



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

# 260,102

Population (5 Mile)

# \$180,207

Average HH Income (3 Mile)

# 246,748

Drive-Time Population (5 Mile)

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.

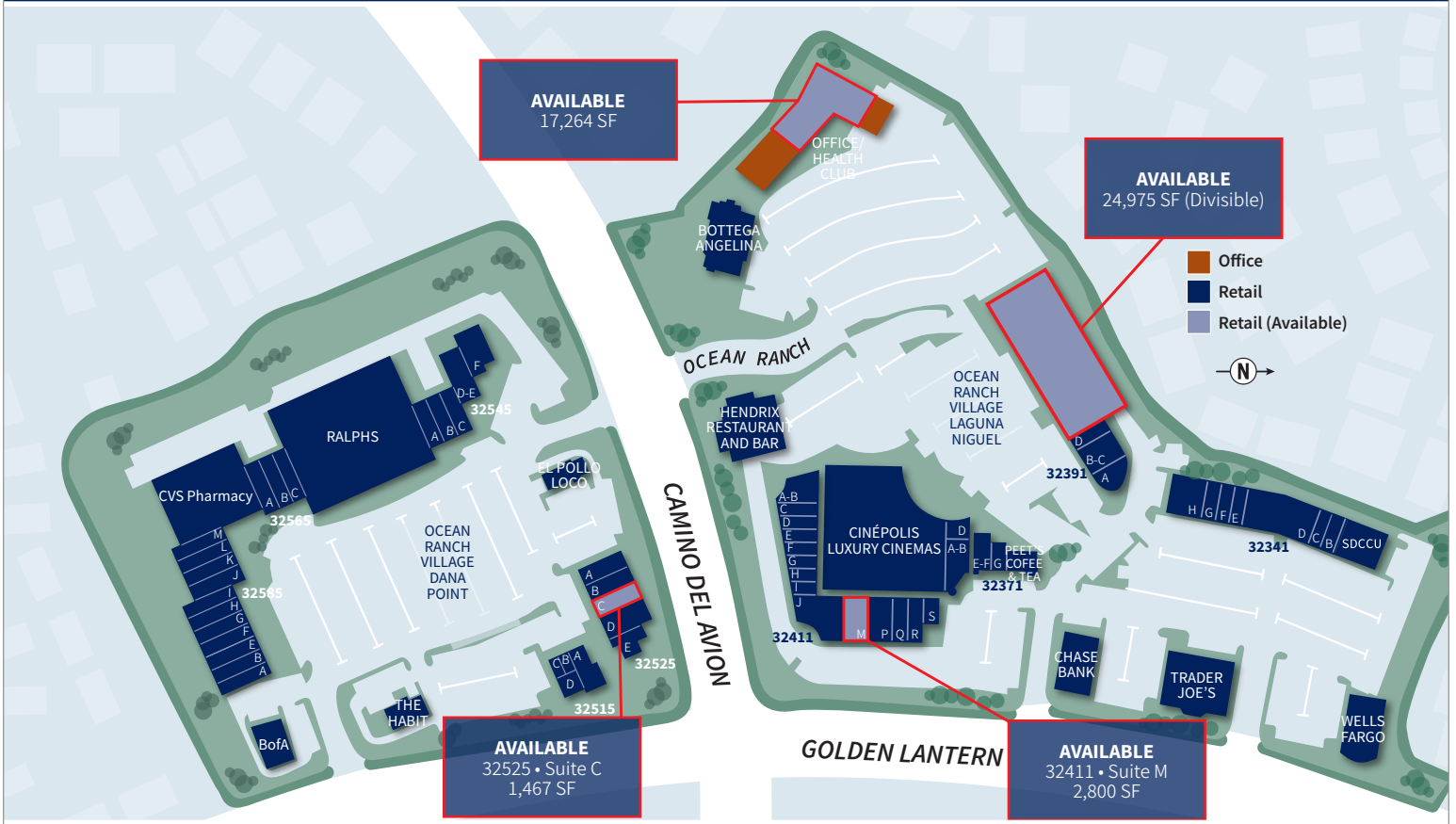
The center is also linked by traffic signal to Ocean Ranch Village Dana Point—a 102,708 square feet neighborhood retail center—which is anchored by a high-volume

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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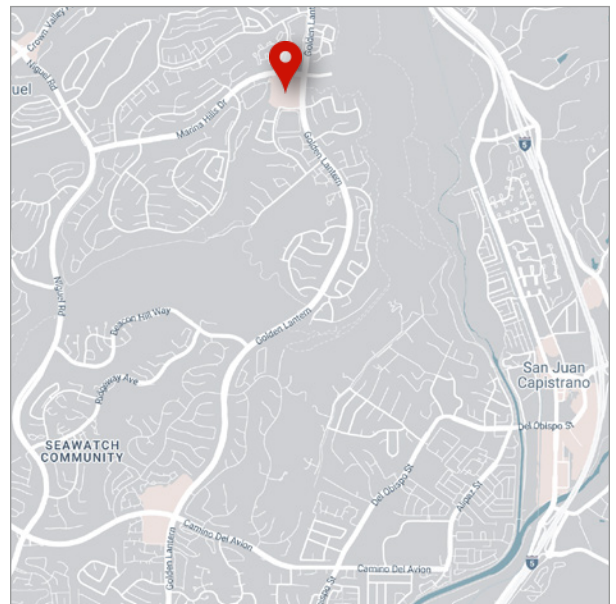


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**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	16,642	107,326	260,102
No. of Households	6,179	39,862	98,230
Average HH Income	\$155,297	\$180,207	\$182,267
Median HH Income	\$112,079	\$124,372	\$128,183
Drive-Time Population	11,756	102,485	246,748

Source: CBRE 2023



Location Map



Blake Woodward (LIC. 00761235) ▪ +1 949 725 8547 ▪ blake.woodward@cbre.com  
 Justin McMahon (LIC. 01721162) ▪ +1 949 885 2968 ▪ justin.mcmahon@am.jll.com

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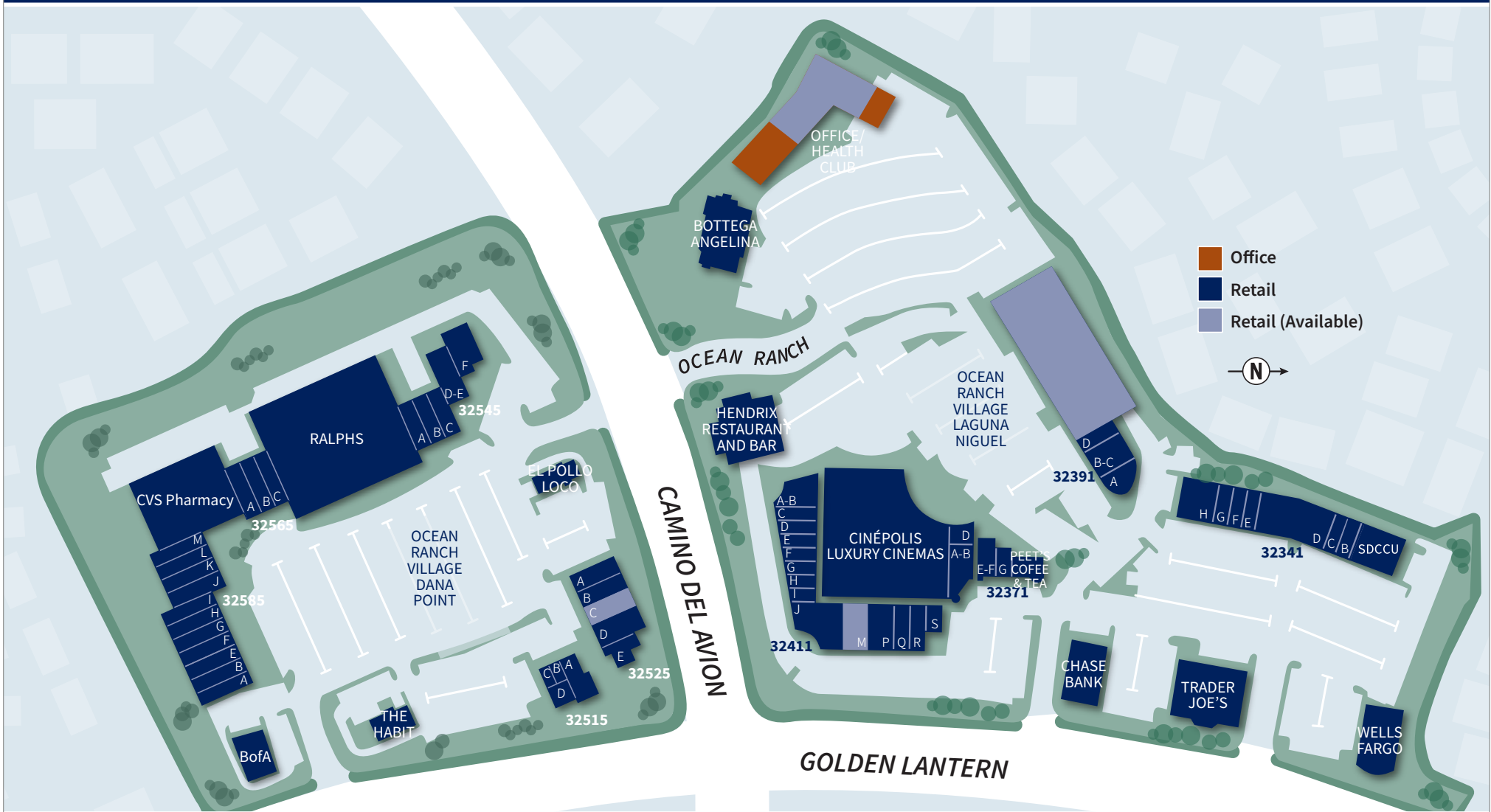
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SITE PLAN

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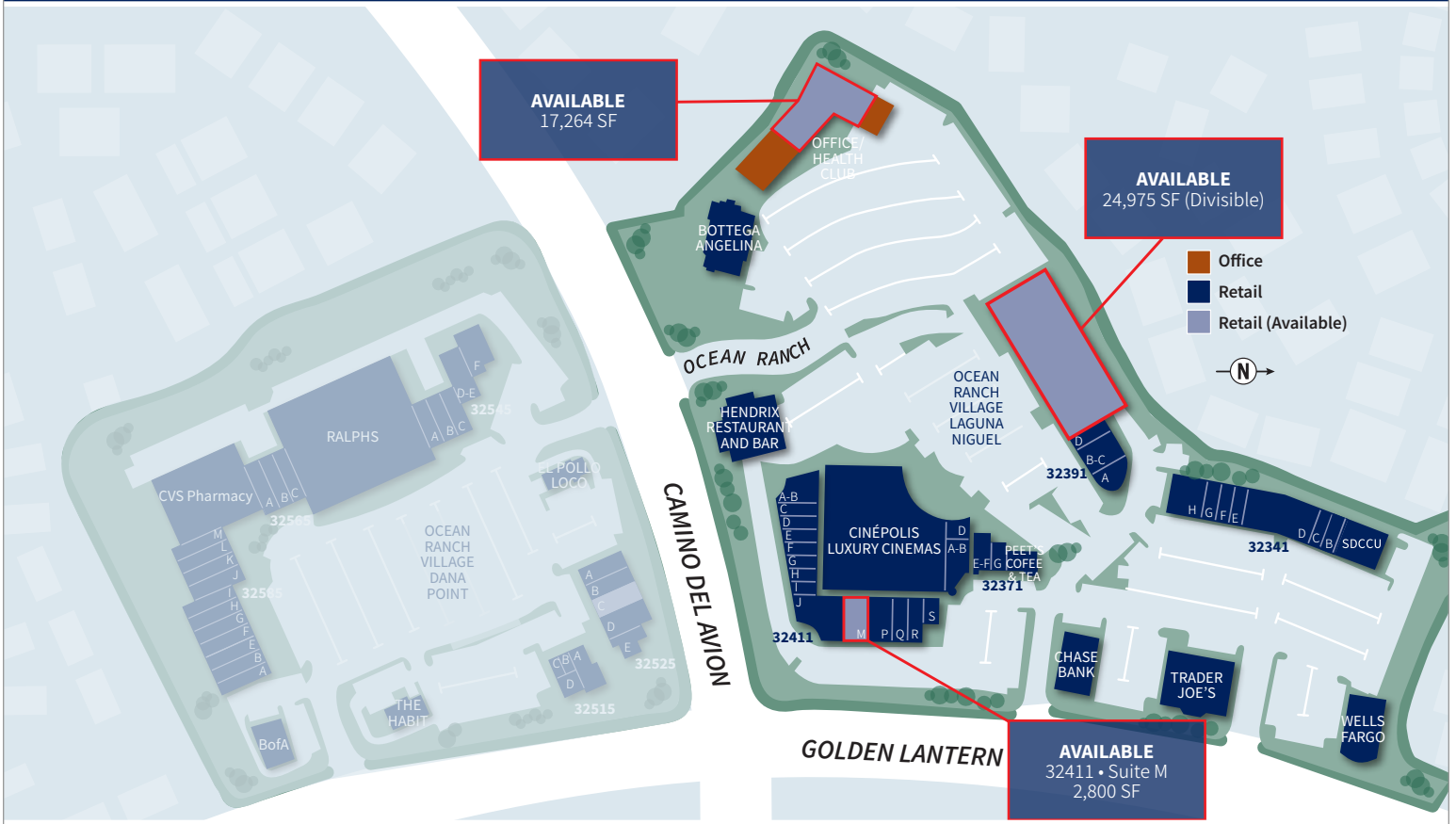


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**OCEAN RANCH VILLAGE - GOLDEN LANTERN & CAMINO DEL AVION - LAGUNA NIGUEL & DANA POINT, CALIFORNIA**

**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**

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

**Fitness Space**  
(17,264 SF)

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



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As of July 2024  
**TENANT LIST**



**AVAILABLE**  
32525 • Suite C  
1,467 SF

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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 Available (1,467 SF)**
- D 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
- B Yogurtland
- E MemorialCare Health Services
- G Teaspoon
- 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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