



OCEAN RANCH VILLAGE

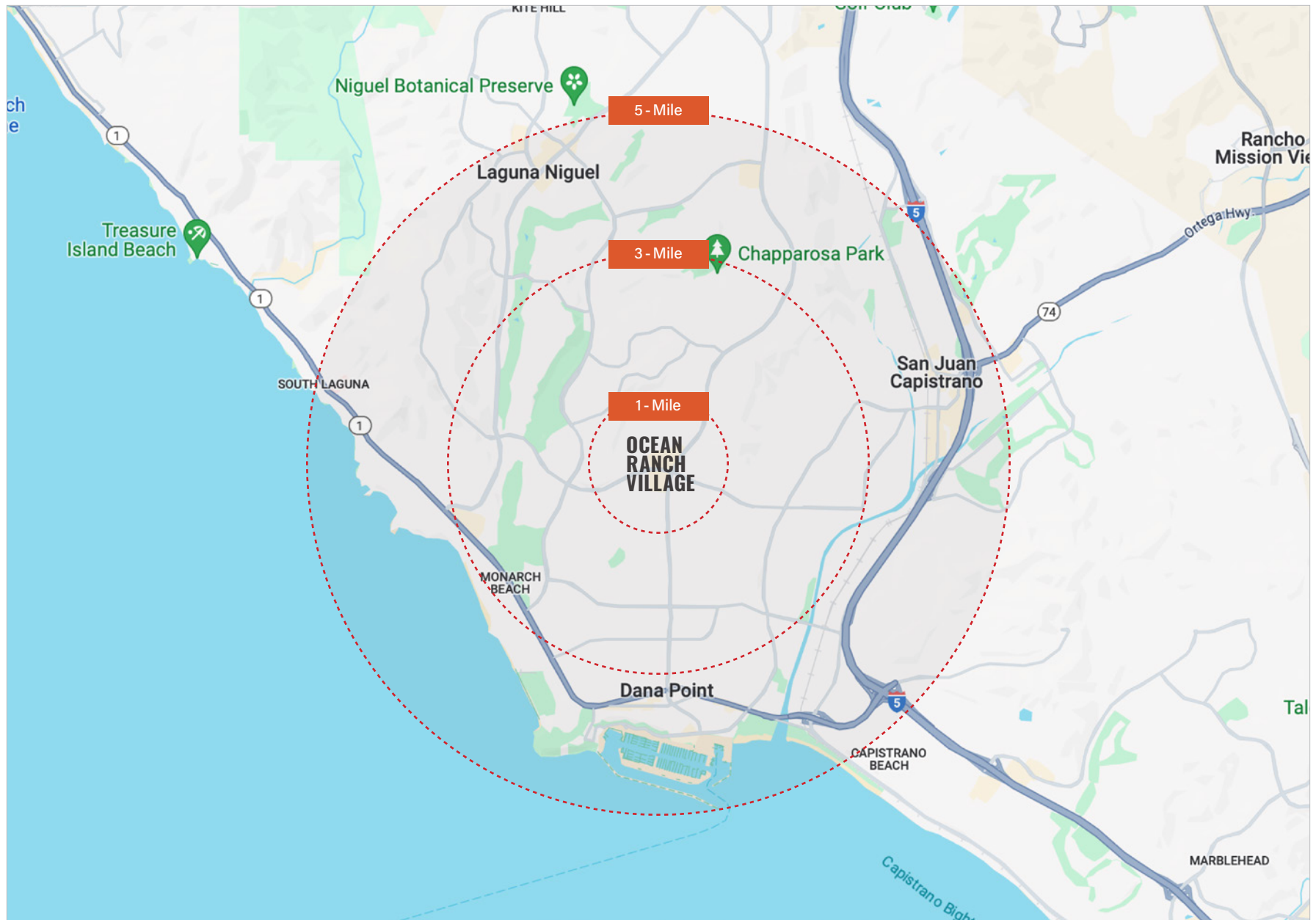
Shea Properties





WHY OCEAN RANCH

Nestled in South Orange County, Ocean Ranch Village is a prestigious 247,589 SF center, blending retail, dining, entertainment, and office spaces, with anchors like CVS Pharmacy, Ralph's, Trader Joe's, and Cinépolis luxury cinemas. Strategically located along Golden Lantern, Ocean Ranch Village offers great visibility, and caters to an affluent demographic which includes a **population of 169,170 within five miles**, with an **average household income of \$177,622 within a one-mile radius**. Proximity to landmarks like Dana Point Harbor and the Ritz Carlton underscores its status as a key destination for locals and tourists alike.



KEY DEMOGRAPHICS

\$177,622

Avg. Household Income
Within 1 Mile

169,170

Population
Within 5 Miles

| | 1 - Mile | 3 - Mile | 5 - Mile |
|--------------------------|-----------|-----------|-----------|
| Population | 15,364 | 90,756 | 169,170 |
| Median Age | 51.0 | 48.0 | 47.0 |
| Number of Households | 6,400 | 36,847 | 66,690 |
| Average Household Income | \$177,622 | \$155,477 | \$168,239 |
| Daytime Population | 4,107 | 38,539 | 68,889 |

Source: eSite Analytics, 2025

Site Plan



TENANTS

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 |
| 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 |

BUILDING 32341

| | |
|---|--------------------------------|
| A | San Diego County Credit Union |
| B | Yoshiharu Ramen |
| 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 |
| E | Blown Away Beauty Bar |
| F | Happy Nail & Spa |
| H | Hammer + Nails |
| J | Mattress Firm |
| M | Solos Pilates |
| P | Squeeze Massage |
| Q | Facial Works |
| R | Panda Express |
| S | Golden Spoon Yogurt |

OTHER TENANTS

Bank of America
Bottega Angelina
 Chase Bank
Cinépolis Luxury Theatres
 Curl Fitness
CVS Pharmacy
 El Pollo Loco
Ralphs Supermarket
 The Habit Burger Grill
Trader Joe's
 Wells Fargo



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