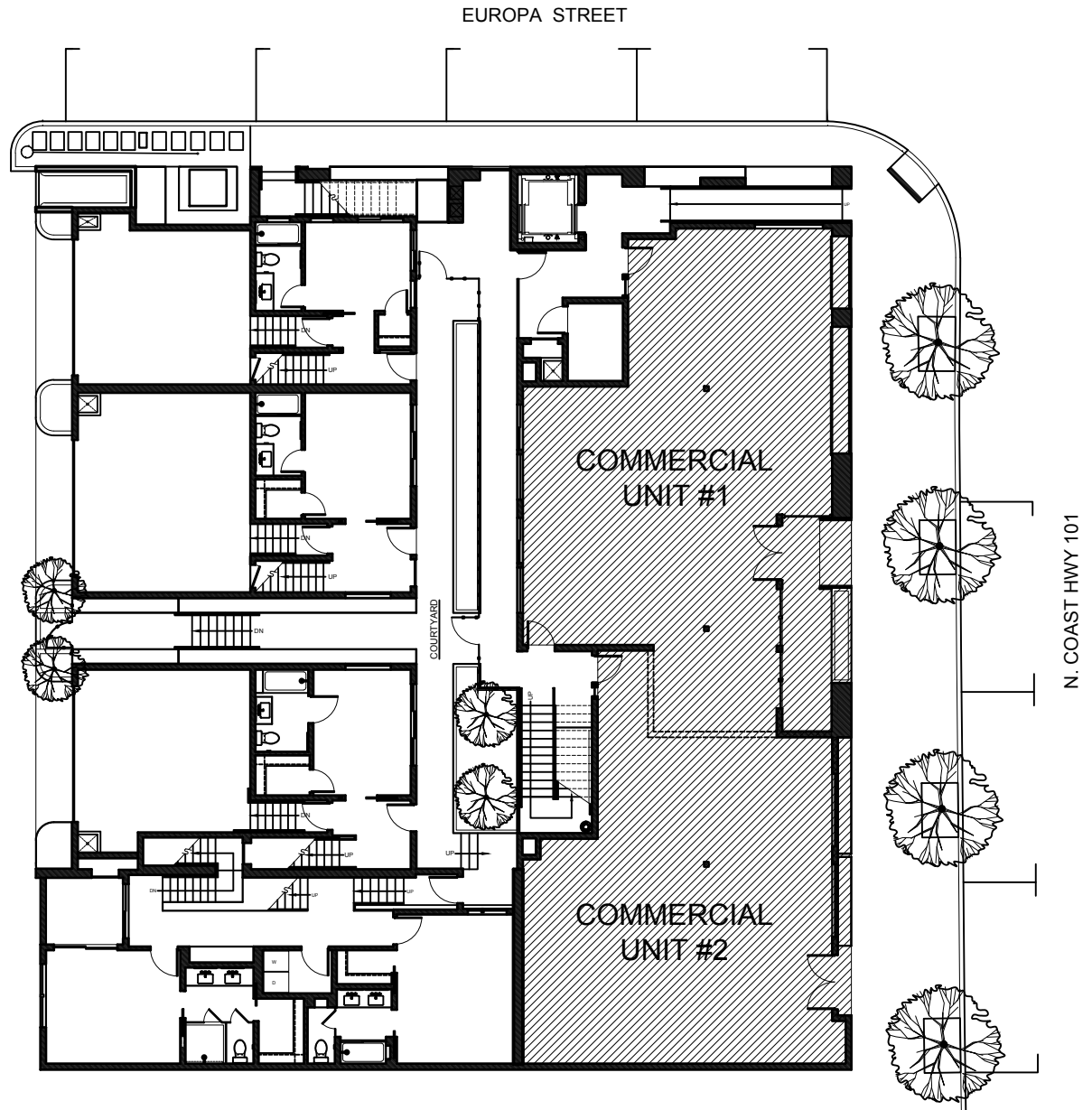


commercial unit 1

- brand new coastal modern mixed-use building
- aprox 60' of coast highway 101 frontage (100' when paired with commercial unit 2); heavy traffic volume
- ground floor corner unit; tons of exposure
- aprox 1,730 s.f.
- great leucadia location
- 12.5' high ceilings
- two large 9' height glass roll up garage doors fronting 101
- full height glass storefront entry off 101
- lot of natural light & windows at rear for cross ventilation
- HVAC units in place and included
- secure underground parking garage
- two blocks to beacons beach
- ability to combine with commercial unit 2



commercial unit 2

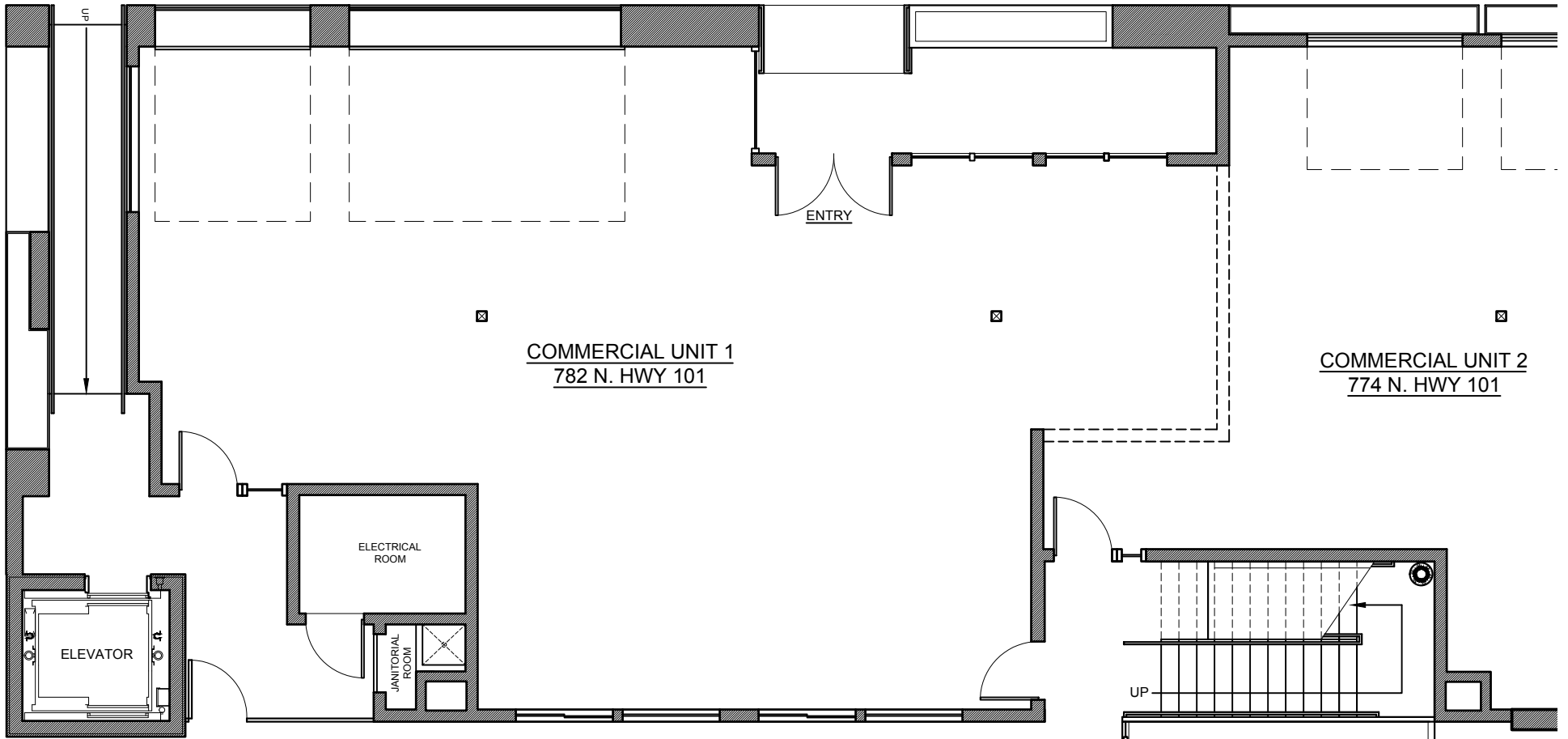
- brand new coastal modern mixed-use building
- aprox 40' of coast highway 101 frontage (100' when paired with commercial unit 2); heavy traffic volume
- ground floor unit; tons of exposure
- aprox 1,370 s.f.
- great leucadia location
- 12.5' high ceilings
- two large glass roll up garage doors fronting 101
- lot of natural light
- HVAC units in place and included
- secure underground parking garage
- two blocks to beacons beach
- ability to combine with commercial unit 1

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b
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and plans and specs are subject to change without notice. Please refer to contract drawings for more accurate information on a particular property.

the beacons



COMMERCIAL UNIT 1: FLOOR PLAN

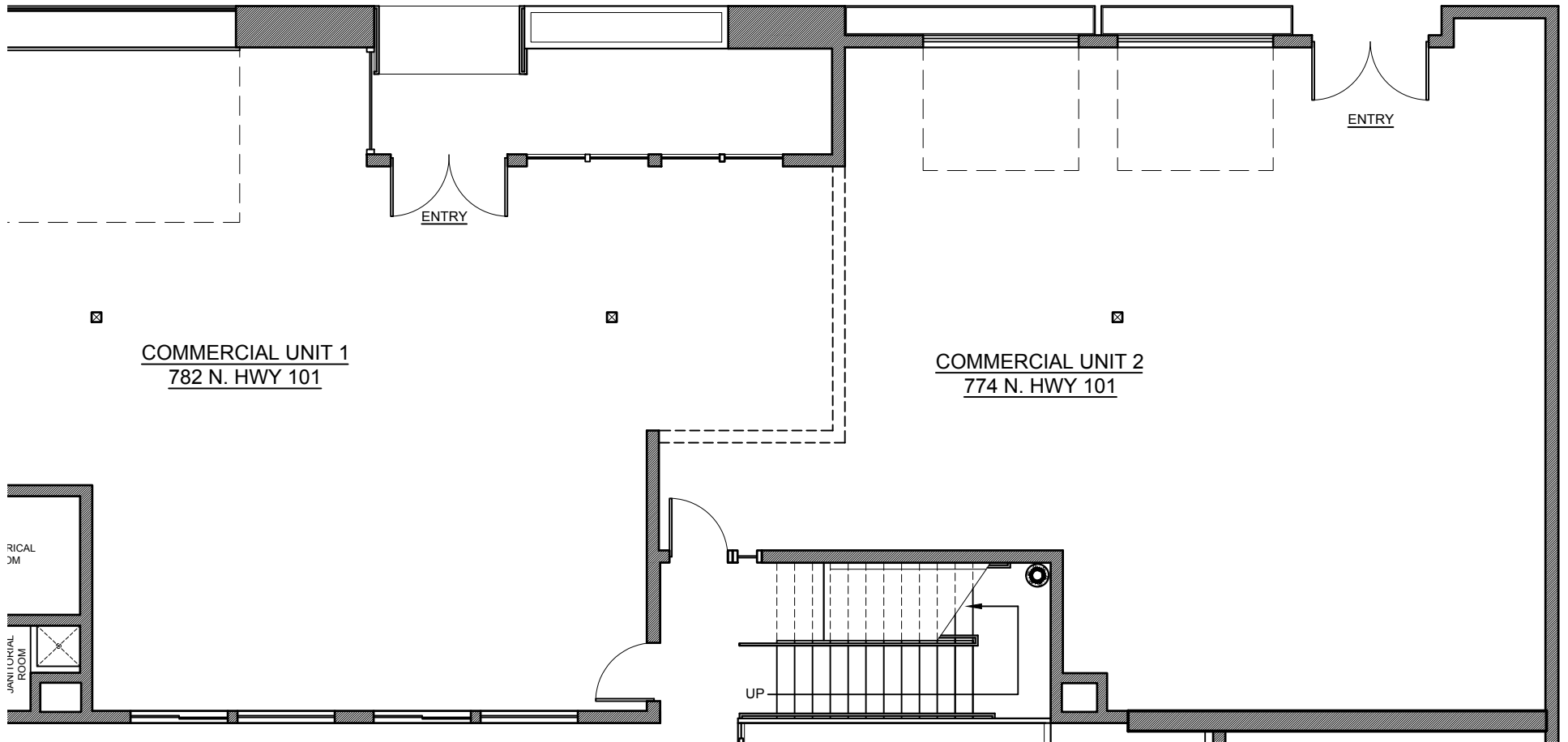
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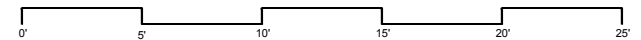
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COMMERCIAL UNIT 2: FLOOR PLAN



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the beacons