

RETAIL SPACE FOR LEASE

# 34241 PACIFIC COAST HIGHWAY

DANA POINT, CALIFORNIA

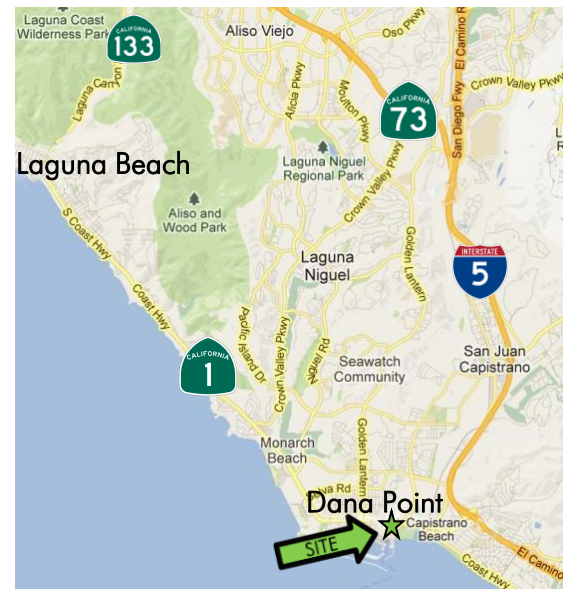
RETAIL



## PROPERTY INFO

### FEATURES

- + 1,804 SF former medical office space available now
- + Approximately 10,000 Sq. Ft. of retail space total
- + Abundant parking – both street level and underground (57 spaces in total)
- + Excellent demographics
- + Located in the heart of the City of Dana Point
- + Building situated directly on Pacific Coast Highway with excellent visibility and access
- + Vibrant coastal community



### 2019 ESTIMATED DEMOGRAPHICS

|                          | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------------|-----------|-----------|-----------|
| Population               | 12,956    | 62,807    | 146,021   |
| Average Household Income | \$131,576 | \$144,594 | \$151,181 |
| Daytime Population       | 7,022     | 25,920    | 48,998    |

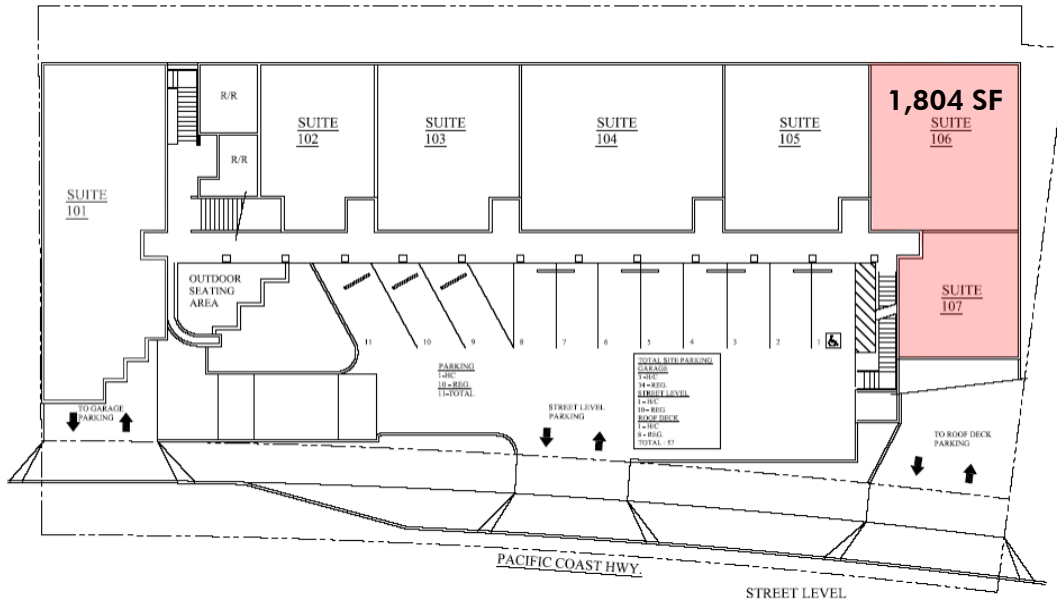
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# 34241 PACIFIC COAST HIGHWAY

DANA POINT, CALIFORNIA

**RETAIL**

**SITE PLAN**



**CURRENT FAÇADE**



**TRAFFIC COUNTS**

Pacific Coast Highway .....37,000 CPD

Source: Cal Trans