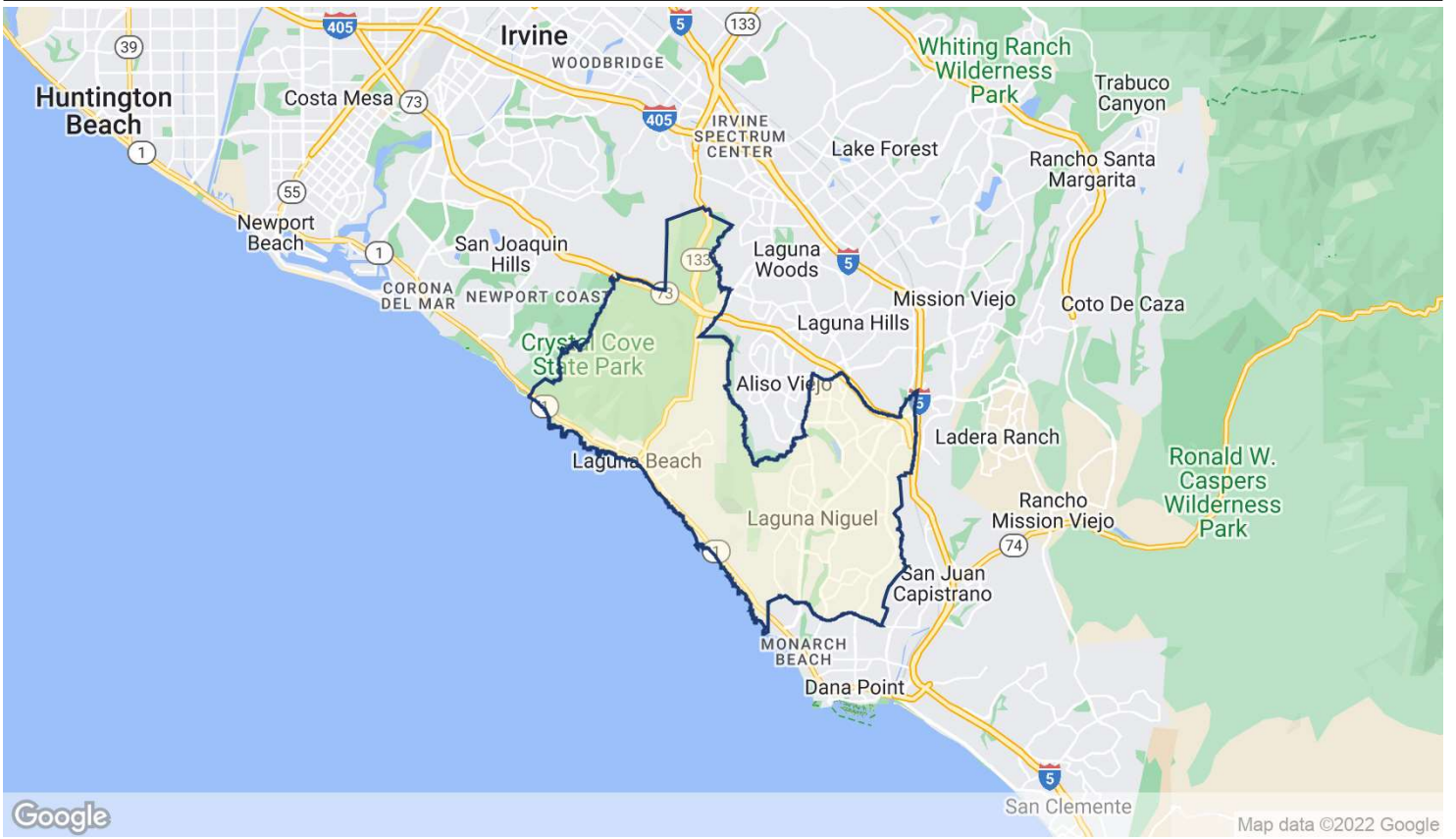
10,468

0

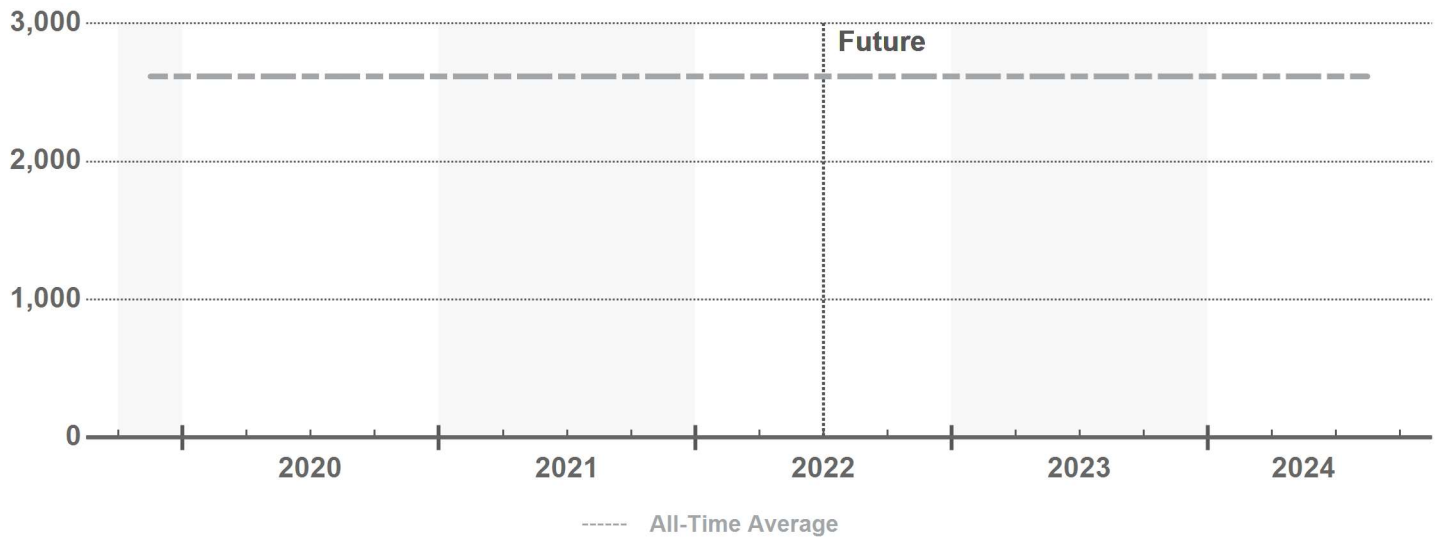
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0

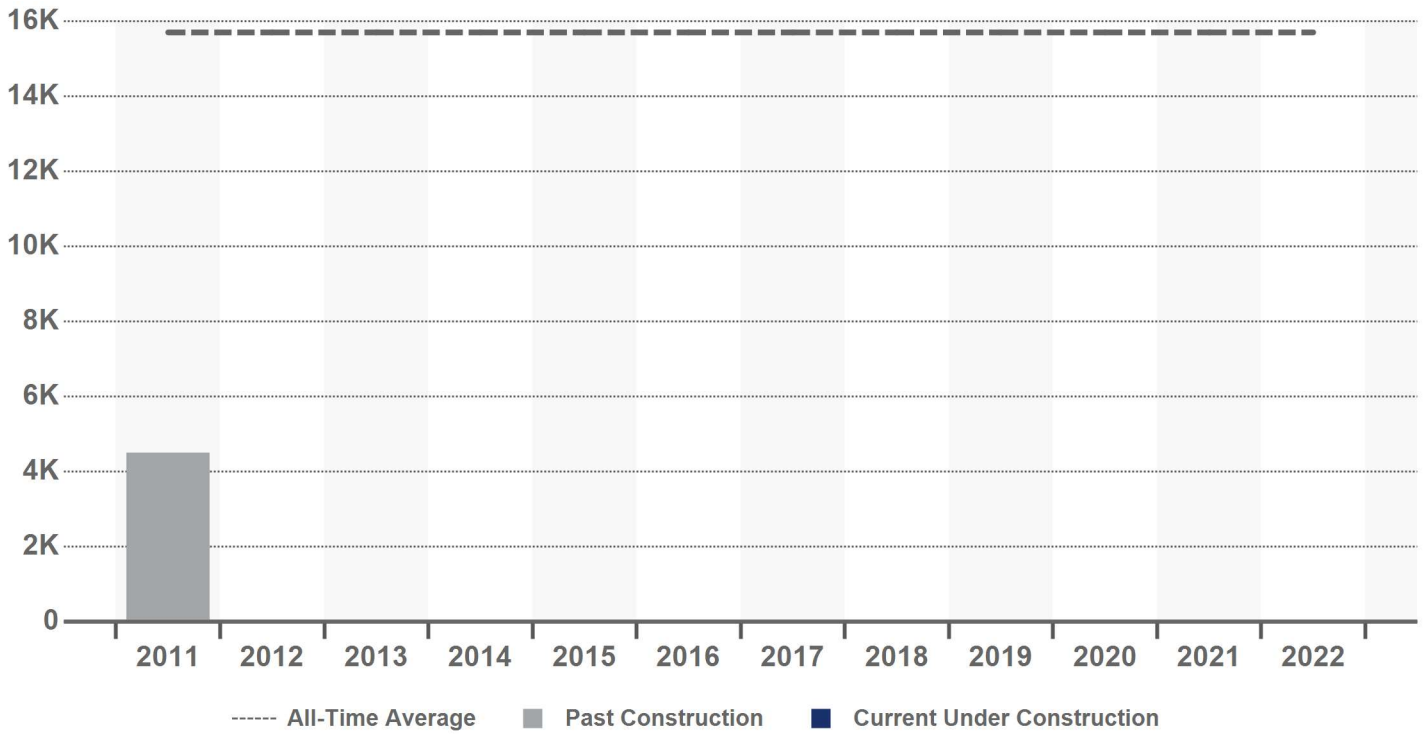
## PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



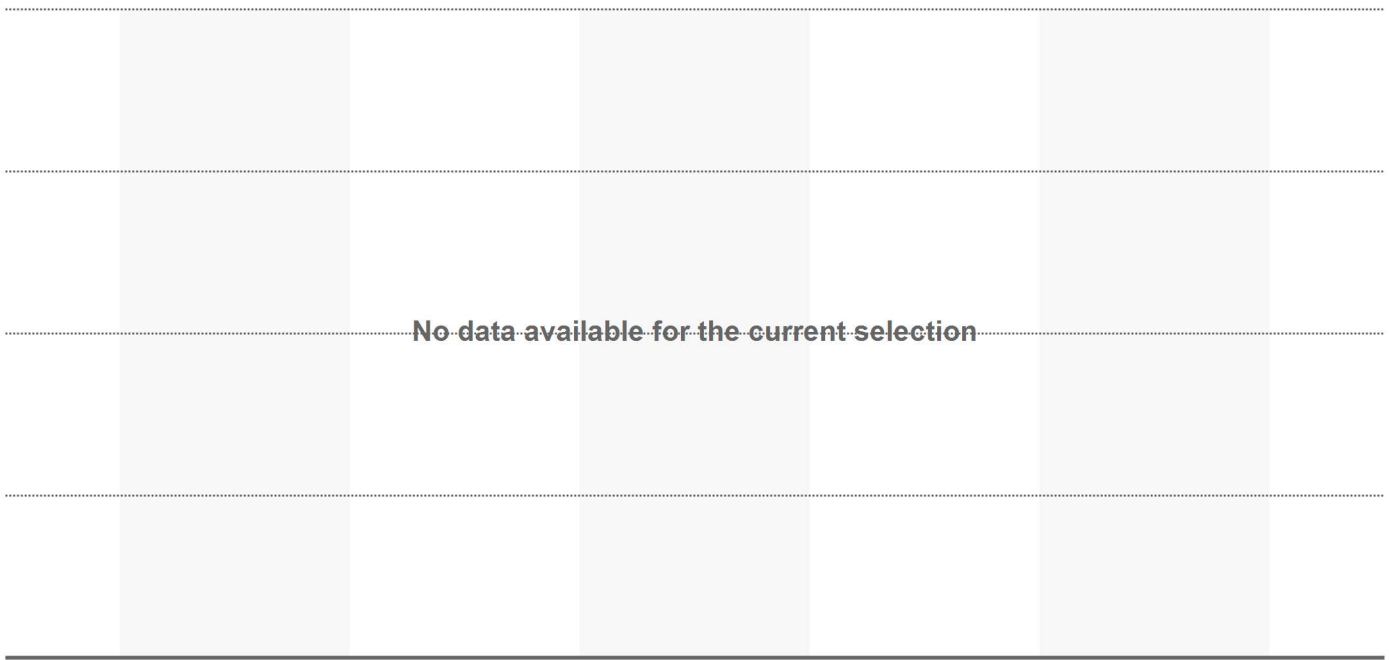
## PAST & FUTURE DELIVERIES IN SQUARE FEET



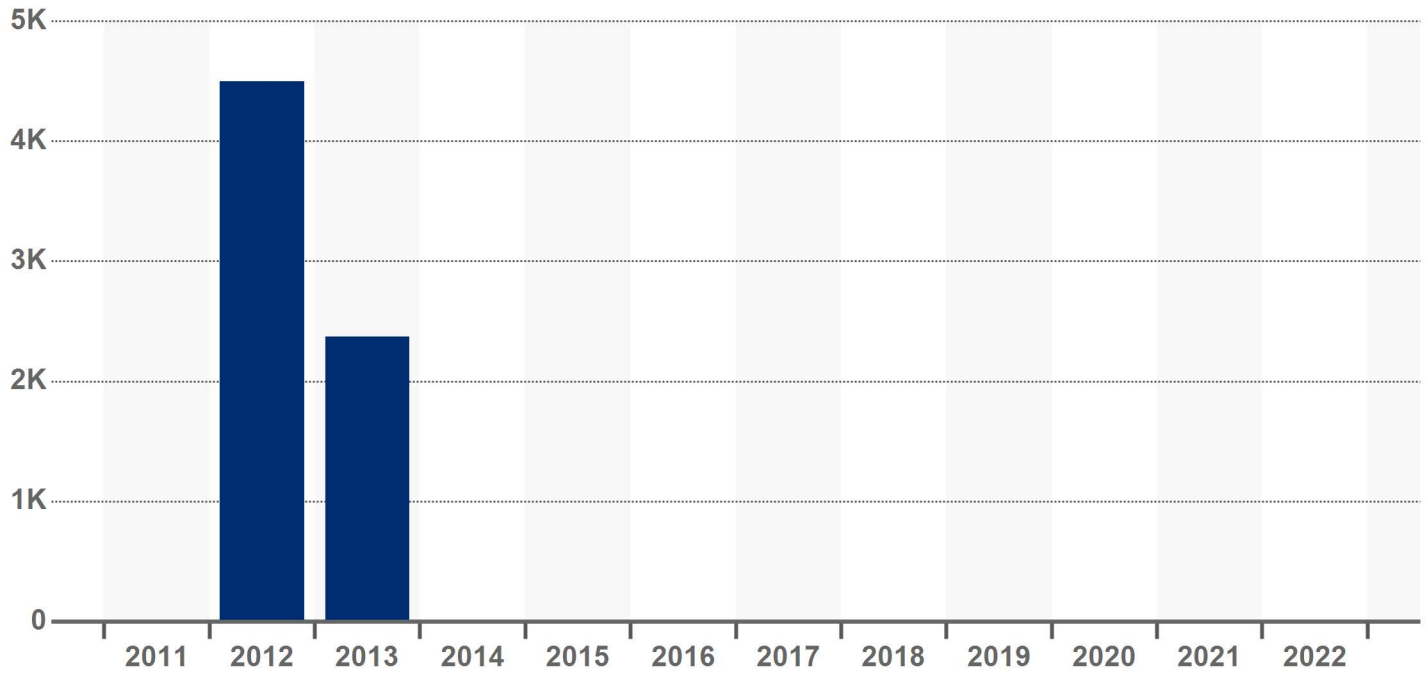
## UNDER CONSTRUCTION IN SQUARE FEET (5 Mile Radius)



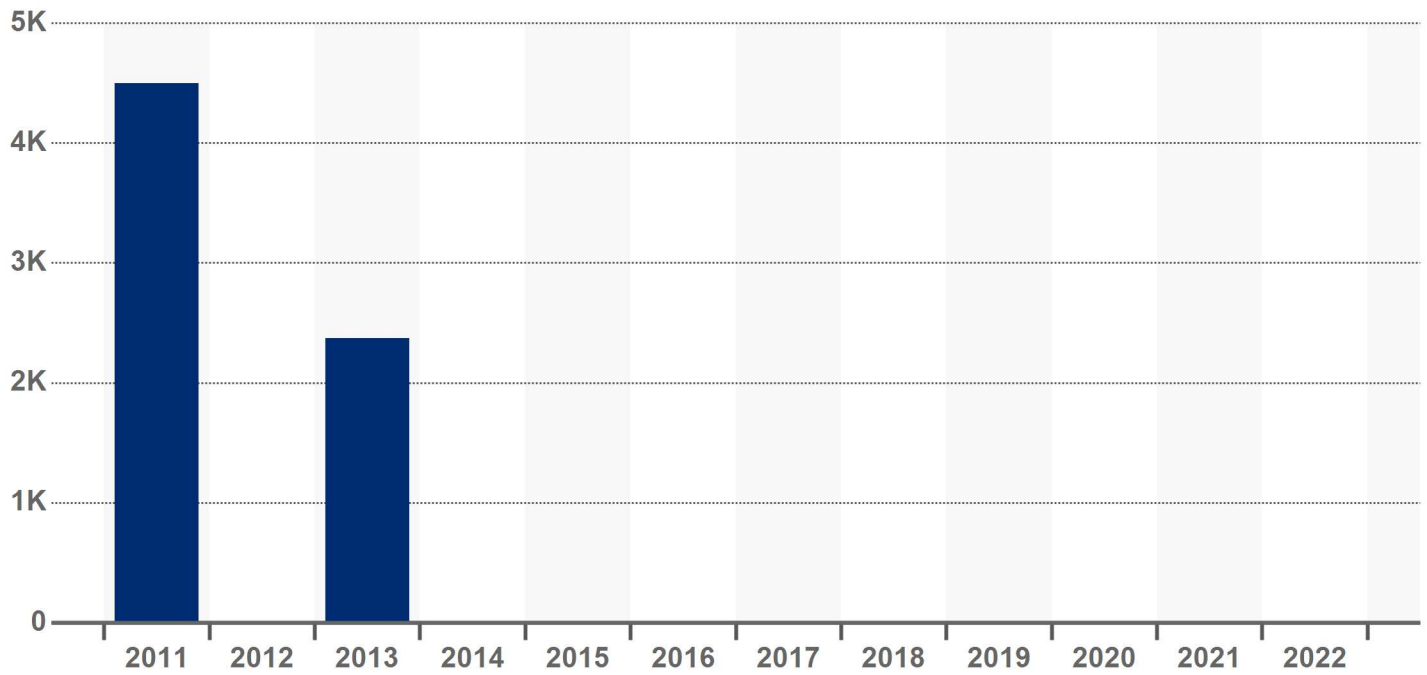
## PROJECTED DELIVERIES IN SQUARE FEET (5 Mile Radius)



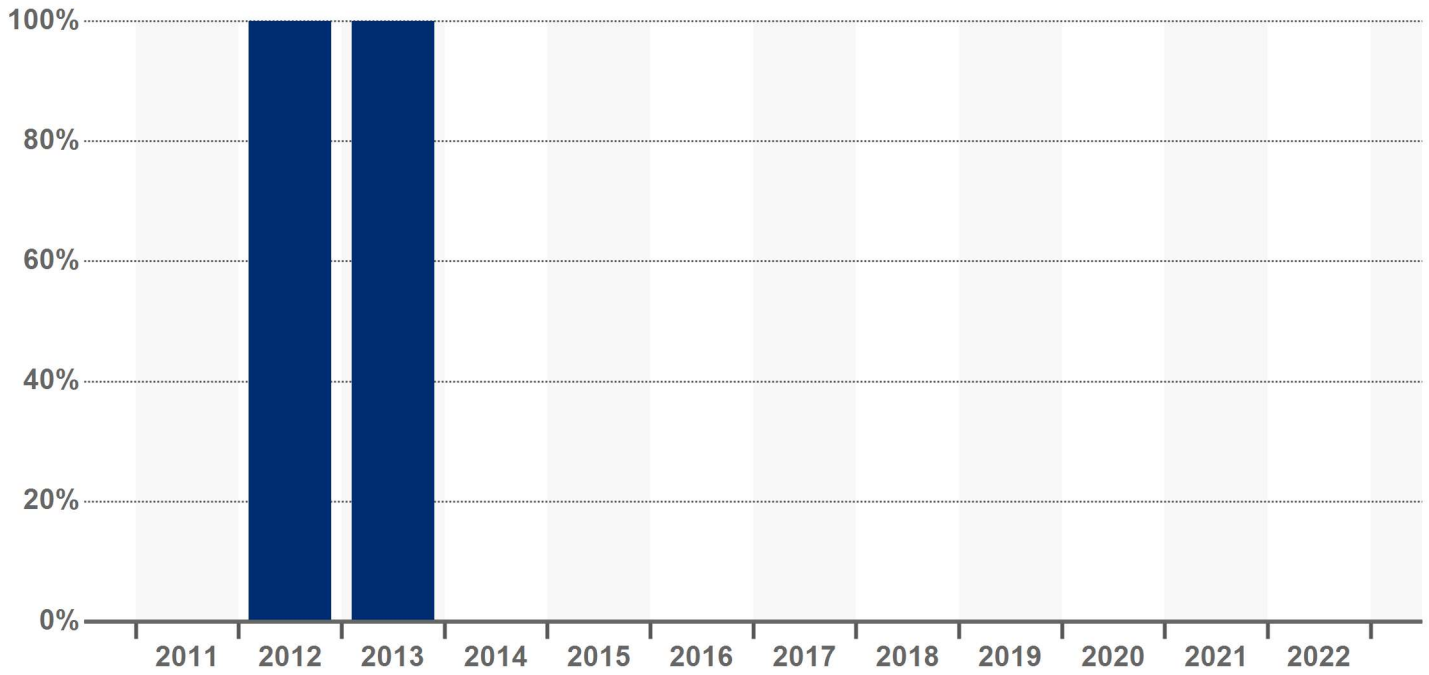
## DELIVERIES IN SQUARE FEET (5 Mile Radius)



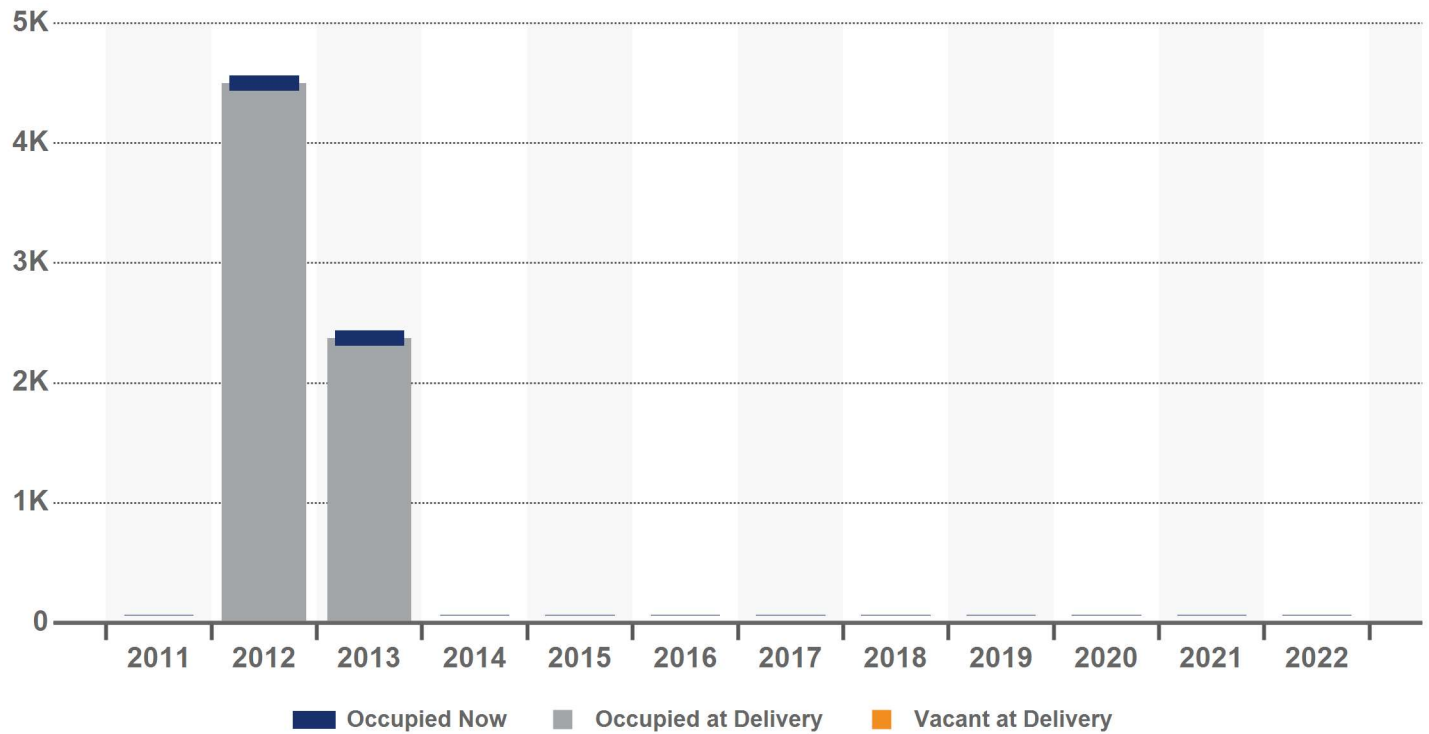
## STARTS IN SQUARE FEET (5 Mile Radius)



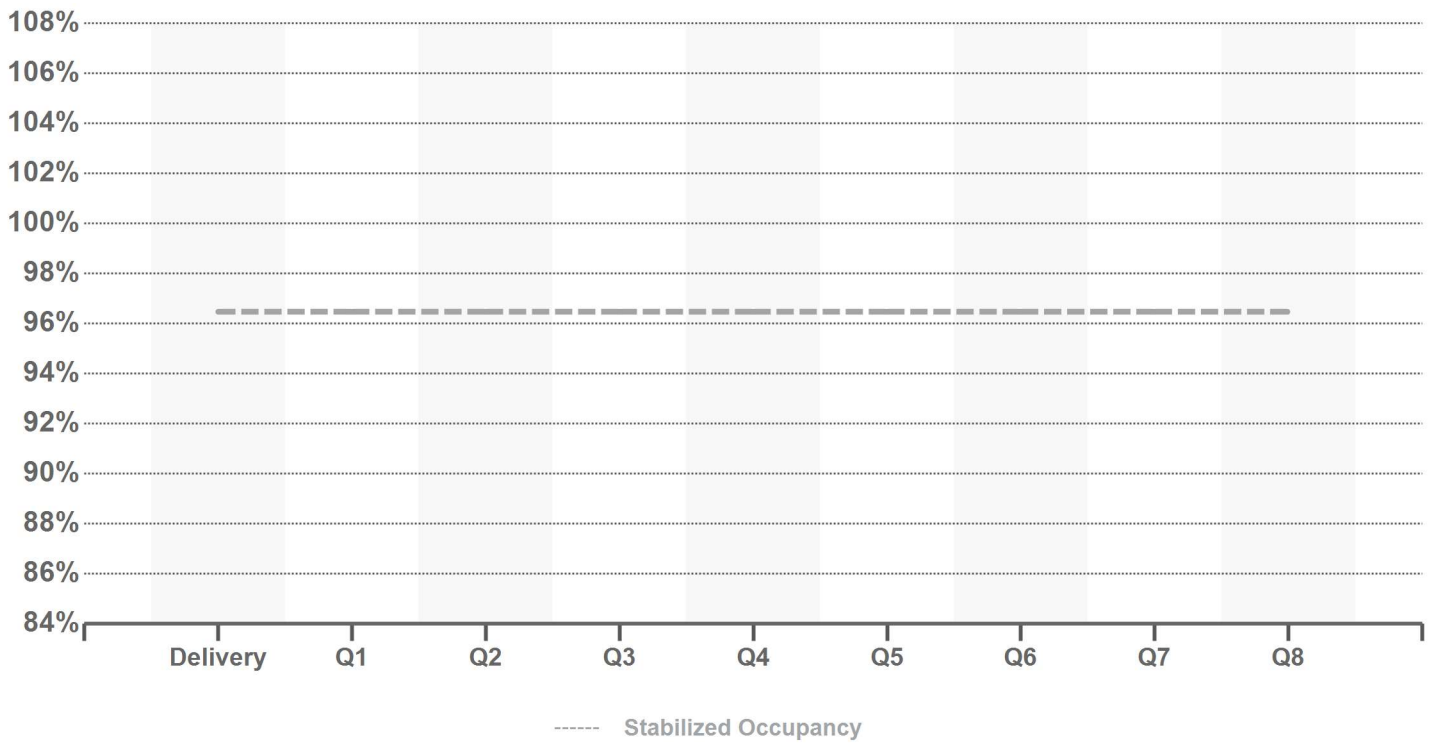
## PERCENT OCCUPIED AT DELIVERY (5 Mile Radius)



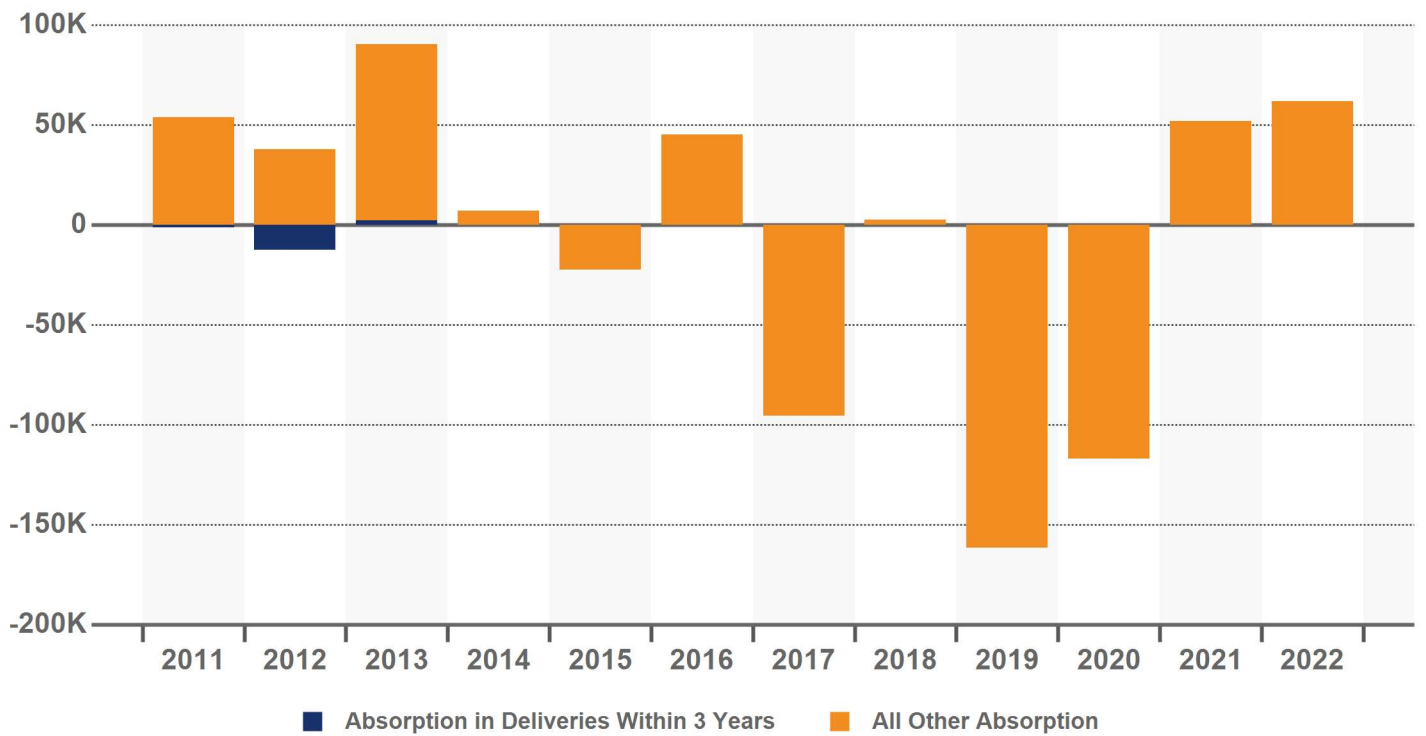
## DELIVERIES AND OCCUPANCY IN SQUARE FEET (5 Mile Radius)



## NEW CONSTRUCTION OCCUPANCY AFTER DELIVERY BY YEAR BUILT (5 Mile Radius)



## NET ABSORPTION IN SQUARE FEET (5 Mile Radius)



## NNN ASKING RENT PER SQUARE FOOT (5 Mile Radius)



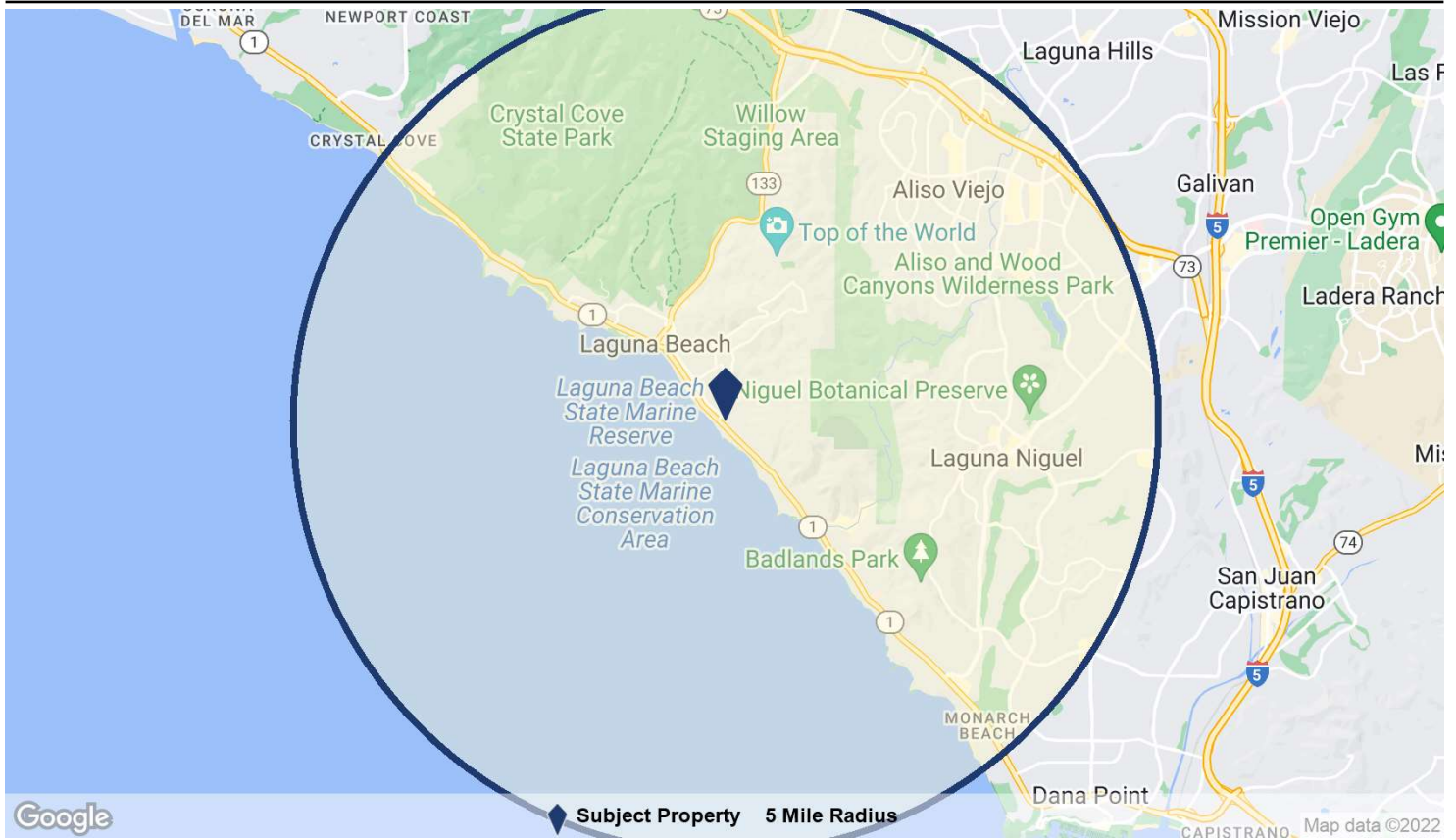


# Completed Construction Past 12 Months

1750 S Coast Hwy

Properties	Square Feet	Percent Leased	NNN Asking Rent Per SF
0	0	-	-

## COMPLETED CONSTRUCTION PAST 12 MONTHS



## CONSTRUCTION SUMMARY STATISTICS

	Low	Average	Median	High
GLA	-	-	-	-
Stories	-	-	-	-
Typical Floor SF	-	-	-	-
Leases Signed	-	-	-	-
Percent Leased	-	-	-	-
NNN Asking Rent Per SF	-	-	-	-
Star Rating				

**No Completed Construction Past 12 Months**

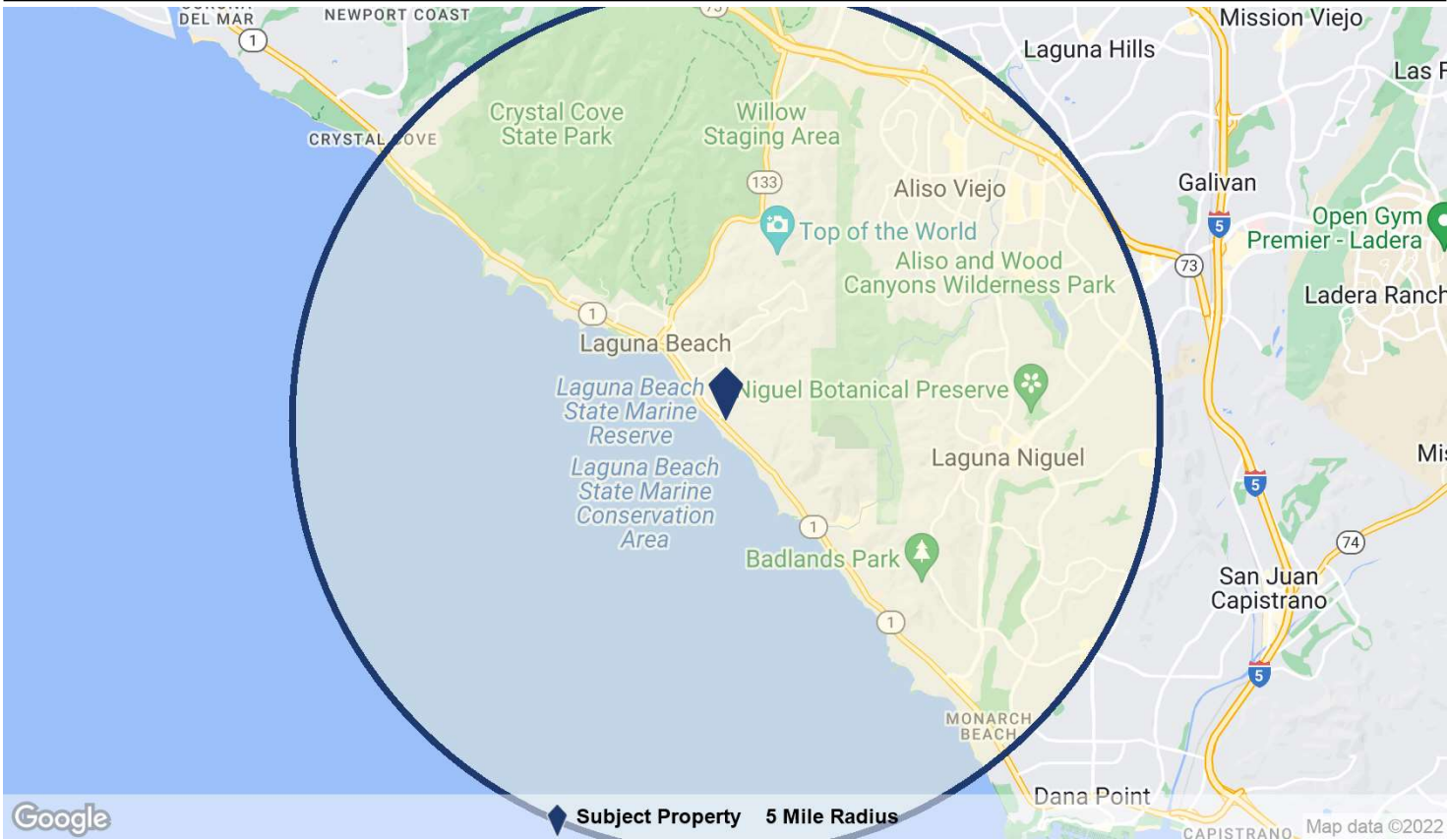
**No Delivery Past 12 Months Found**

# Under Construction Summary

1750 S Coast Hwy

Properties	Square Feet	Percent of Inventory	Released
<b>0</b>	<b>0</b>	-	-

## UNDER CONSTRUCTION PROPERTIES



## UNDER CONSTRUCTION SUMMARY STATISTICS

	Low	Average	Median	High
Building SF	-	-	-	-
Stories	-	-	-	-
Typical Floor SF	-	-	-	-
Preleasing	-	-	-	-
Estimated Delivery Date	-	-	-	-
Months to Delivery	-	-	-	-
Construction Period in Months	-	-	-	-
Star Rating				

## No Under Construction Properties Found



## Sale Comps

# 1750 S Coast Hwy

8,562 SF Retail Storefront Retail/Residential

Laguna Beach, California - Laguna Niguel/Laguna Beach Sub...

PREPARED BY



WINDWATER  
REAL ESTATE

James Wynne  
President



Sale Comparables

**15**

Avg. Cap Rate

**4.3%**

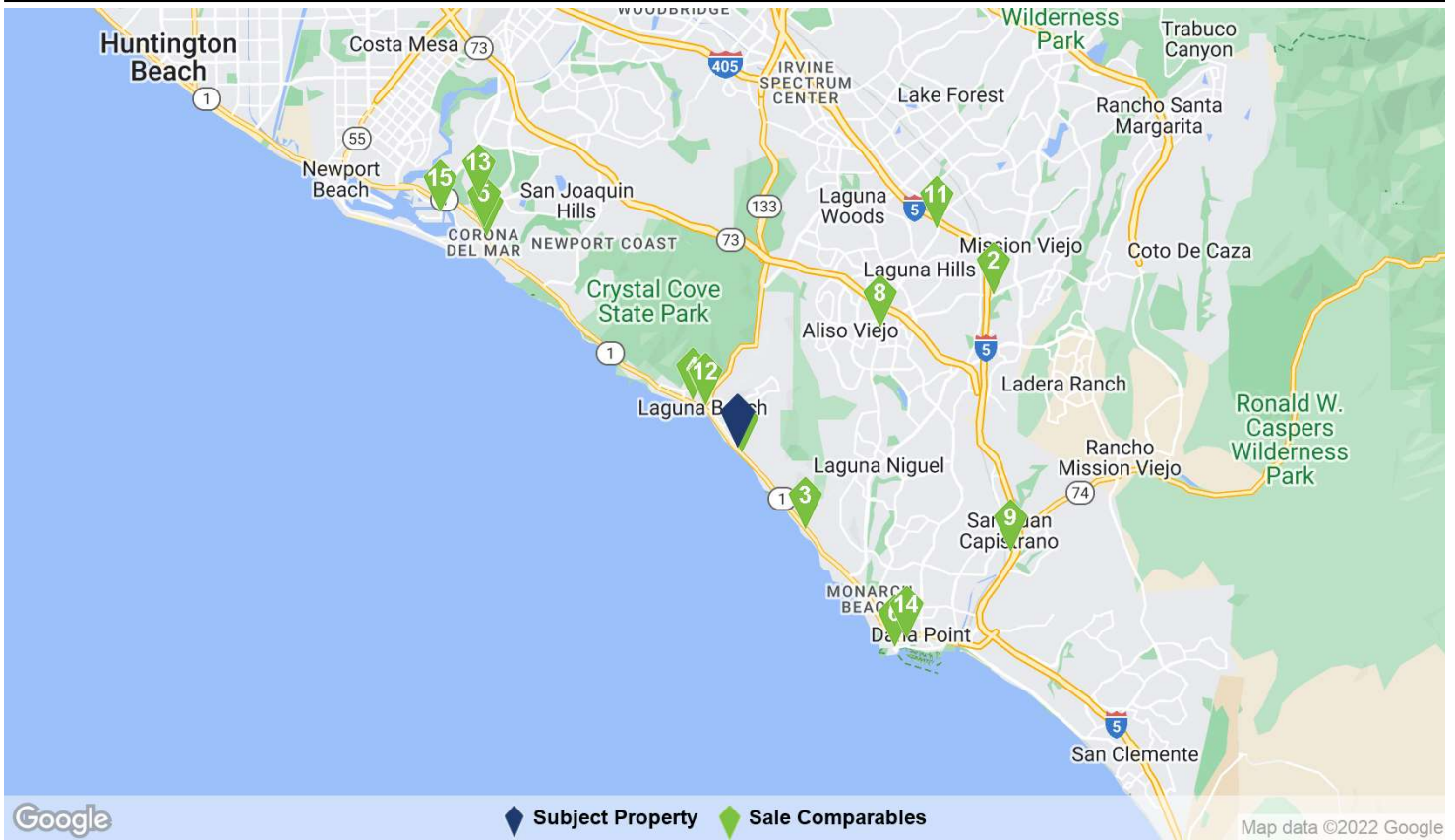
Avg. Price/SF

**\$817**

Avg. Vacancy At Sale

**1.0%**

## SALE COMPARABLES LOCATIONS



## SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$2,400,000	\$5,812,000	\$5,280,000	\$10,700,000
Price/SF	\$478	\$817	\$872	\$1,333
Cap Rate	2.5%	4.3%	4.8%	5.4%
Time Since Sale in Months	5.1	15.4	15.9	23.0
Property Attributes	Low	Average	Median	High
Building SF	4,356	7,113	6,551	14,458
Stories	1	2	2	3
Typical Floor SF	1,764	4,568	4,740	7,229
Vacancy Rate At Sale	0%	1.0%	0%	25.3%
Year Built	1922	1965	1973	2013
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.3	★ ★ ★ ★ ★	★ ★ ★ ★ ★

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
<b>1</b> 3000 E Coast Hwy	★★★★★	1974	4,500	0%	4/1/2022	\$6,000,000	\$1,333	-
<b>2</b> Beverly Plaza 26342 Oso Pky	★★★★★	2006	14,458	0%	3/8/2022	\$9,400,000	\$650	5.4%
<b>3</b> 31727 Coast Hwy	★★★★★	1928	4,800	0%	9/8/2021	\$2,700,000	\$563	-
<b>4</b> 352-354 N Pacific Coast...	★★★★★	1966	5,335	0%	8/12/2021	\$6,000,000	\$1,125	2.5%
<b>5</b> 2700 E Coast Hwy	★★★★★	1962	7,855	0%	6/17/2021	\$8,000,000	\$1,018	-
<b>6</b> Chart House Restaurant 34442 Street Of The Gree...	★★★★★	1979	7,200	0%	6/15/2021	\$4,550,000	\$632	3.0%
<b>7</b> 2007 S Coast Hwy	★★★★★	1922	5,292	0%	5/28/2021	\$3,200,000	\$605	-
<b>8</b> US Bank 27120 Alicia Pky	★★★★★	1994	6,591	0%	5/6/2021	\$3,150,000	\$478	-
<b>9</b> 32252-32254 Camino Ca...	★★★★★	1973	4,740	0%	4/29/2021	\$2,400,000	\$506	-
<b>10</b> Rivians Experience Center 154-162 S Coast Hwy	★★★★★	1935	10,925	0%	4/13/2021	\$10,700,000	\$979	-
<b>11</b> 24799 Alicia Pky	★★★★★	2013	4,415	0%	2/4/2021	\$5,280,000	\$1,196	4.5%
<b>12</b> 222 Ocean Ave	★★★★★	1946	6,551	0%	12/30/2020	\$6,600,000	\$1,007	-
<b>13</b> 202 Newport Center Dr	★★★★★	1974	9,571	0%	12/22/2020	\$10,500,000	\$1,097	-
<b>14</b> 24422 Del Prado Ave	★★★★★	1974	10,105	0%	12/7/2020	\$4,900,000	\$485	5.3%
<b>15</b> 301 Marine Ave	★★★★★	1934	4,356	25.3%	10/2/2020	\$3,800,000	\$872	5.0%



## ORANGE COUNTY INVESTMENT TRENDS

Typically, national institutional, private equity, and REIT entities account for about 25% of buying capital in any given 12-month stretch, and it has accounted for roughly 20% over the past year. Private capital generally drives the market, and foreign capital is often minimal and has more often been targeted toward other commercial assets.

Almost half of the recent sales closed for less than \$400/SF and at a transactional cap rate between 5% and 6%. As interest rates have risen, transaction volume has fallen. During 22Q2, Orange County saw its fewest quarterly transactions, aside from 2020, in more than five years.

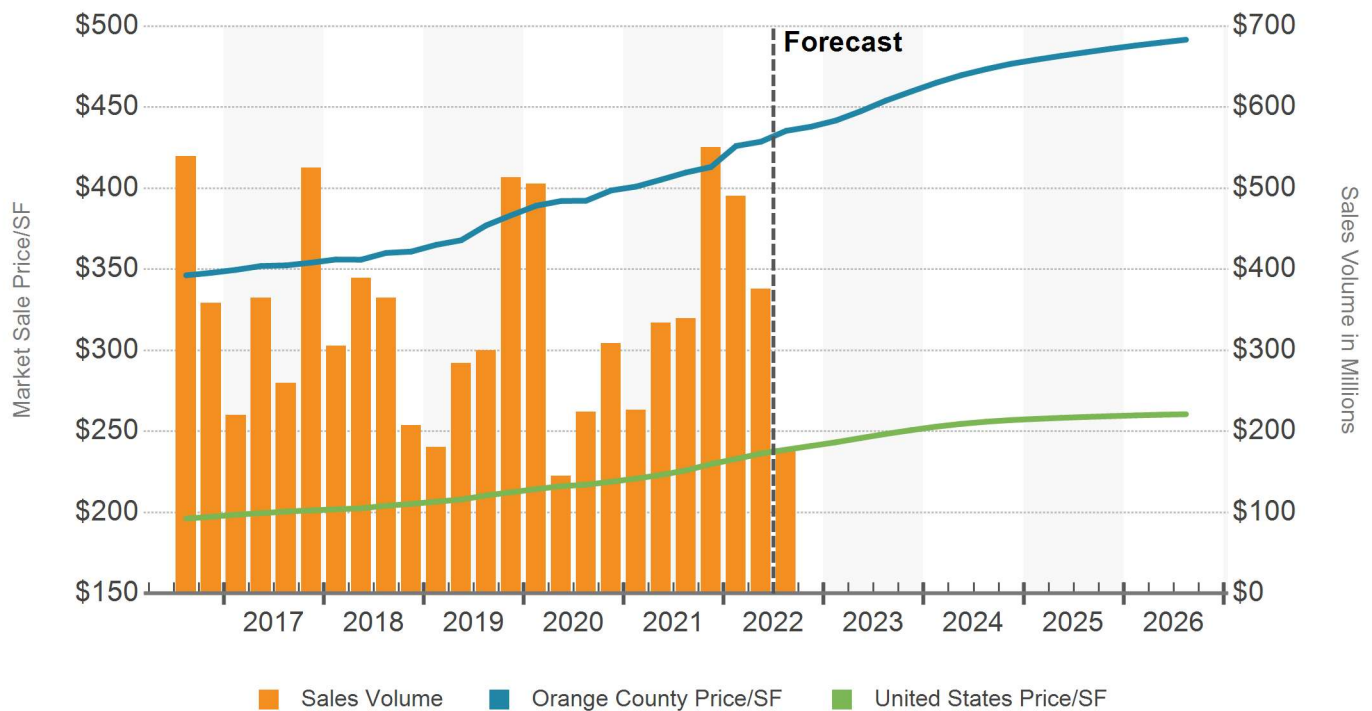
Grocery-anchored centers are a prime target among investors here. During 22Q2, World Premier Investments and RY Properties partnered to purchase the Fullerton Town Center for \$102.5 million. The center counted Amazon Fresh, Ross Dress for Less and Five Below as tenants, retailers that have all been in demand since the start of the pandemic. The tenant mix consisted of roughly 98% of national tenants.

During 22Q1, the public REIT Brixmor purchased the Brea Gateway Shopping Center from PNC Realty Advisors for \$85.7 million, or about \$470/SF. The center is anchored by Ralph's and Rite Aid, and consists of nationally recognized daily-needs and internet-resistant tenants that include HomeGoods, Cost Plus World Market and Panda Express. The 13-building center was 98% leased at the time of the sale.

At the end of 2021, DJM Capital Partners paid \$39.5 million (\$500/SF) for Gateway Shopping Center in Mission Viejo. The neighborhood center is home to notable credit tenants like Starbucks, Subway and Chase Bank and was nearly 90% leased at the time of sale. The seller, Gerrity Group, paid \$28.6 million for the property in 2013.

In 21Q4, Maxim Properties sold The Home Depot store at 1095 N Pullman St in Anaheim Hills for \$53 million (\$259/SF). The absolute triple net asset sold at a 4.5% cap rate and previously traded for \$32 million in 2005. Home Depot's lease runs through July 2025.

## SALES VOLUME & MARKET SALE PRICE PER SF



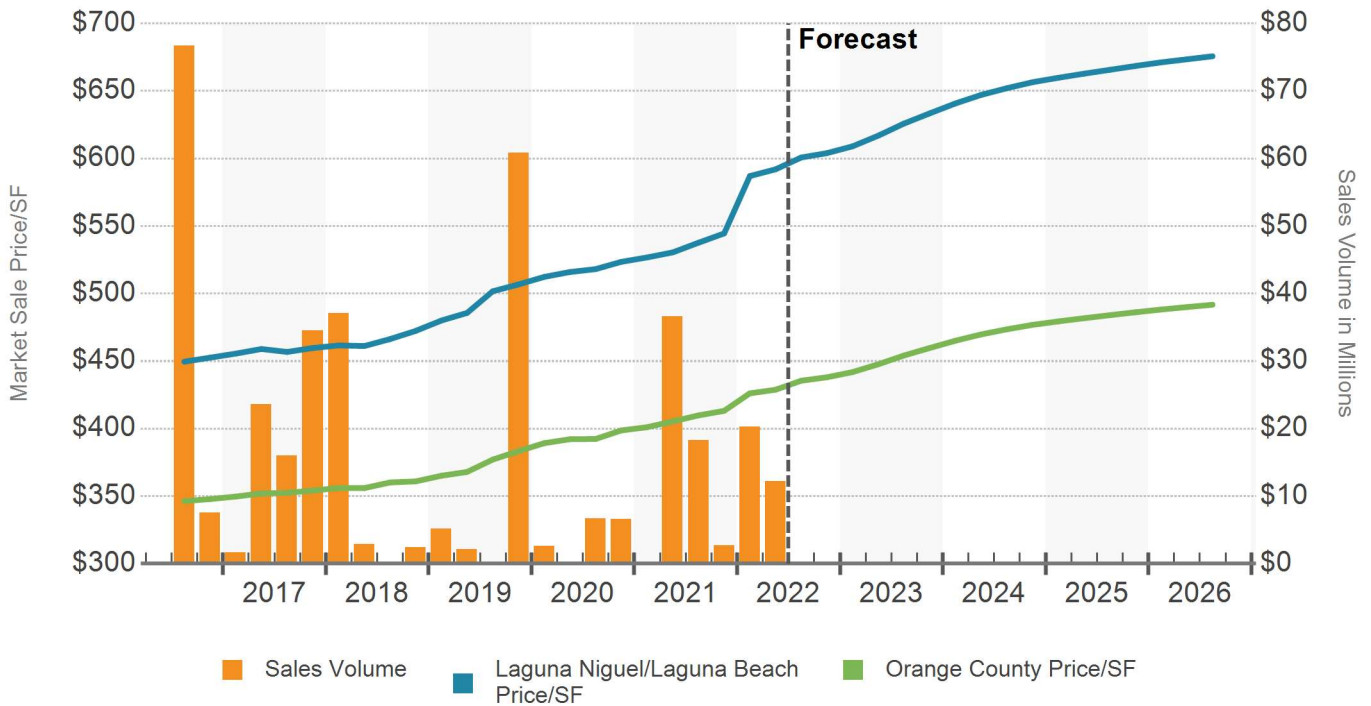
## LAGUNA NIGUEL/LAGUNA BEACH INVESTMENT TRENDS

Laguna Niguel/Laguna Beach has had a relatively healthy investment market over the years, and buyers have exhibited a steady interest in the area. The historical interest in Laguna Niguel/Laguna Beach carried through the past 12 months, as well, and the number of trades largely kept pace with the five-year average. Annual sales volume has averaged \$52.8 million over the past five years, including a 12-month high of \$111 million over that stretch. The recorded transaction volume here reached \$40.7 million in the past year. The

general retail sector drove that volume.

Market pricing, which is based on the price movement of all properties in the submarket, sat at \$599/SF during the third quarter of 2022. That price has surged since last year, growing by more than 10%, and the price itself sits well ahead of the average pricing for the Orange County region. The market cap rate has shrunk since last year to 4.6%. That is the lowest cap rate in the past five years, which is a tighter yield than the overall region.

## SALES VOLUME & MARKET SALE PRICE PER SF



# Sale Comp Details

1750 S Coast Hwy

## 1 3000 E Coast Hwy ↻



Distance to Subject Property: 7.5 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>4/1/2022</b>
Sale Price:	<b>\$6,000,000</b>
Price/SF:	<b>\$1,333</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Masoud Moshayedi</b>
Seller:	<b>Marcus D &amp; Trac...</b>
Buyer Broker:	-
Listing Broker:	-

### SALE TERMS

Sale Conditions:	<b>Sale Leaseback</b>
Financing:	<b>1st Mortgage: Bank of America NA</b>



### PROPERTY

Type:	<b>Auto Repair</b>	Land Acres:	<b>9,583 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	-
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1974</b>
GLA:	<b>4,500 SF</b>	Building FAR:	<b>0.47</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>11 free Surface Spaces are available; Ratio of 2.44/1000 SF</b>		
Features:	<b>Bus Line, Signage</b>		
Frontage:	<b>51' on Coast Hwy, 47' on Iris Ave</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Excellent Location (73)</b>		
Walk Score®:	<b>Walker's Paradise (91)</b>		
Transit Score®:	<b>Minimal Transit (22)</b>		

### SALE NOTES

This is the sale of a 4,500 square-foot retail building. The property is occupied by Beach City Performance, who has been in business for 13 years and has established a business in the marketplace. This is a sale leaseback opportunity for the buyer. The sale was confirmed by the seller.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Beach City Performance	Auto Maintenance/Oil Change	4,500	No	May 2015	-

# Sale Comp Details

1750 S Coast Hwy

## 2 26342 Oso Pky - Beverly Plaza



Distance to Subject Property: 6.8 Miles



### SALE

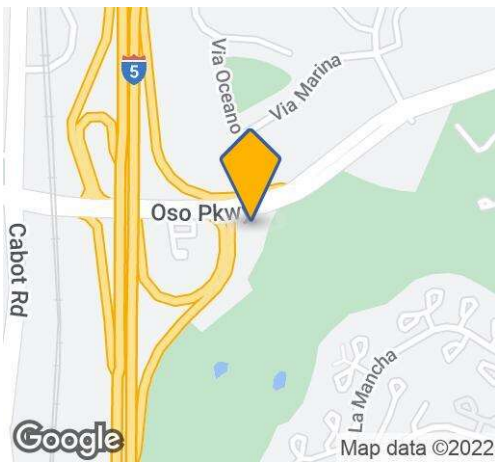
Sale Type:	<b>Investment</b>
Sale Date:	<b>3/8/2022</b>
Sale Price:	<b>\$9,400,000</b>
Price/SF:	<b>\$650</b>
Cap Rate:	<b>5.4%</b>

### OWNER:

Buyer:	<b>Raymond Gene &amp;...</b>
Seller:	<b>Homa Sarshar, J...</b>
Buyer Broker:	<b>Masters Realty G...</b>
Listing Broker:	<b>Lee &amp; Associates...</b>

### SALE TERMS

Sale Conditions:	<b>1031 Exchange</b>
Financing:	<b>1st Mortgage</b>



### PROPERTY

Type:	<b>Strip Center</b>	Land Acres:	<b>47,480 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Reinforced Concrete</b>
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>2006</b>
GLA:	<b>14,458 SF</b>	Building FAR:	<b>0.30</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>52 Surface Spaces are available; 16 Covered Spaces are available; R...</b>		
Features:	<b>Freeway Visibility, Pylon Sign, Signage</b>		
Frontage:	<b>131' on Oso Pky (with 1 curb cut)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Excellent Location (89)</b>		
Walk Score®:	<b>Car-Dependent (29)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

This is the sale of a 100% occupied multi-tenant retail office property situated on 1.09 acres with major street frontage on Oso Parkway. The plaza was constructed in 2006 and has a mix of creative and standard finishes with some exposed ceilings with covered parking and elevators served. The buyer paid all cash and was attracted to the tenant mix and location. The seller is exchanging into a property in Los Angeles. The asset sold with a 5.35% cap rate.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Wineworks For Everyone	Liquor	1,862	No	May 2006	-
Starbucks	Coffee	1,574	Yes	Feb 2007	-
O C Laser Dental Ctr	-	500	No	Apr 2009	-

# Sale Comp Details

1750 S Coast Hwy

**3** 31727 Coast Hwy ↻



Distance to Subject Property: 2.5 Miles



### SALE

Sale Type:	<b>Owner User</b>
Sale Date:	<b>9/8/2021</b>
Sale Price:	<b>\$2,700,000</b>
Price/SF:	<b>\$563</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>City of Laguna B...</b>
Seller:	<b>California Hope T...</b>
Buyer Broker:	-
Listing Broker:	<b>Vicki Wall - Vicki...</b>

### SALE TERMS

Sale Conditions:	<b>Lease Option</b>
Financing:	-



### PROPERTY

Type:	<b>Restaurant</b>	Land Acres:	<b>10,019 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Masonry</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1928; Renov 1965</b>
GLA:	<b>4,800 SF</b>	Building FAR:	<b>0.48</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>13 free Surface Spaces are available; Ratio of 3.94/1000 SF</b>		
Features:	-		
Frontage:	<b>105' on Coast Hwy (with 1 curb cut)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Best Location (99)</b>		
Walk Score®:	<b>Car-Dependent (44)</b>		
Transit Score®:	<b>Some Transit (37)</b>		

### SALE NOTES

On September 8th, 2021 a 4,800 retail building sold in Laguna Beach, CA for 2,700,000 or roughly \$562.00 per square foot. The sale was between California Hope Trust and City of Laguna Beach. There were no sale conditions or market reasons that affected the price. The info on this comp has been confirmed per county websites.

# Sale Comp Details

1750 S Coast Hwy

## 4 352-354 N Pacific Coast Hwy



Distance to Subject Property: 1.5 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>8/12/2021</b>
Sale Price:	<b>\$6,000,000</b>
Price/SF:	<b>\$1,125</b>
Cap Rate:	<b>2.5%</b>

### OWNER:

Buyer:	<b>Younan Maher</b>
Seller:	<b>Cannon Heritage...</b>
Buyer Broker:	<b>Compass - Micha...</b>
Listing Broker:	<b>Compass - Micha...</b>

### SALE TERMS

Sale Conditions:	-
Financing:	<b>1st Mortgage: Thrivent FCU</b>



### PROPERTY

Type:	<b>Storefront Retail/Resid...</b>	Land Acres:	<b>5,336 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Reinforced Concrete</b>
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1966</b>
GLA:	<b>5,335 SF</b>	Building FAR:	<b>1.00</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>8 Surface Spaces are available; Ratio of 1.50/1000 SF</b>		
Features:	-		
Frontage:	<b>50' on N. Coast Hwy., 50' on Cedar Way</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (46)</b>		
Walk Score®:	<b>Very Walkable (89)</b>		
Transit Score®:	<b>Some Transit (47)</b>		

### SALE NOTES

This is the sale of a retail building with a square footage of 5,335. This mixed-use property has had extensive structural and cosmetic renovations to the building exterior and interiors. This retail and residential property has three occupied commercial units fronting the high foot-traffic zone of North Coast Highway, with four residential ocean-view units. The commercial units are currently occupied by two veteran art galleries and a long-established jewelry store. Apartments A and B are one bedroom, one bathroom units with ocean views. Apartments C and D are currently combined for use as a two bedroom owner's unit.

# Sale Comp Details

1750 S Coast Hwy

## 5 2700 E Coast Hwy



Distance to Subject Property: 7.7 Miles



### SALE

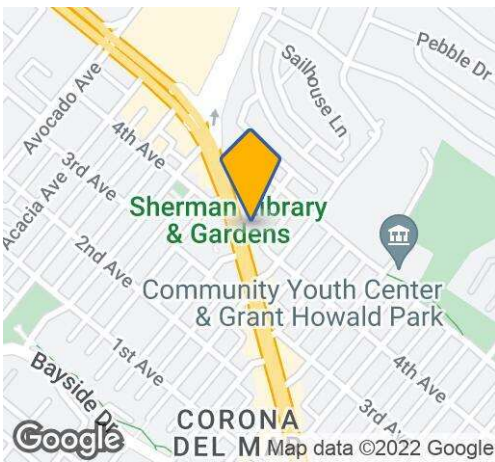
Sale Type:	<b>Investment</b>
Sale Date:	<b>6/17/2021</b>
Sale Price:	<b>\$8,000,000</b>
Price/SF:	<b>\$1,018</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Valia Properties</b>
Seller:	<b>Gary Jabara</b>
Buyer Broker:	-
Listing Broker:	-

### SALE TERMS

Sale Conditions:	-
Financing:	<b>1st Mortgage: First Republic Bank</b>



### PROPERTY

Type:	<b>Storefront Retail/Office</b>	Land Acres:	<b>12,197 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	-
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1962</b>
GLA:	<b>7,855 SF</b>	Building FAR:	<b>0.64</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>22 free Surface Spaces are available; Ratio of 1.50/1000 SF</b>		
Features:	<b>Signage, Signalized Intersection</b>		
Frontage:	<b>212' on E Coast Hwy</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Excellent Location (78)</b>		
Walk Score®:	<b>Walker's Paradise (92)</b>		
Transit Score®:	<b>Minimal Transit (22)</b>		

### SALE NOTES

This 7,855 square-foot retail building was sold on 6/17/2021 for \$8M, or \$1,018.46 per square-foot. It was sold by Gary Jabara of Mobilite Real Estate Investments, LLC to Valia Properties. The seller was not available for interview. The deal was confirmed by Tim Tamura of Valia Properties. All information for this report was gathered from public record and information provided by Valia Properties.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Protravel International	-	1,000	No	Nov 2020	-
Dugally Overfeld	-	1,000	No	Nov 2020	-
State Farm	Insurance	998	Yes	Jul 2016	-

# Sale Comp Details

1750 S Coast Hwy

## 6 34442 Street Of The Green Lantern - Chart House Restaurant



Distance to Subject Property: 5.9 Miles



### SALE

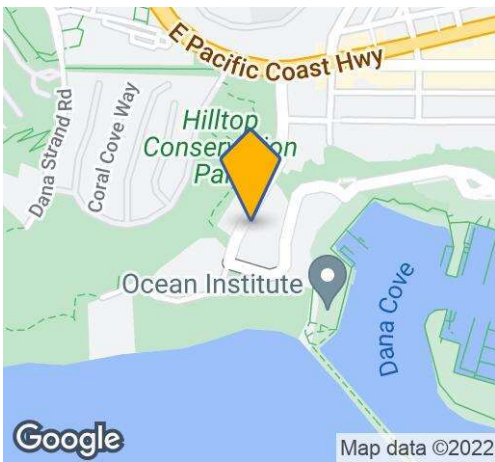
Sale Type:	<b>Investment</b>
Sale Date:	<b>6/15/2021</b>
Sale Price:	<b>\$4,550,000</b>
Price/SF:	<b>\$632</b>
Cap Rate:	<b>3.0%</b>

### OWNER:

Buyer:	<b>Landrys, Inc.</b>
Seller:	<b>Randall Marsden,...</b>
Buyer Broker:	<b>Marcus &amp; Millich...</b>
Listing Broker:	<b>Marcus &amp; Millich...</b>

### SALE TERMS

Sale Conditions:	<b>Ground Lease (Leased Fee), Investment Triple Net</b>
Financing:	-



### PROPERTY

Type:	<b>Restaurant</b>	Land Acres:	<b>30,492 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Wood Frame</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1979</b>
GLA:	<b>7,200 SF</b>	Building FAR:	<b>0.24</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>24 free Surface Spaces are available; Ratio of 3.33/1000 SF</b>		
Features:	-		
Frontage:	<b>174' on Street Of The Green Lante (with 1 curb cut)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Best Location (95)</b>		
Walk Score®:	<b>Somewhat Walkable (55)</b>		
Transit Score®:	<b>Some Transit (25)</b>		

### SALE NOTES

This is the leased fee (land only) sale of the Chart House Restaurant property in Dana Point. The listing received multiple offers and sold with an annual rent of \$136,500. The lease expires in 2037, there are no options to renew.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Chart House	Restaurant	6,991	Yes	Jun 2011	-



# Sale Comp Details

1750 S Coast Hwy



## 2007 S Coast Hwy

Distance to Subject Property: 0.2 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>5/28/2021</b>
Sale Price:	<b>\$3,200,000</b>
Price/SF:	<b>\$605</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Du and Li Family...</b>
Seller:	<b>Alexander &amp; Ass...</b>
Buyer Broker:	-
Listing Broker:	<b>The Stanaland Gr...</b>

### SALE TERMS

Sale Conditions:	-
Financing:	-



### PROPERTY

Type:	<b>Storefront Retail/Resid...</b>	Land Acres:	<b>4,792 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Wood Frame</b>
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1922; Renov 2008</b>
GLA:	<b>5,292 SF</b>	Building FAR:	<b>1.10</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>2 Surface Spaces are available; 3 Covered Spaces are available; Rati...</b>		
Features:	<b>Air Conditioning, Balcony, Corner Lot, Fireplace, Signalized Intersec...</b>		
Frontage:	<b>56' on S Coast Hwy (with 1 curb cut), Diamond St.</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (48)</b>		
Walk Score®:	<b>Somewhat Walkable (65)</b>		
Transit Score®:	<b>Some Transit (37)</b>		

### SALE NOTES

The property spans 3 levels, the 3rd level includes two 1 bedroom, 1 bath residential units featuring private balconies with full ocean views. The 2nd level is currently divided into two retail spaces on PCH, with ocean views from the back. And below that, the 1st floor offers one additional retail space, which is currently set up into offices, with a small ocean view from the corner office. Recent improvements include: nearly all new drywall, electrical, plumbing, HVAC, roof, windows, doors, exterior paint, rain gutters, and new exterior stairs. Each of the two residential units has exposed wood beam ceilings, a remodeled kitchen, upgraded appliances, tile flooring, and updated countertops. The property includes a three-car garage along with a driveway for additional parking.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Furniture Store	-	1,575	No	Sep 2017	-
Habitat Consign & Design	-	1,500	No	Apr 2019	-

# Sale Comp Details

1750 S Coast Hwy

## 8 27120 Alicia Pky - US Bank



Distance to Subject Property: 4.3 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>5/6/2021</b>
Sale Price:	<b>\$3,150,000</b>
Price/SF:	<b>\$478</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Shapell Industrie...</b>
Seller:	<b>Downey Financia...</b>
Buyer Broker:	<b>Newmark - John...</b>
Listing Broker:	<b>Cushman &amp; Wak...</b>

### SALE TERMS

Sale Conditions:	<b>High Vacancy Property</b>
Financing:	-



### PROPERTY

Type:	<b>Power Center</b>	Land Acres:	<b>27,007 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	-
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1994</b>
GLA:	<b>6,591 SF</b>	Building FAR:	<b>0.24</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>45 free Surface Spaces are available; Ratio of 6.83/1000 SF</b>		
Features:	<b>Dedicated Turn Lane, Drive Thru</b>		
Frontage:	<b>718' on Alicia Pky (with 3 curb cuts)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Best Location (96)</b>		
Walk Score®:	<b>Somewhat Walkable (59)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

The sale consists of a 6,591 square foot single tenant retail building that sold for \$3,150,000. The property is a former bank building with a drive-thru. The building was vacant at the time of sale. The buyer plans to re-lease the property.

# Sale Comp Details

1750 S Coast Hwy

9 **32252-32254 Camino Capistrano** 🔁

★★★★★

Distance to Subject Property: 6.7 Miles



### SALE

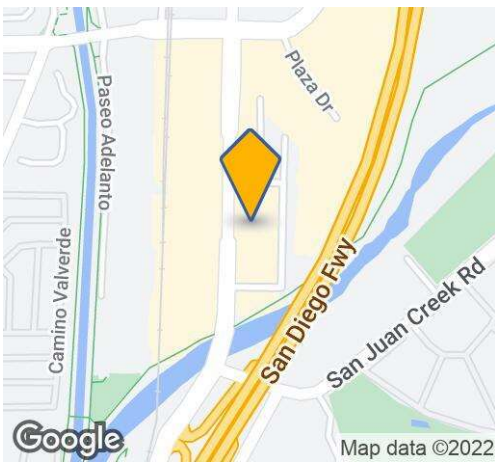
Sale Type:	<b>Investment</b>
Sale Date:	<b>4/29/2021</b>
Sale Price:	<b>\$2,400,000</b>
Price/SF:	<b>\$506</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Ziad Faraj</b>
Seller:	<b>Lawrence D Malc...</b>
Buyer Broker:	-
Listing Broker:	-

### SALE TERMS

Sale Conditions:	-
Financing:	<b>1st Mortgage: Sunwest Bank</b>



### PROPERTY

Type:	<b>Freestanding</b>	Land Acres:	<b>8,712 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	-
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1973</b>
GLA:	<b>4,740 SF</b>	Building FAR:	<b>0.54</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>15 free Surface Spaces are available; Ratio of 3.16/1000 SF</b>		
Features:	-		
Frontage:	<b>120' on Camino Capistrano (with 2 curb cuts)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Best Location (91)</b>		
Walk Score®:	<b>Very Walkable (83)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

32252-32254 Camino Capistrano in San Juan Capistrano California sold for \$2.4M or \$506 per square foot on April 29th 2021. The freestanding retail property totals 4,740 square feet, built in 1973, has 15 surface parking spaces and sits on .2 acres of land. The building is 100% occupied by the single tenant Mercado El Rey. There were no brokers involved in the transaction and financing from Sunwest Bank of \$2,040,000.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Mercado El Ray	-	4,740	No	Apr 2016	-

# Sale Comp Details

1750 S Coast Hwy

## 10 154-162 S Coast Hwy - Rivians Experience Center



Distance to Subject Property: 1.2 Miles



### SALE

Sale Type:	<b>Owner User</b>
Sale Date:	<b>4/13/2021</b>
Sale Price:	<b>\$10,700,000</b>
Price/SF:	<b>\$979</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Rivian</b>
Seller:	<b>Leslie Blumberg</b>
Buyer Broker:	<b>Coastal Commer...</b>
Listing Broker:	<b>Coastal Commer...</b>

### SALE TERMS

Sale Conditions:	<b>1031 Exchange</b>
Financing:	-



### PROPERTY

Type:	<b>Movie Theater</b>	Land Acres:	<b>11,761 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	-
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1935</b>
GLA:	<b>10,925 SF</b>	Building FAR:	<b>0.93</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	-		
Features:	-		
Frontage:	<b>70' on S Coast Highway</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Excellent Location (79)</b>		
Walk Score®:	<b>Walker's Paradise (94)</b>		
Transit Score®:	<b>Some Transit (48)</b>		

### SALE NOTES

The former South Coast Cinemas retail property sold for \$10,700,000 or about \$979 per square foot. The property sold to electric vehicle maker Rivian, and they plan on transforming the site into 'Rivians Experience Center'. They filed an application last summer (2020) which entails transforming the historic theater into a community-focused hub that will include retail space, food and beverage, and a restored theater for public programming. The overall goal is to preserve the theater as a community landmark while using it's historic space to promote their new electric vehicles. It was reported that this was the downleg in a 1031 exchange for the seller.

# Sale Comp Details

1750 S Coast Hwy



**24799 Alicia Pky**

Distance to Subject Property: 6.8 Miles



## SALE

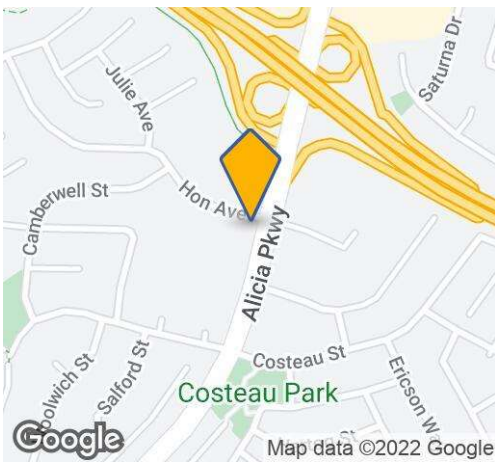
Sale Type:	<b>Investment</b>
Sale Date:	<b>2/4/2021</b>
Sale Price:	<b>\$5,280,000</b>
Price/SF:	<b>\$1,196</b>
Cap Rate:	<b>4.5%</b>

## OWNER:

Buyer:	<b>Chun Nien &amp; Fu...</b>
Seller:	<b>Jing Wang</b>
Buyer Broker:	<b>Jen Carter Realty...</b>
Listing Broker:	<b>MacroReal Com...</b>

## SALE TERMS

Sale Conditions:	<b>Ground Lease (Leased Fee), Investment Triple Net</b>
Financing:	-



## PROPERTY

Type:	<b>Bank</b>	Land Acres:	<b>33,106 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Wood Frame</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>2013</b>
GLA:	<b>4,415 SF</b>	Building FAR:	<b>0.13</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>40 free Surface Spaces are available; Ratio of 9.06/1000 SF</b>		
Features:	-		
Frontage:	<b>174' on Alicia Pky, 136' on Hon Ave</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Best Location (92)</b>		
Walk Score®:	<b>Very Walkable (76)</b>		
Transit Score®:	<b>Some Transit (29)</b>		

## SALE NOTES

Approximately 11.5 years left on ground lease. In June 2021 cap rate is 4.5%. Chase owns building. Lease includes 3 (5) year options Seller liquidating and buying apartments. Long term hold for buyer.

## LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Chase Bank	Bank	4,415	Yes	Sep 2021	-

# Sale Comp Details

1750 S Coast Hwy

**12** 222 Ocean Ave 



Distance to Subject Property: 1.2 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>12/30/2020</b>
Sale Price:	<b>\$6,600,000</b>
Price/SF:	<b>\$1,007</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Alere Property Gr...</b>
Seller:	<b>Dunhill Partners,...</b>
Buyer Broker:	<b>Lee &amp; Associates...</b>
Listing Broker:	<b>Lee &amp; Associates...</b>

### SALE TERMS

Sale Conditions:	-
Financing:	-



### PROPERTY

Type:	<b>Restaurant</b>	Land Acres:	<b>4,792 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Masonry</b>
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1946; Renov 2014</b>
GLA:	<b>6,551 SF</b>	Building FAR:	<b>1.37</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>2 free Surface Spaces are available; Ratio of 1.00/1000 SF</b>		
Features:	-		
Frontage:	<b>66' on Ocean</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Good Location (57)</b>		
Walk Score®:	<b>Walker's Paradise (94)</b>		
Transit Score®:	<b>Some Transit (48)</b>		

### SALE NOTES

Fully built as a restaurant the property sold with all FFE (furniture, fixtures, and equipment) included. The tenant vacated prior to the Covid 19 pandemic. The seller owns other properties in the surrounding area and decided to liquidate this asset while the buyer paid cash and is actively marketing the space for lease.

# Sale Comp Details

1750 S Coast Hwy

## 13 202 Newport Center Dr



Distance to Subject Property: 8.3 Miles



### SALE

Sale Type:	<b>Owner User</b>
Sale Date:	<b>12/22/2020</b>
Sale Price:	<b>\$10,500,000</b>
Price/SF:	<b>\$1,097</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Mario Marovic</b>
Seller:	<b>R &amp; S Schwartz F...</b>
Buyer Broker:	-
Listing Broker:	<b>JLL - Bryan Ley,...</b>

### SALE TERMS

Sale Conditions:	<b>Business Value Included</b>
Financing:	-



### PROPERTY

Type:	<b>Restaurant</b>	Land Acres:	<b>8,712 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	-
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1974</b>
GLA:	<b>9,571 SF</b>	Building FAR:	<b>1.10</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	-		
Features:	-		
Frontage:	<b>125' on Newport Center Dr</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Best Location (91)</b>		
Walk Score®:	<b>Somewhat Walkable (63)</b>		
Transit Score®:	<b>Some Transit (42)</b>		

### SALE NOTES

The 9,571-square-foot retail/restaurant property traded for \$10,500,000 or about \$1,097 per square foot. The business value was included in this sale price. The new owner will continue to operate as Muldoon's Irish Pub. Built in 1974, the property is located on the corner of Newport Center Dr and Anacapa Dr and surrounded by office and retailers.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Muldoon's Irish Pub	-	4,785	No	Jan 2018	-
Ocean Wave House LLC	Restaurant	500	No	Jan 2021	-

# Sale Comp Details

1750 S Coast Hwy

**14** 24422 Del Prado Ave 



Distance to Subject Property: 5.9 Miles



## SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>12/7/2020</b>
Sale Price:	<b>\$4,900,000</b>
Price/SF:	<b>\$485</b>
Cap Rate:	<b>5.3%</b>

## OWNER:

Buyer:	<b>Stephen J Muller</b>
Seller:	<b>Thomas D. Lund...</b>
Buyer Broker:	<b>Muller Commerci...</b>
Listing Broker:	<b>Muller Commerci...</b>

## SALE TERMS

Sale Conditions:	<b>1031 Exchange</b>
Financing:	-



## PROPERTY

Type:	<b>Storefront Retail/Office</b>	Land Acres:	<b>20,038 SF</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Wood Frame</b>
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1974</b>
GLA:	<b>10,105 SF</b>	Building FAR:	<b>0.50</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>41 free Surface Spaces are available; Ratio of 4.10/1000 SF</b>		
Features:	-		
Frontage:	<b>157' on Del Prado</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Best Location (97)</b>		
Walk Score®:	<b>Very Walkable (89)</b>		
Transit Score®:	<b>Some Transit (28)</b>		

## SALE NOTES

24422 Del Prado Ave in Dana Point California sold for \$4,900,000 on December 7th 2020. The property is a 10,105 square foot retail building, constructed in 1974, and sits on .46 acres of land. Wit Muller of Muller Commercial Real Estate represented both sides in the transaction. All cash, 1031 exchange transaction.

## LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Dana Point Hardware	Hardware	1,000	Yes	Sep 2007	-
South West Medical Billing	-	900	No	Jul 2016	-
Pacific Sign Center	-	750	No	Jun 2003	-
Killer Lashes	-	750	No	Mar 2019	Feb 2024
Andres Dental Studio	-	600	No	May 2009	-
Dana Point Gold & Coin	Hardware	600	No	Jul 2016	-
Mylee Salon	-	450	No	Jun 2016	-
Shortsale Services	Real Estate	450	No	Jul 2016	-
24/7 Locksmith & Residential	-	300	No	Jul 2016	-
Pch Pilates & Yoga	Fitness	150	No	Jun 2016	-



# Sale Comp Details

1750 S Coast Hwy

15 **301 Marine Ave** ↻



Distance to Subject Property: 8.7 Miles



## SALE

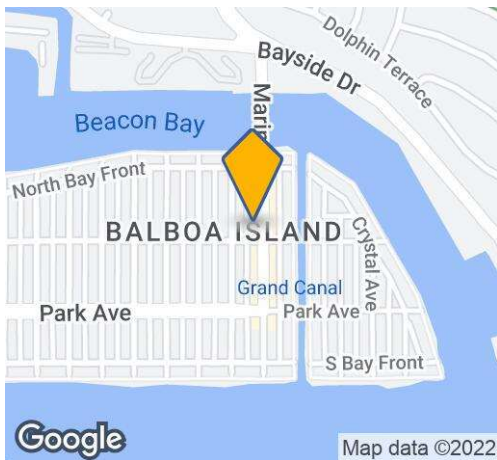
Sale Type:	<b>Investment</b>
Sale Date:	<b>10/2/2020</b>
Sale Price:	<b>\$3,800,000</b>
Price/SF:	<b>\$872</b>
Cap Rate:	<b>5.0%</b>

## OWNER:

Buyer:	<b>Space Investmen...</b>
Seller:	<b>Meyer Pacific, Inc.</b>
Buyer Broker:	-
Listing Broker:	-

## SALE TERMS

Sale Conditions:	<b>1031 Exchange</b>
Financing:	-



## PROPERTY

Type:	<b>Storefront</b>	Land Acres:	<b>4,356 SF</b>
Sale Vacancy:	<b>25.3%</b>	Construction:	-
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1934</b>
GLA:	<b>4,356 SF</b>	Building FAR:	<b>1.00</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>Ratio of 0.00/1000 SF</b>		
Features:	<b>Signage</b>		
Frontage:	<b>49' on Marine Ave, Balboa Ave.</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Best Location (93)</b>		
Walk Score®:	<b>Very Walkable (77)</b>		
Transit Score®:	<b>Some Transit (36)</b>		

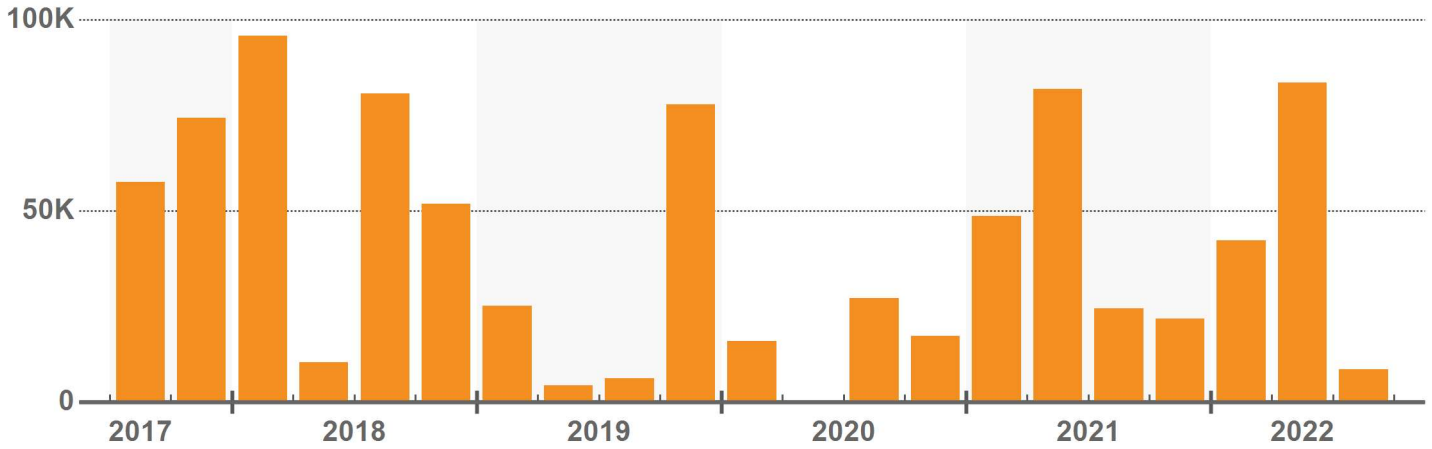
## SALE NOTES

This is the sale of a retail building with a square footage of 4,500. The buyer reports an escrow length of 120 days and that both he and the seller had 1031 exchanges. The property features great location on Marine Ave on Balboa Island, with a high volume of foot traffic.

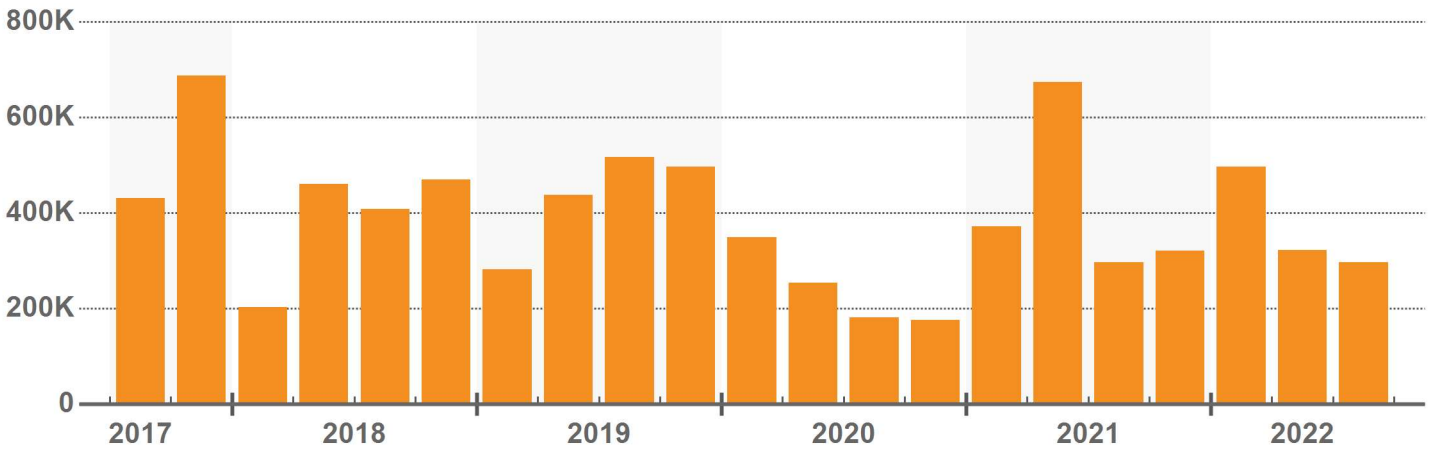
## LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Balboa Candy	-	1,200	No	Feb 2009	-

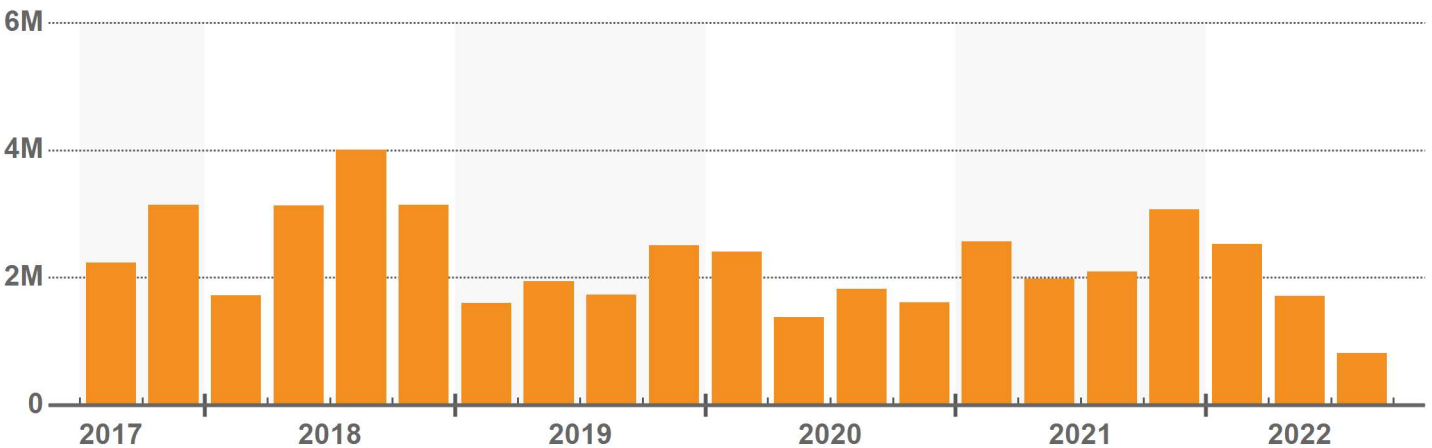
LAGUNA NIGUEL/LAGUNA BEACH SUBMARKET SALES VOLUME IN SQUARE FEET



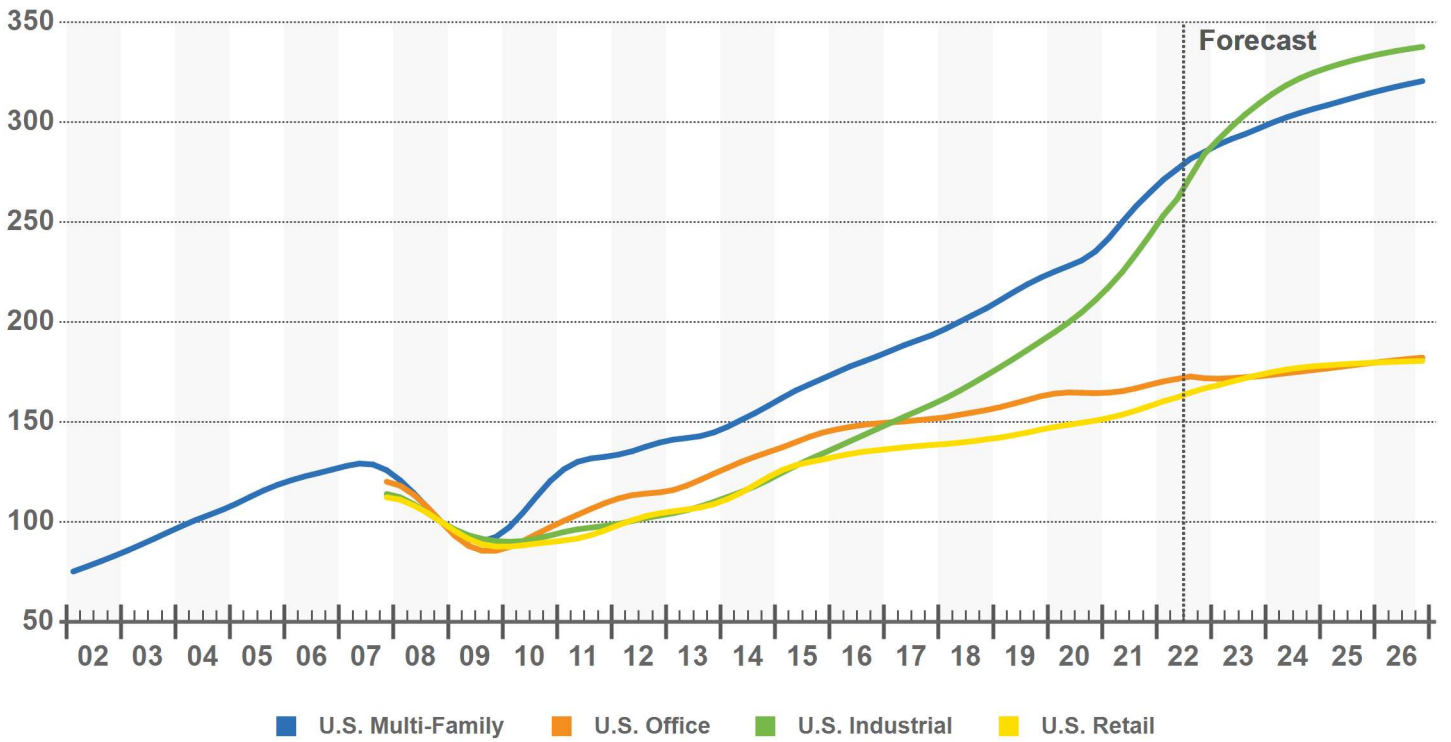
SOUTH COUNTY SUBMARKET CLUSTER SALES VOLUME IN SQUARE FEET



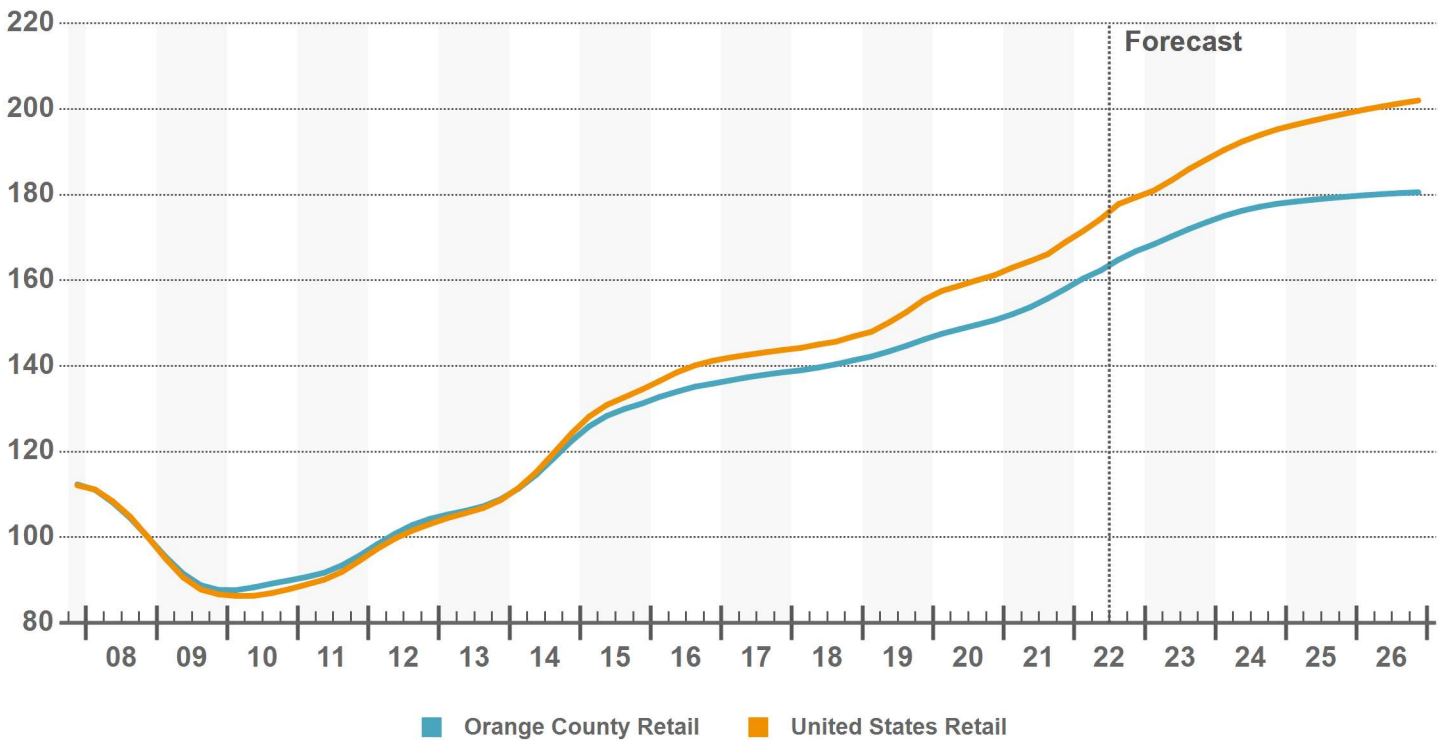
ORANGE COUNTY METRO SALES VOLUME IN SQUARE FEET



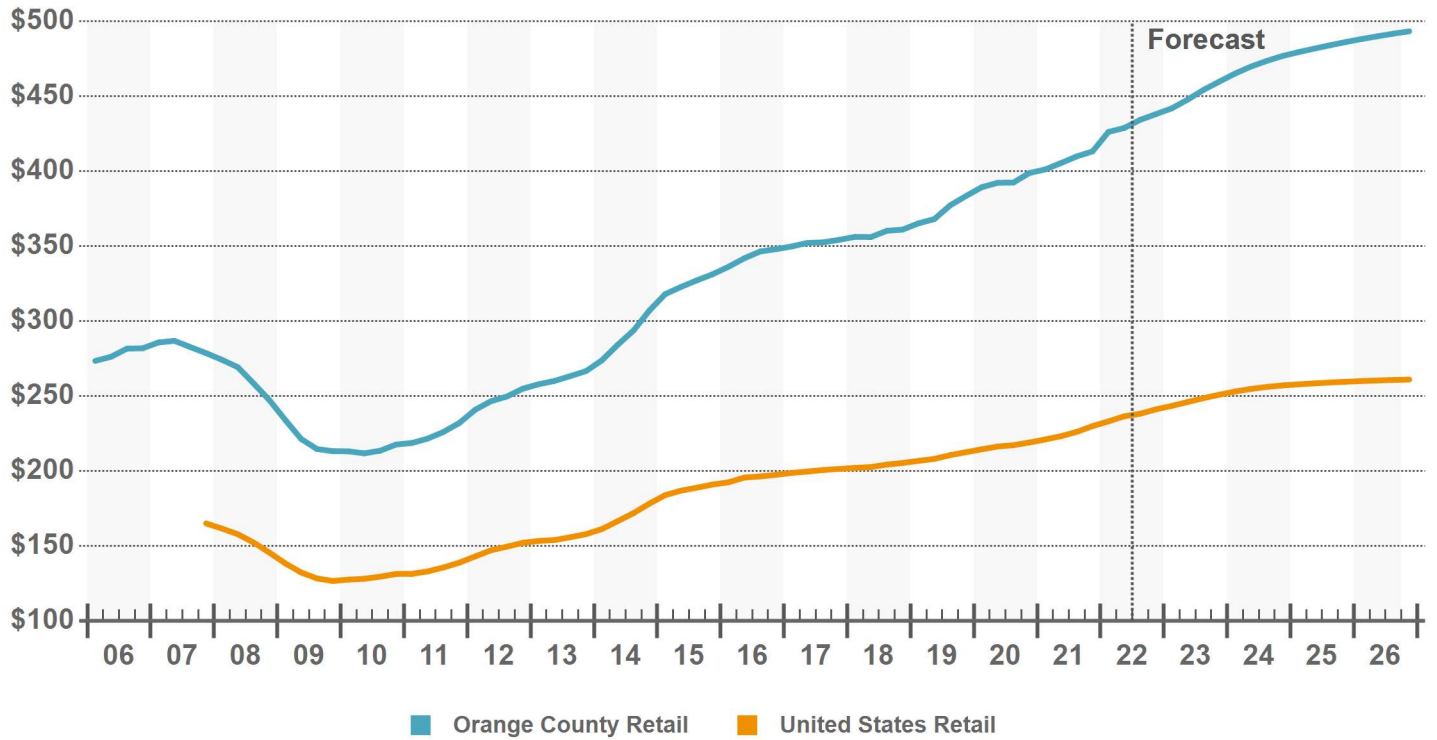
## NATIONAL PRICE INDICES



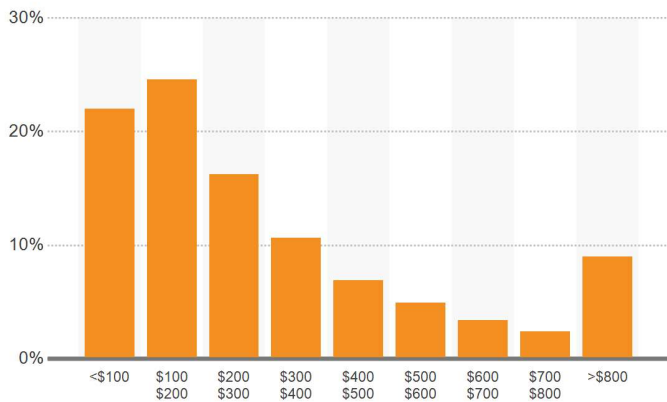
## REGIONAL RETAIL PRICE INDICES



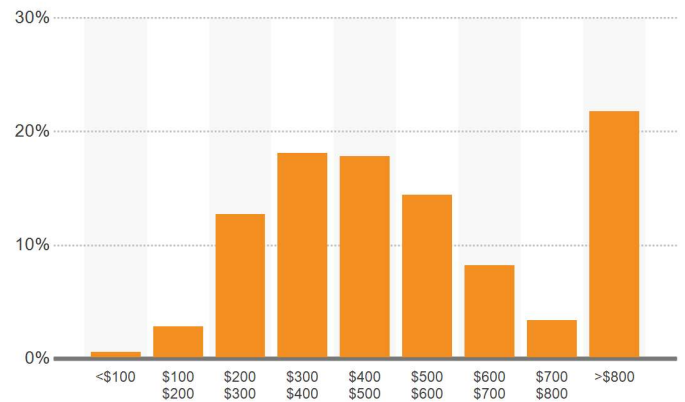
## MARKET PRICE PER SF



## UNITED STATES SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



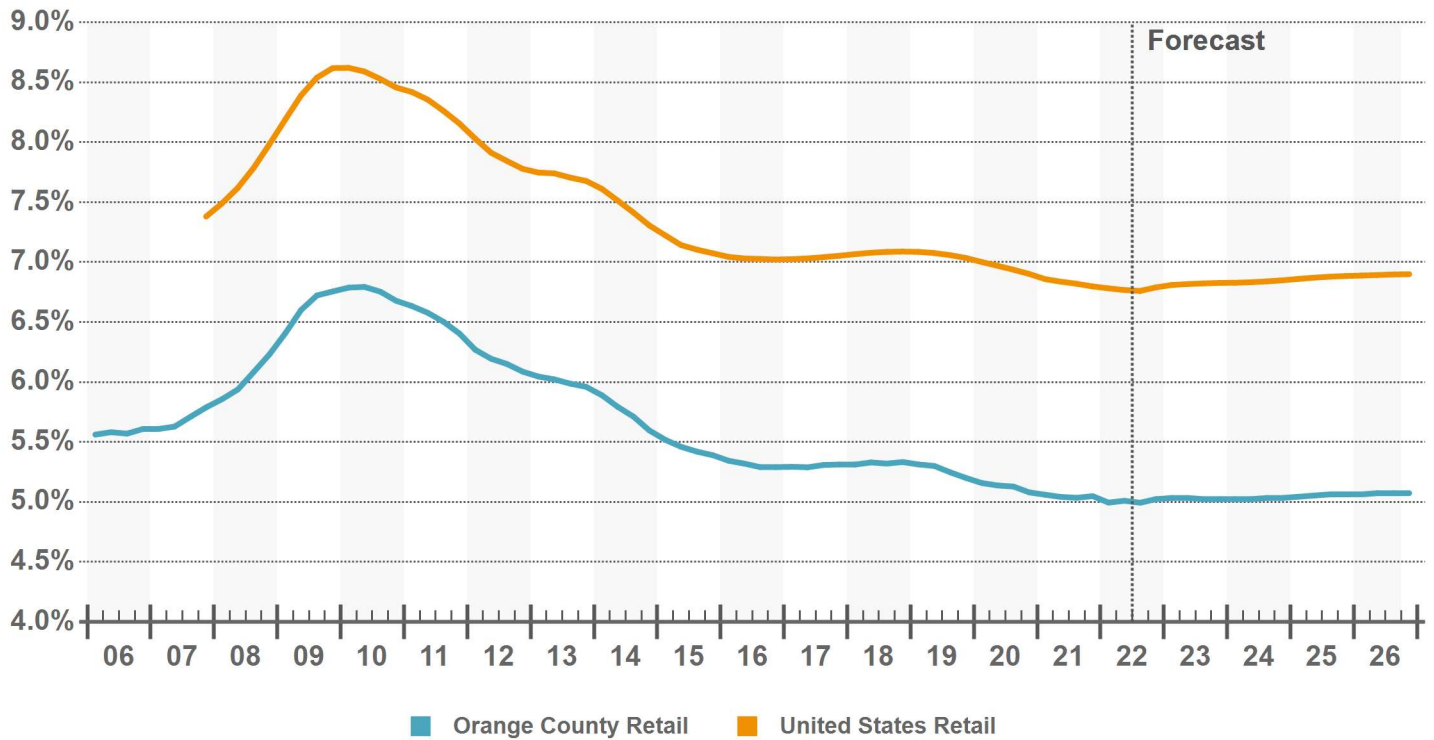
## ORANGE COUNTY SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



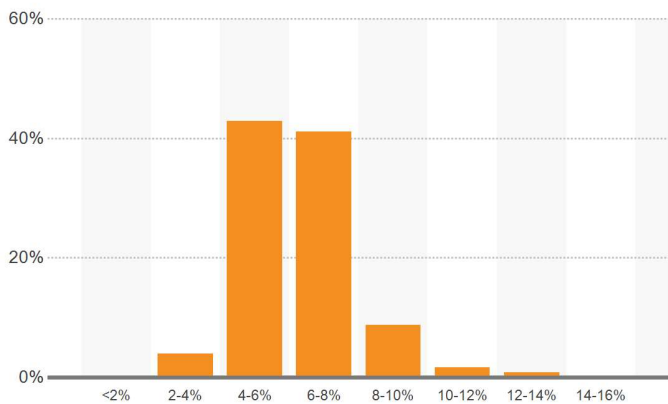
## PRICE PER SF SUMMARY OF SALES IN PAST YEAR

Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	61,725	\$0.01	\$53	\$186	\$199	\$832	\$45,139
Orange County	353	\$38	\$269	\$471	\$431	\$1,359	\$3,938
South County	68	\$154	\$340	\$519	\$464	\$1,193	\$2,886
Laguna Niguel/Laguna Beach	11	\$293	\$414	\$749	\$559	\$1,329	\$1,897
Selected Sale Comps	3	\$563	N/A	\$650	\$762	N/A	\$1,333

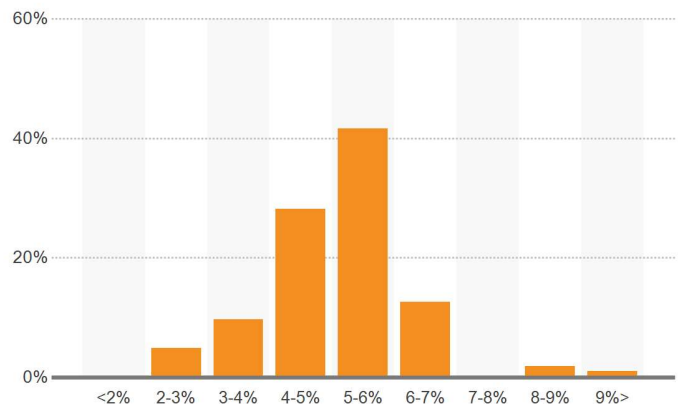
## MARKET CAP RATE



## UNITED STATES CAP RATE DISTRIBUTION PAST 12 MONTHS



## ORANGE COUNTY CAP RATE DISTRIBUTION PAST 12 MONTHS



## CAP RATE SUMMARY OF SALES IN PAST YEAR

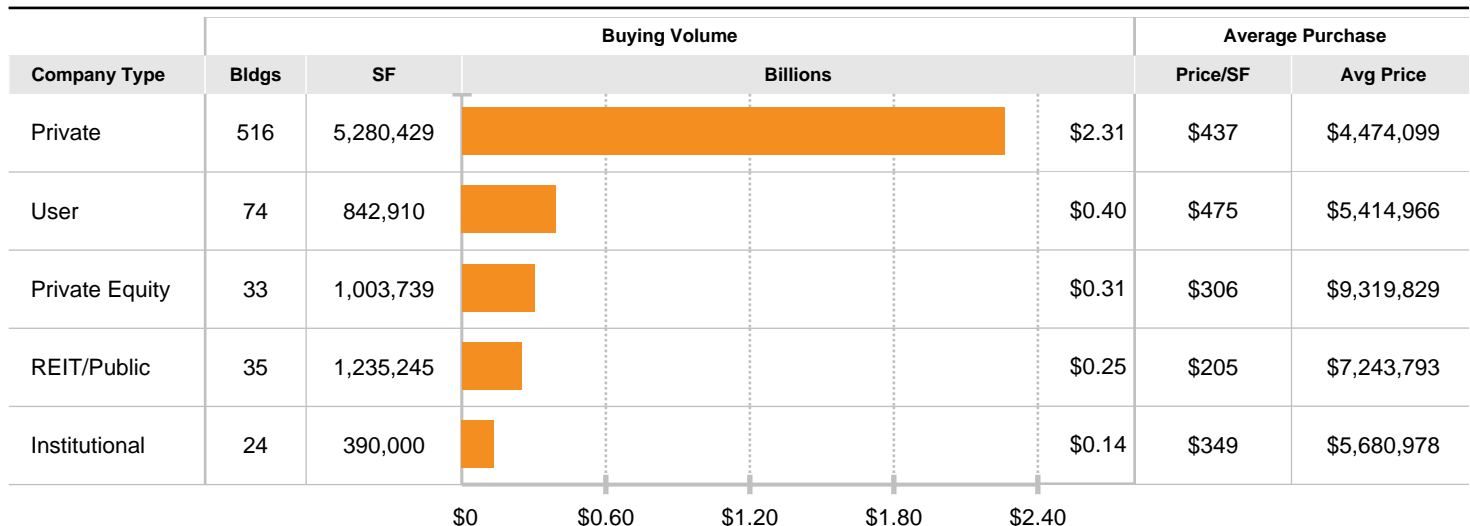
Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	9,377	1.0%	4.4%	6.0%	6.2%	8.5%	31.4%
Orange County	69	2.0%	3.4%	4.8%	4.8%	6.2%	9.1%
South County	13	4.0%	4.3%	5.0%	4.9%	5.4%	5.8%
Laguna Niguel/Laguna Beach	3	4.0%	N/A	5.0%	4.8%	N/A	5.3%
Selected Sale Comps	1	5.4%	N/A	5.4%	5.4%	N/A	5.4%

### TOP ORANGE COUNTY RETAIL BUYERS PAST TWO YEARS

Company Name	Properties Bought			Properties Sold		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Shopoff Realty Investments L.P.	7	491,662	\$117,921,674	2	27,474	\$14,500,000
Blackstone Inc.	11	279,008	\$106,610,432	0	0	-
RY Properties, Inc.	9	244,119	\$97,605,084	0	0	-
World Premier Investments, Inc.	9	244,119	\$97,605,084	0	0	-
Realty Income Corporation	2	285,570	\$86,000,000	0	0	-
Brixmor	13	181,942	\$85,700,001	0	0	-
Kimco Realty Corporation	20	767,733	\$81,832,783	0	0	-
DJM Capital Partners, Inc.	14	224,869	\$78,772,254	0	0	-
EDENS	8	134,189	\$62,418,349	0	0	-
Sunbelt Investment Holdings, Inc.	1	205,000	\$53,000,000	0	0	-
SoftBank Group Corp	8	148,069	\$42,246,753	1	2,470	\$2,248,000
Kaiser Permanente	3	127,622	\$40,000,000	0	0	-
Deba Shyam	4	30,931	\$35,328,376	0	0	-
Red Mountain Retail Group, Inc.	3	137,173	\$34,200,000	1	89,559	\$33,500,000
Simpson Automotive Inc	1	48,000	\$34,133,000	0	0	-
Golden Star Trading	1	89,559	\$33,500,000	0	0	-
Inland Real Estate Group of Companies, Inc.	1	59,233	\$32,560,739	1	59,233	\$32,560,739
G&M Oil Company	5	8,827	\$27,775,000	0	0	-
Fields Holdings LLC	4	92,950	\$27,500,001	0	0	-
Cape Point Development	4	41,171	\$23,500,001	0	0	-
TN Investments Properties LLC	3	63,269	\$23,500,000	0	0	-
Burnham USA Equities	1	45,675	\$23,400,000	0	0	-
Space Investment Partners	2	25,356	\$22,800,000	0	0	-
An Tan Dao & Loan Thi Nguyen	1	44,644	\$21,700,000	0	0	-
Haseko Corporation	1	39,727	\$21,350,000	0	0	-

■ Purchased at least one asset in Laguna Niguel/Laguna Beach submarket

### TYPES OF RETAIL ORANGE COUNTY BUYERS PAST TWO YEARS



## TOP ORANGE COUNTY RETAIL SELLERS PAST TWO YEARS

Company Name	Properties Sold			Properties Bought		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Merlone Geier Management, Inc.	15	549,347	\$165,961,253	3	128,324	\$12,500,001
Public Storage	11	279,008	\$106,610,432	0	0	-
BIG Shopping Centers USA	9	244,119	\$97,605,084	0	0	-
PNC Financial Services Group, Inc.	13	181,942	\$85,700,001	0	0	-
M&G plc	10	350,166	\$81,832,783	0	0	-
Donahue Schriber Commercial Real Estate	36	736,728	\$62,418,349	2	57,904	\$18,100,000
Maxim Properties	1	205,000	\$53,000,000	0	0	-
Macy's Inc	1	177,397	\$46,300,000	0	0	-
Seritage Growth Properties	1	197,900	\$46,300,000	0	0	-
The Krausz Companies, Inc.	3	127,622	\$40,000,000	0	0	-
Gerrity Group	7	79,001	\$39,515,001	0	0	-
Charing Cross Partners LP	2	86,002	\$37,200,000	0	0	-
J & G Fields Family Properties, LP	2	86,002	\$37,200,000	0	0	-
WLA Investments, Inc.	4	30,931	\$35,328,376	0	0	-
Mark A Dershem	1	48,000	\$34,133,000	0	0	-
Red Mountain Retail Group, Inc.	1	89,559	\$33,500,000	3	137,173	\$34,200,000
Inland Real Estate Group of Companies, Inc.	1	59,233	\$32,560,739	1	59,233	\$32,560,739
Jared Hardin	3	50,639	\$32,013,000	0	0	-
Leonard Unger	4	92,950	\$27,500,001	0	0	-
Koo Young Lim	5	116,365	\$25,321,674	0	0	-
Packo Investments Inc.	5	116,365	\$25,321,674	0	0	-
Robert A Finkel	1	103,973	\$25,000,000	0	0	-
Richard Dupuis	4	41,171	\$23,500,001	0	0	-
Robin Nordhoff	4	41,171	\$23,500,001	0	0	-
Continental Development Corporation	1	45,675	\$23,400,000	0	0	-

■ Sold at least one asset in Laguna Niguel/Laguna Beach submarket

## TYPES OF RETAIL ORANGE COUNTY SELLERS PAST TWO YEARS

Company Type	Selling Volume			Average Sale		
	Bldgs	SF	Billions	Price/SF	Avg Price	
Private	627	7,125,336	\$2.68	\$375	\$4,269,618	
User	54	797,221	\$0.28	\$349	\$5,162,342	
Institutional	37	687,055	\$0.26	\$373	\$6,937,984	
REIT/Public	12	291,608	\$0.12	\$412	\$10,018,827	
Private Equity	10	99,203	\$0.09	\$867	\$8,610,337	



## Demographics

# 1750 S Coast Hwy

8,562 SF Retail Storefront Retail/Residential

Laguna Beach, California - Laguna Niguel/Laguna Beach Sub...

PREPARED BY



WINDWATER  
REAL ESTATE

James Wynne  
President





# Income & Spending Demographics

1750 S Coast Hwy

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>2022 Households by HH Income</b>	<b>4,293</b>		<b>13,234</b>		<b>50,410</b>		<b>9,827</b>	
<\$25,000	338	7.87%	1,000	7.56%	3,996	7.93%	731	7.44%
\$25,000 - \$50,000	409	9.53%	1,236	9.34%	5,022	9.96%	897	9.13%
\$50,000 - \$75,000	367	8.55%	1,331	10.06%	5,222	10.36%	713	7.26%
\$75,000 - \$100,000	516	12.02%	1,375	10.39%	5,337	10.59%	1,135	11.55%
\$100,000 - \$125,000	292	6.80%	1,077	8.14%	5,564	11.04%	845	8.60%
\$125,000 - \$150,000	242	5.64%	956	7.22%	4,193	8.32%	615	6.26%
\$150,000 - \$200,000	491	11.44%	1,432	10.82%	7,074	14.03%	1,044	10.62%
\$200,000+	1,638	38.16%	4,827	36.47%	14,002	27.78%	3,848	39.16%
<b>2022 Avg Household Income</b>	<b>\$173,853</b>		<b>\$170,906</b>		<b>\$155,003</b>		<b>\$177,184</b>	
<b>2022 Med Household Income</b>	<b>\$148,191</b>		<b>\$140,637</b>		<b>\$125,382</b>		<b>\$149,105</b>	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$196.2M</b>		<b>\$607M</b>		<b>\$2.3B</b>		<b>\$454.1M</b>	
<b>Total Apparel</b>	<b>\$8.4M</b>	<b>4.29%</b>	<b>\$26.2M</b>	<b>4.31%</b>	<b>\$103.3M</b>	<b>4.56%</b>	<b>\$19.6M</b>	<b>4.33%</b>
Women's Apparel	\$3.5M	1.80%	\$11M	1.81%	\$42.3M	1.87%	\$8.2M	1.81%
Men's Apparel	\$1.9M	0.97%	\$5.8M	0.96%	\$22.3M	0.99%	\$4.4M	0.97%
Girl's Apparel	\$501.8K	0.26%	\$1.6M	0.26%	\$6.7M	0.30%	\$1.2M	0.26%
Boy's Apparel	\$334.2K	0.17%	\$1.1M	0.17%	\$4.6M	0.20%	\$779.8K	0.17%
Infant Apparel	\$286.4K	0.15%	\$915.3K	0.15%	\$4M	0.18%	\$672.3K	0.15%
Footwear	\$1.9M	0.95%	\$5.8M	0.96%	\$23.2M	1.03%	\$4.4M	0.96%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$29.7M</b>	<b>15.15%</b>	<b>\$91.6M</b>	<b>15.08%</b>	<b>\$332.3M</b>	<b>14.68%</b>	<b>\$68.3M</b>	<b>15.05%</b>
Entertainment	\$3.9M	2.00%	\$13M	2.14%	\$46.9M	2.07%	\$9.1M	2.01%
Audio & Visual Equipment/Service	\$5.3M	2.70%	\$16.3M	2.68%	\$60.7M	2.68%	\$12.2M	2.68%
Reading Materials	\$569.4K	0.29%	\$1.7M	0.29%	\$5.9M	0.26%	\$1.3M	0.29%
Pets, Toys, & Hobbies	\$5.3M	2.70%	\$16M	2.64%	\$58M	2.56%	\$12M	2.65%
Personal Items	\$14.6M	7.45%	\$44.6M	7.35%	\$160.7M	7.10%	\$33.7M	7.42%

<b>Total Food and Alcohol</b>	<b>\$48.5M</b>	<b>24.69%</b>	<b>\$149.6M</b>	<b>24.65%</b>	<b>\$565.6M</b>	<b>24.98%</b>	<b>\$112.9M</b>	<b>24.87%</b>
Food At Home	\$22.5M	11.46%	\$69.9M	11.52%	\$271.8M	12.00%	\$52.4M	11.54%
Food Away From Home	\$21.8M	11.13%	\$67.2M	11.07%	\$249.4M	11.01%	\$51M	11.22%
Alcoholic Beverages	\$4.1M	2.10%	\$12.5M	2.06%	\$44.4M	1.96%	\$9.6M	2.11%

<b>Total Household</b>	<b>\$36.3M</b>	<b>18.52%</b>	<b>\$111.7M</b>	<b>18.40%</b>	<b>\$412.8M</b>	<b>18.23%</b>	<b>\$83.4M</b>	<b>18.36%</b>
House Maintenance & Repair	\$6.3M	3.20%	\$19M	3.14%	\$71.7M	3.17%	\$13.6M	3.00%
Household Equip & Furnishings	\$12.7M	6.48%	\$39.3M	6.47%	\$146.1M	6.45%	\$29.5M	6.49%
Household Operations	\$11.5M	5.86%	\$35.4M	5.84%	\$131M	5.79%	\$26.6M	5.86%
Housing Costs	\$5.9M	2.98%	\$17.9M	2.96%	\$64M	2.83%	\$13.7M	3.01%

# Income & Spending Demographics

1750 S Coast Hwy

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$45.8M</b>	<b>23.34%</b>	<b>\$143.7M</b>	<b>23.68%</b>	<b>\$545.8M</b>	<b>24.11%</b>	<b>\$106.1M</b>	<b>23.37%</b>
Vehicle Purchases	\$21M	10.72%	\$66.6M	10.98%	\$255.9M	11.30%	\$48.3M	10.64%
Gasoline	\$10M	5.08%	\$31.3M	5.15%	\$122.6M	5.41%	\$23.2M	5.10%
Vehicle Expenses	\$1.7M	0.88%	\$5.2M	0.86%	\$18.2M	0.80%	\$3.9M	0.86%
Transportation	\$7.3M	3.73%	\$22.7M	3.74%	\$82.3M	3.63%	\$17.3M	3.82%
Automotive Repair & Maintenance	\$5.8M	2.94%	\$18M	2.96%	\$67M	2.96%	\$13.4M	2.96%
<b>Total Health Care</b>	<b>\$9.5M</b>	<b>4.86%</b>	<b>\$29.2M</b>	<b>4.80%</b>	<b>\$105.7M</b>	<b>4.67%</b>	<b>\$21.8M</b>	<b>4.81%</b>
Medical Services	\$5.9M	2.99%	\$18M	2.96%	\$65.9M	2.91%	\$13.5M	2.97%
Prescription Drugs	\$2.6M	1.35%	\$8M	1.32%	\$28.5M	1.26%	\$6M	1.32%
Medical Supplies	\$1M	0.52%	\$3.1M	0.52%	\$11.3M	0.50%	\$2.4M	0.52%
<b>Total Education/Day Care</b>	<b>\$18M</b>	<b>9.15%</b>	<b>\$55M</b>	<b>9.07%</b>	<b>\$198.8M</b>	<b>8.78%</b>	<b>\$41.8M</b>	<b>9.21%</b>
Education	\$11.1M	5.63%	\$33.9M	5.59%	\$122.8M	5.42%	\$25.8M	5.69%
Fees & Admissions	\$6.9M	3.52%	\$21.1M	3.48%	\$76M	3.36%	\$16M	3.52%



## Appendix

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# Historical Leasing Data

1750 S Coast Hwy

## PEERS HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Rent	Rent Growth	Net Absorption SF	Leasing SF
QTD	15,189	10.2%	11.0%	\$4.91	1.2%	2,040	1,083
2022 Q2	17,067	11.5%	12.3%	\$4.85	1.0%	(795)	1,245
2022 Q1	17,817	12.0%	11.8%	\$4.80	1.5%	0	1,725
2021 Q4	17,517	11.8%	11.8%	\$4.73	1.2%	3,098	3,193
2021 Q3	20,615	13.9%	13.9%	\$4.67	1.1%	2,865	575
2021 Q2	22,950	15.5%	15.8%	\$4.62	1.0%	(4,525)	897
2021 Q1	17,929	12.1%	12.8%	\$4.58	0.2%	(901)	1,026
2020 Q4	18,054	12.2%	12.2%	\$4.57	0.3%	1,527	920
2020 Q3	19,581	13.2%	13.2%	\$4.56	-0.1%	(321)	3,160
2020 Q2	22,340	15.1%	13.0%	\$4.56	0.4%	(3,721)	0
2020 Q1	15,539	10.5%	10.5%	\$4.54	0.8%	(850)	0
2019 Q4	14,689	9.9%	9.9%	\$4.50	-	(1,510)	2,320

## LAGUNA NIGUEL/LAGUNA BEACH SUBMARKET HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Rent	Rent Growth	Net Absorption SF	Leasing SF
QTD	281,870	6.2%	4.8%	\$3.96	1.2%	62,481	37,592
2022 Q2	329,815	7.2%	6.2%	\$3.91	0.6%	(54,463)	24,083
2022 Q1	332,585	7.3%	5.0%	\$3.89	1.0%	3,315	38,691
2021 Q4	346,043	7.6%	5.1%	\$3.85	1.2%	(9,068)	42,656
2021 Q3	289,032	6.4%	4.9%	\$3.80	1.5%	37,564	10,047
2021 Q2	302,345	6.6%	5.7%	\$3.75	0.8%	24,709	35,013
2021 Q1	352,767	7.8%	6.2%	\$3.72	0.3%	(8,135)	23,750
2020 Q4	347,996	7.6%	6.0%	\$3.71	0.2%	(16,622)	25,448
2020 Q3	357,884	7.9%	5.7%	\$3.70	0%	(15,449)	18,946
2020 Q2	356,290	7.8%	5.3%	\$3.70	0.5%	(27,484)	7,270
2020 Q1	311,057	6.8%	4.7%	\$3.68	0.7%	(32,283)	22,400
2019 Q4	267,526	5.9%	4.0%	\$3.65	-	19,960	27,972

# Historical Leasing Data

1750 S Coast Hwy

## SOUTH COUNTY SUBMARKET CLUSTER HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Rent	Rent Growth	Net Absorption SF	Leasing SF
QTD	1,714,747	5.7%	5.4%	\$3.44	1.1%	94,332	115,644
2022 Q2	1,759,472	5.9%	5.7%	\$3.40	0.7%	(63,360)	252,647
2022 Q1	1,918,420	6.4%	5.5%	\$3.38	1.1%	24,938	273,711
2021 Q4	2,083,042	7.0%	5.6%	\$3.34	1.3%	(90,064)	149,134
2021 Q3	2,010,290	6.7%	5.3%	\$3.30	1.6%	(93,575)	124,936
2021 Q2	1,854,432	6.2%	5.0%	\$3.25	0.9%	1,904	193,307
2021 Q1	1,860,441	6.2%	5.0%	\$3.22	0.3%	22,730	176,583
2020 Q4	1,917,172	6.4%	5.2%	\$3.21	0.4%	(48,710)	172,391
2020 Q3	1,933,444	6.5%	5.1%	\$3.19	0%	(202,564)	132,265
2020 Q2	1,738,850	5.8%	4.5%	\$3.19	0.5%	(594)	58,204
2020 Q1	1,574,692	5.3%	4.4%	\$3.18	0.7%	108,637	233,256
2019 Q4	1,553,016	5.2%	4.8%	\$3.16	-	(105,264)	162,794

## ORANGE COUNTY METRO HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Rent	Rent Growth	Net Absorption SF	Leasing SF
QTD	6,422,207	4.5%	4.1%	\$2.99	1.1%	286,853	338,180
2022 Q2	6,740,323	4.7%	4.3%	\$2.96	0.8%	196,869	694,178
2022 Q1	7,079,942	4.9%	4.5%	\$2.94	1.1%	(173,668)	879,319
2021 Q4	7,071,101	4.9%	4.3%	\$2.91	1.3%	151,846	717,904
2021 Q3	7,320,945	5.1%	4.4%	\$2.87	1.5%	18,268	1,018,678
2021 Q2	7,649,326	5.3%	4.5%	\$2.82	0.9%	120,030	961,797
2021 Q1	7,969,692	5.5%	4.6%	\$2.80	0.3%	(154,563)	626,998
2020 Q4	7,816,661	5.4%	4.5%	\$2.79	0.4%	(254,405)	907,073
2020 Q3	7,966,732	5.5%	4.4%	\$2.78	0%	(595,593)	677,006
2020 Q2	7,514,051	5.2%	4.0%	\$2.78	0.5%	(145,801)	321,327
2020 Q1	7,034,474	4.9%	3.9%	\$2.77	0.7%	(19,783)	770,825
2019 Q4	6,964,725	4.8%	3.9%	\$2.75	-	(157,652)	804,157

# Historical Construction Data

1750 S Coast Hwy

## 5 MILE RADIUS HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	448	5,366,447	6.8%	0	0	0.0%	0	0	0.0%
2022 Q2	448	5,366,447	7.7%	0	0	0.0%	0	0	0.0%
2022 Q1	448	5,366,447	7.9%	0	0	0.0%	0	0	0.0%
2021 Q4	448	5,366,447	8.0%	0	0	0.0%	0	0	0.0%
2021 Q3	448	5,366,447	8.0%	0	0	0.0%	0	0	0.0%
2021 Q2	448	5,366,447	9.0%	0	0	0.0%	0	0	0.0%
2021 Q1	448	5,366,447	9.4%	0	0	0.0%	0	0	0.0%
2020 Q4	448	5,366,447	9.0%	0	0	0.0%	0	0	0.0%
2020 Q3	448	5,366,447	8.6%	0	0	0.0%	0	0	0.0%
2020 Q2	448	5,366,447	8.1%	0	0	0.0%	0	0	0.0%
2020 Q1	448	5,366,447	7.5%	0	0	0.0%	0	0	0.0%
2019 Q4	448	5,366,447	6.8%	0	0	0.0%	0	0	0.0%

## LAGUNA NIGUEL/LAGUNA BEACH SUBMARKET HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	394	4,550,732	4.8%	0	0	0.0%	0	0	0.0%
2022 Q2	394	4,550,732	6.2%	0	0	0.0%	0	0	0.0%
2022 Q1	394	4,550,732	5.0%	0	0	0.0%	0	0	0.0%
2021 Q4	394	4,550,732	5.1%	0	0	0.0%	0	0	0.0%
2021 Q3	394	4,550,732	4.9%	0	0	0.0%	0	0	0.0%
2021 Q2	394	4,550,732	5.7%	0	0	0.0%	0	0	0.0%
2021 Q1	394	4,550,732	6.2%	0	0	0.0%	0	0	0.0%
2020 Q4	394	4,550,732	6.0%	0	0	0.0%	0	0	0.0%
2020 Q3	394	4,550,732	5.7%	0	0	0.0%	0	0	0.0%
2020 Q2	394	4,550,732	5.3%	0	0	0.0%	0	0	0.0%
2020 Q1	394	4,550,732	4.7%	0	0	0.0%	0	0	0.0%
2019 Q4	394	4,550,732	4.0%	0	0	0.0%	0	0	0.0%

# Historical Construction Data

1750 S Coast Hwy

## SOUTH COUNTY SUBMARKET CLUSTER HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	1,854	29,819,029	5.4%	1	3,172	0.0%	1	40,000	100%
2022 Q2	1,854	29,812,438	5.7%	0	0	0.0%	1	3,172	100%
2022 Q1	1,854	29,812,438	5.5%	1	5,024	0.0%	1	3,172	100%
2021 Q4	1,853	29,807,414	5.6%	0	0	0.0%	2	8,196	38.7%
2021 Q3	1,853	29,807,414	5.3%	1	1,100	0.0%	2	8,196	38.7%
2021 Q2	1,852	29,806,314	5.0%	0	0	0.0%	3	9,296	88.2%
2021 Q1	1,852	29,806,314	5.0%	1	50,000	0.0%	3	9,296	88.2%
2020 Q4	1,852	29,847,825	5.2%	0	0	0.0%	3	54,272	100%
2020 Q3	1,855	29,884,826	5.1%	0	0	0.0%	2	51,100	100%
2020 Q2	1,856	29,886,228	4.5%	1	4,820	0.0%	2	51,100	100%
2020 Q1	1,855	29,881,408	4.4%	0	0	0.0%	1	4,820	100%
2019 Q4	1,856	29,884,430	4.8%	1	16,908	58.2%	1	4,820	100%

## ORANGE COUNTY METRO HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	10,970	144,090,931	4.1%	4	19,905	63.0%	11	152,825	100%
2022 Q2	10,969	144,083,486	4.3%	6	51,855	0.0%	11	118,010	100%
2022 Q1	10,985	144,188,436	4.5%	8	91,355	83.5%	13	160,396	99.4%
2021 Q4	10,979	144,106,210	4.3%	4	15,932	0.0%	18	238,583	96.3%
2021 Q3	10,985	144,129,915	4.4%	4	26,664	95.9%	19	166,488	90.8%
2021 Q2	10,989	144,134,903	4.5%	3	9,256	82.7%	17	150,699	92.5%
2021 Q1	10,990	144,163,965	4.6%	3	62,993	0.0%	14	75,300	98.5%
2020 Q4	10,993	144,282,351	4.5%	5	32,273	46.6%	10	83,521	100%
2020 Q3	11,002	144,368,290	4.4%	2	16,049	22.1%	11	102,966	100%
2020 Q2	11,004	144,375,995	4.0%	2	8,052	0.0%	13	119,015	100%
2020 Q1	11,008	144,429,291	3.9%	9	30,867	85.0%	8	49,136	100%
2019 Q4	11,001	144,431,061	3.9%	5	83,767	80.2%	12	49,787	100%