

CRESCENT BAY COLLECTION AT LAGUNA BEACH OCEAN VIEW RESIDENTIAL AND COMMERCIAL CONDOS



2 LUXURY RESIDENTIAL UNITS, 3 COMMERCIAL UNITS AND FULL DEVELOPMENT AVAILABLE

RARE MIXED-USE DEVELOPMENT OFFERING IN THE HEART OF LAGUNA BEACH! THIS LANDMARK

PROPERTY INCLUDES TWO LUXURY OCEAN-VIEW RESIDENCES AND THREE HIGH-VISIBILITY COMMERCIAL UNITS ON A PROMINENT SIGNALIZED CORNER ALONG COAST HIGHWAY. TOGETHER, THE PROJECT ENCOMPASSES OVER ±12,430 SQ FT WITH A TOTAL OF 32 ONSITE PARKING SPACES, ELEVATOR ACCESS, AND A SPACIOUS CENTRAL COURTYARD.

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1363 – 1373 NORTH COAST HIGHWAY | LAGUNA BEACH, CA

TWO LUXURY RESIDENCES + THREE PRIME COMMERCIAL UNITS

32 PARKING SPACES

1369 N COAST HIGHWAY (FULL DEVELOPMENT)

OFFERED AT \$25,900,000

A LANDMARK MIXED-USE DEVELOPMENT IN THE HEART OF LAGUNA BEACH COMBINING TWO MODERN OCEAN-VIEW RESIDENCES WITH THREE HIGHLY VISIBLE COMMERCIAL UNITS ON A PROMINENT SIGNALIZED CORNER ALONG NORTH COAST HIGHWAY. THIS RARE COLLECTION BLENDS RESIDENTIAL LUXURY, COMMERCIAL PRESENCE, AND UNMATCHED PARKING AVAILABILITY IN ONE OF SOUTHERN CALIFORNIA'S MOST SOUGHT-AFTER COASTAL MARKETS.

RESIDENTIAL RESIDENCES

1371 NCH | 3 BED / 4 BATH | OFFERED AT \$6,699,000

- PRIVATE ELEVATOR
- EXPANSIVE BALCONIES WITH PANORAMIC OCEAN & SUNSET VIEWS
- SPACIOUS BEDROOMS INCLUDING A RESORT-STYLE PRIMARY SUITE
- THERMADOR PROHARMONY APPLIANCES & BUILT-IN WINE FRIDGE
- SMART HOME SYSTEMS + OPEN-CONCEPT DESIGN

1373 NCH | 3 BED / 4 BATH | OFFERED AT \$6,299,000

- PRIVATE ELEVATOR
- GENEROUS BEDROOMS WITH OCEAN-VIEW TERRACES
- THERMADOR CHEF'S KITCHEN WITH PROFESSIONAL APPLIANCES
- MULTIPLE LIVING AREAS + SMART HOME TECHNOLOGY
- CONTEMPORARY FINISHES THROUGHOUT

COMMERCIAL UNITS

1363 NCH | ±2,290 SQ FT | OFFERED AT \$4,599,000

1365 NCH | ±2,492 SQ FT | OFFERED AT \$4,999,000

1367 NCH | ±1,755 SQ FT | OFFERED AT \$3,499,000

TOTALING ±6,537 SQ FT OF PRIME COMMERCIAL SPACE WITH:

- HIGH-VISIBILITY FRONTAGE ALONG COAST HWY
- ELEVATOR ACCESS + SPACIOUS COURTYARD
- IDEAL FOR RETAIL, GALLERY, DINING, OR PROFESSIONAL OFFICE USE
- 32 DEDICATED PARKING SPACES (RARE IN LAGUNA BEACH)

DEVELOPMENT HIGHLIGHTS

- ±12,430 COMBINED SQ FT (RESIDENTIAL + COMMERCIAL)
- 5-UNIT MIXED-USE PROPERTY ON A SIGNALIZED CORNER
- CONTEMPORARY CONSTRUCTION WITH COPPER DETAILING, TEMPERED GLASS RAILINGS, MILGARD ULTRA LOW-E PANELS
- JAMES HARDIE SIDING, AND BORAL MADERA ROOF TILE
- WALKING DISTANCE TO BEACHES, ART GALLERIES, SHOPPING, AND DINING

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