

**OCEAN RANCH VILLAGE • GOLDEN LANTERN & CAMINO DEL AVION • LAGUNA NIGUEL & DANA POINT, CALIFORNIA****168,618**

Population (5 Mile)

\$205,593

Average HH Income (1 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, 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 foot 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.

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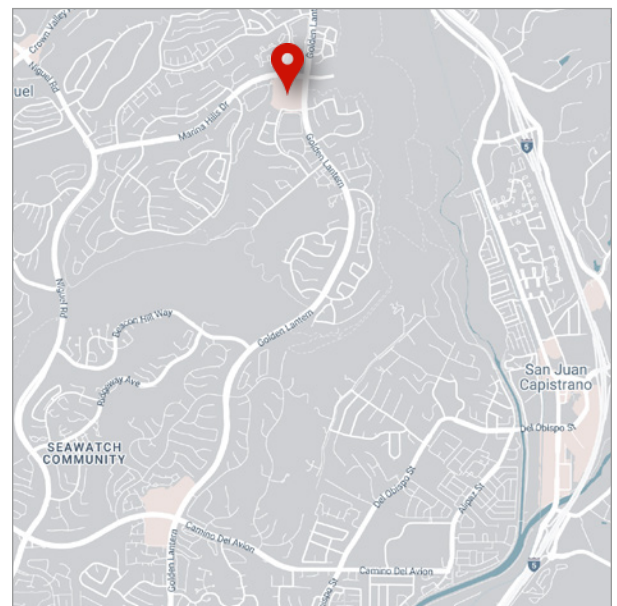


OCEAN RANCH VILLAGE - GOLDEN LANTERN & CAMINO DEL AVION - LAGUNA NIGUEL & DANA POINT, CALIFORNIA

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,347	91,061	168,618
Average HH Income	\$205,593	\$181,525	\$193,001
Drive-Time Population	11,756	102,485	246,748

Source: CBRE 2024



Location Map

CBRE

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 Ryan Sullivan (LIC. 01276308) ▪ +1 949 725 8616 ▪ ryan.sullivan@cbre.com
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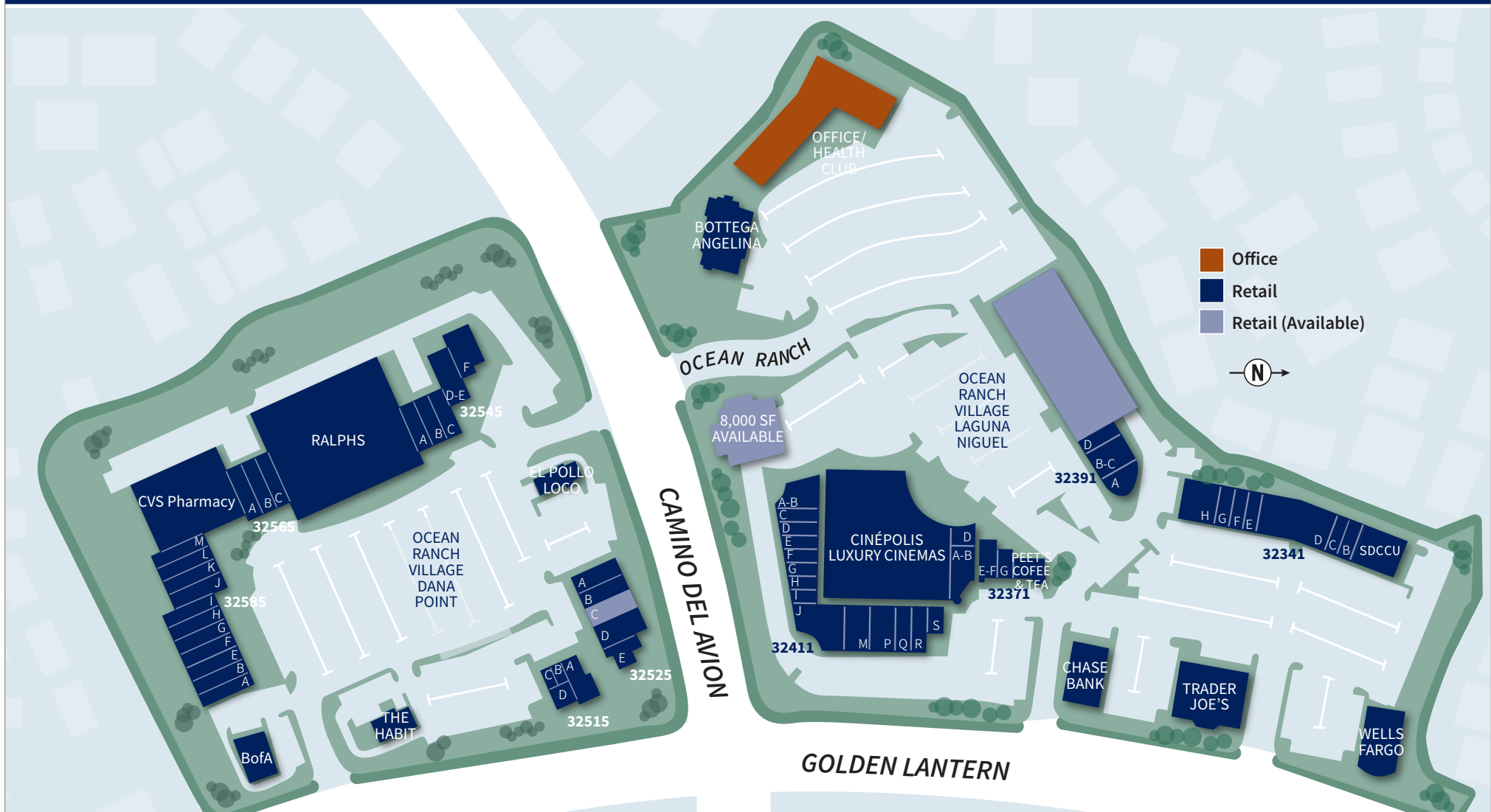
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SITE PLAN

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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
- M Solos Pilates (*Coming Soon*)
- P Squeeze Massage
- Q Facial Works
- R Panda Express
- S Golden Spoon Yogurt

OTHER TENANTS

- Bottega Angelina
- Chase Bank
- Cinépolis Luxury Theatres
- Curl Fitness (*Coming Soon*)
- Trader Joe's
- Wells Fargo

2nd Gen Restaurant Space (8,000 SF)

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

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As of April 2025

TENANT LIST



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

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 Lease Pending (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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