



OCEAN RANCH VILLAGE - GOLDEN LANTERN & CAMINO DEL AVION - LAGUNA NIGUEL & DANA POINT, CALIFORNIA

181,543

Population

\$180,281

Average HH Income

276,889

Drive-Time Population

Ocean Ranch Village Laguna Niguel is one of South Orange County's premier shopping centers with 144,881 square feet of prime retail, dining, entertainment and office space.

The center is anchored by Trader Joe's, 24 Hour Fitness, Bottega Angelina, Hendrix Restaurant and Bar, and Cinépolis luxury cinemas. The center is also served by a successful food court. Tenants are given unique signage that maximizes retail identity and presence.

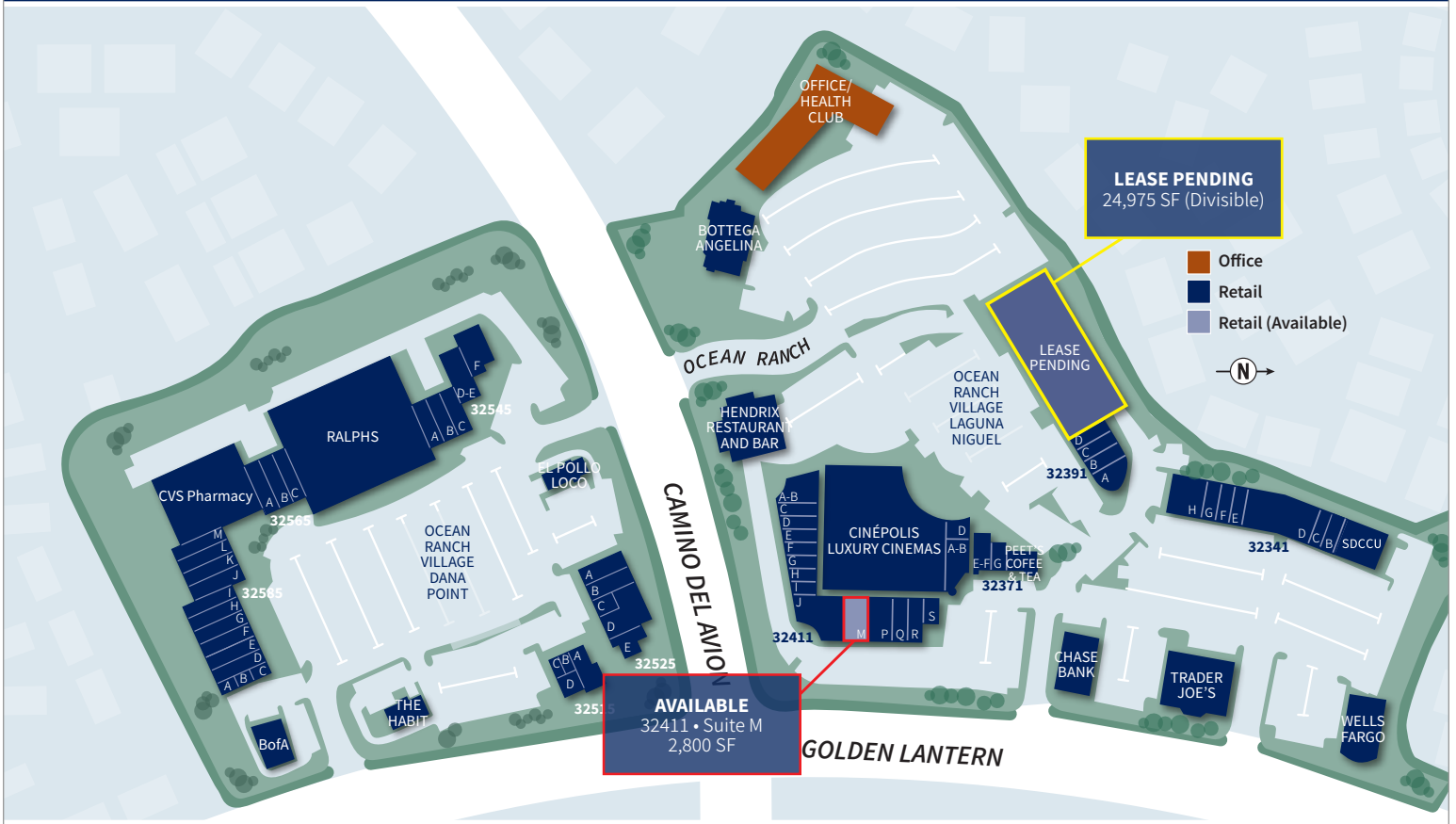
The center is also linked by traffic signal to Ocean Ranch Village Dana Point—a 102,708 square feet neighborhood retail center—which is anchored by a high-volume

Ralph's supermarket and a CVS Pharmacy. Access and visibility at both centers is excellent along Golden Lantern with ample surface parking and circulation.

Ocean Ranch Village serves the needs of the local residents as well as tourists. It draws from a large trade area, including Laguna Niguel, Dana Point, San Juan Capistrano, South Laguna Beach and San Clemente. It is close to the Ritz Carlton Hotel, Waldorf Astoria, Dana Point Harbor and Pacific Coast Highway.

For more information about our properties, visit [SheaProperties.com](https://www.sheaproperties.com).

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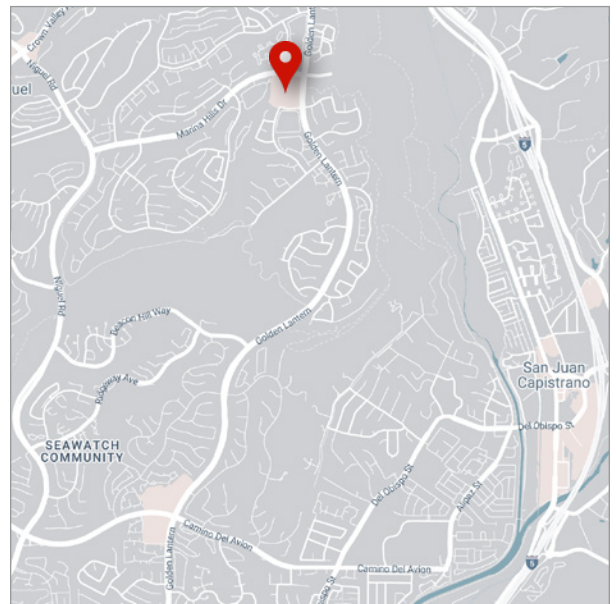
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,509	98,598	181,543
Average HH Income	\$180,281	\$145,585	\$156,486
Median HH Income	\$124,755	\$95,621	\$106,879

Source: Alteryx, Inc. 2021

	5 Mins	10 Mins	15 Mins
Drive-Time Population	51,340	131,085	276,889

Source: Alteryx, Inc. 2021



Location Map



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SITE PLAN

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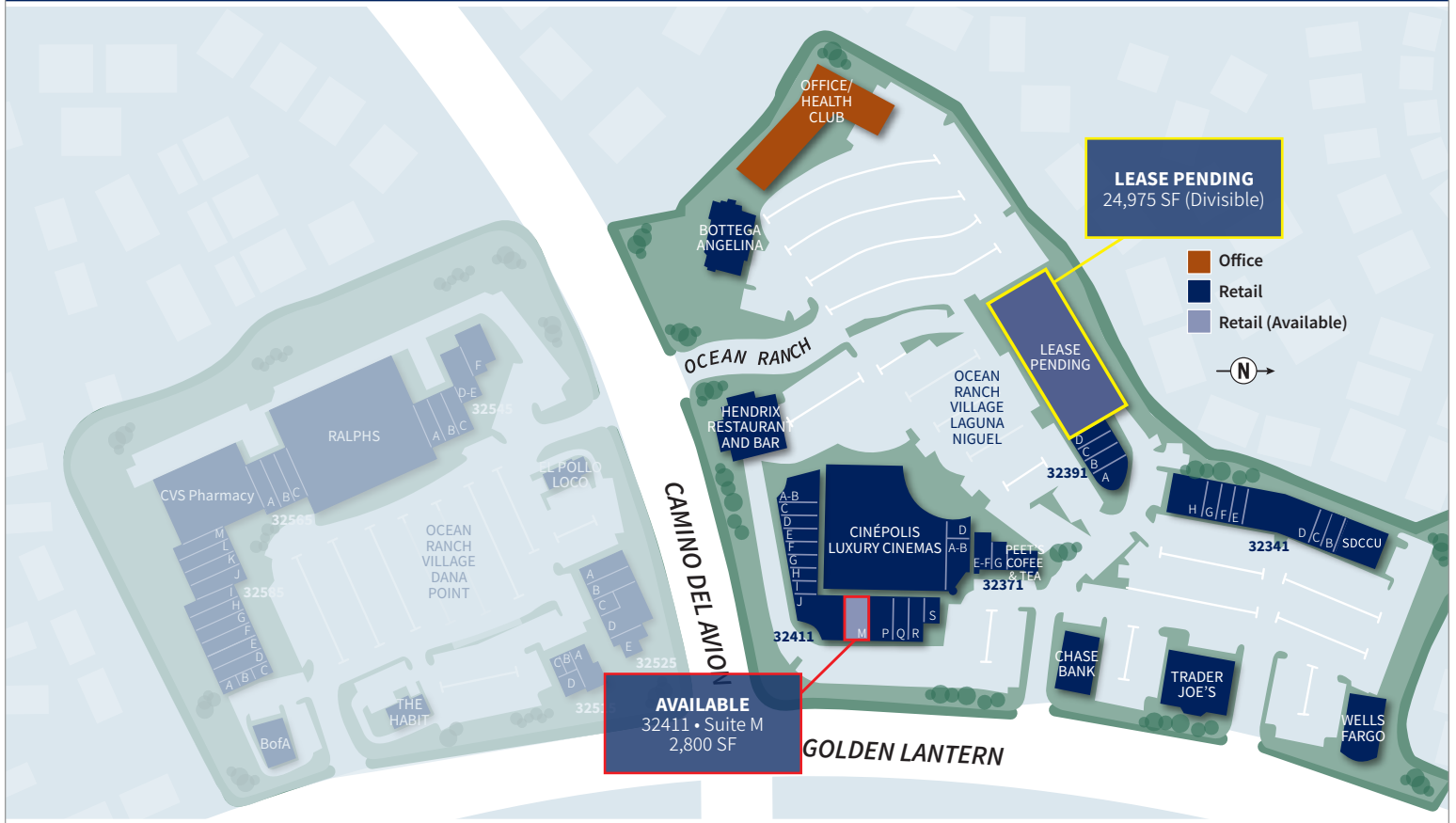


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BUILDING 32341

- A San Diego County Credit Union
- B Yoshiharu Ramen (*Coming Soon*)
- C Sea Country Dental
- D Mission Heritage Medical Group
- E Fleet Feet Sports
- F Blue Eyed Girl
- G First Choice Carpet
- H Seasurf Fish Grill

BUILDING 32371

- A-B Z Pizza
- D Pokeworks
- E-F Board & Brew
- G Nekter Juice Bar
- H Peet's Coffee & Tea

BUILDING 32391

- A Chipotle
- B-C T-Mobile
- D Sport Clips

BUILDING 32411

- A-B Restore Hyper Wellness + Cryotherapy
- C Amazing Lash Studios
- D Brax Jewelers (*Coming Soon*)
- E Blown Away Beauty Bar
- F Happy Nail & Spa
- H Hammer + Nails
- J Mattress Firm (*Coming Soon*)
- M Available (2,800 SF)**
- P Squeeze Massage (*Coming Soon*)
- Q Facial Works
- R Panda Express
- S Golden Spoon Yogurt

OTHER TENANTS

- 24 Hour Fitness
- Bottega Angelina
- Chase Bank
- Cinépolis Luxury Theatres
- Hendrix Restaurant and Bar
- Trader Joe's
- Wells Fargo

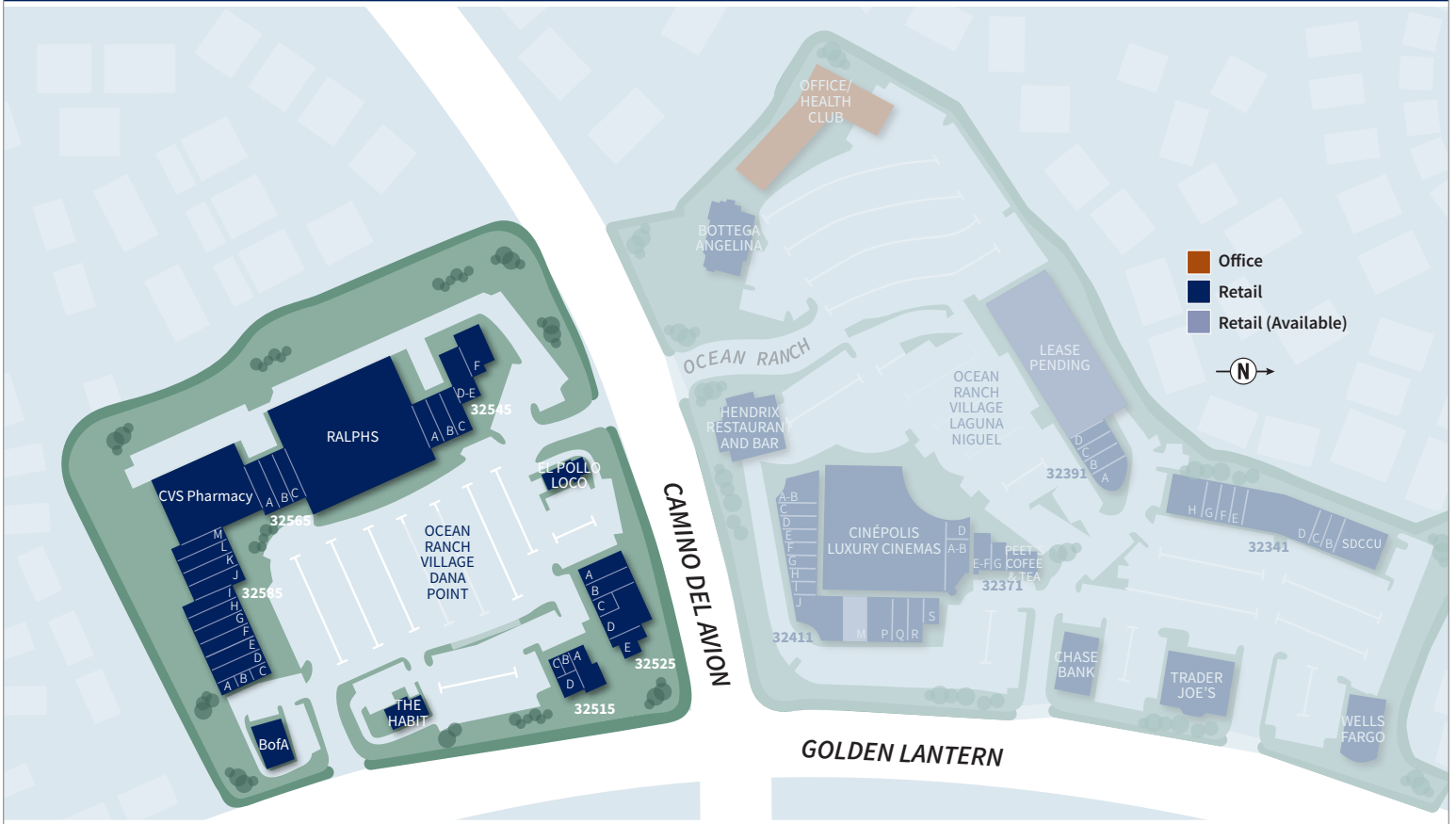
**Large Space
Lease Pending
(24,975 SF - Divisible)**



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As of August 2023
TENANT LIST



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BUILDING 32515

- A Starbucks Coffee
- B Anthony’s Shoe Repair
- C Pham Tailor
- D Ocean Ranch Dental

BUILDING 32525

- A Pick Up Stix
- B Round Table Pizza
- C Planet Beauty
- E Luna Grill

BUILDING 32545

- A Subway
- B I Love Bagels
- C Crumbl Cookies
- D Dana Point Animal Hospital
- F Zen Sushi

BUILDING 32565

- A Salon Connection
- B Aim Mail Center
- C See’s Candies

BUILDING 32585

- A AT&T Wireless
- D Yogurtland
- E MemorialCare Health Services
- G Teaspoon (Coming Soon)
- H Ocean Ranch Chiropractic
- I Celebrity Cleaners
- J Vida Organic Wellness
- K The Wee Loft
- L United Studios of Self Defense
- M Pro Nails

OTHER TENANTS

- Bank of America
- CVS Pharmacy
- El Pollo Loco
- Ralphs Supermarket
- The Habit Burger Grill



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