



# OCEAN RANCH VILLAGE

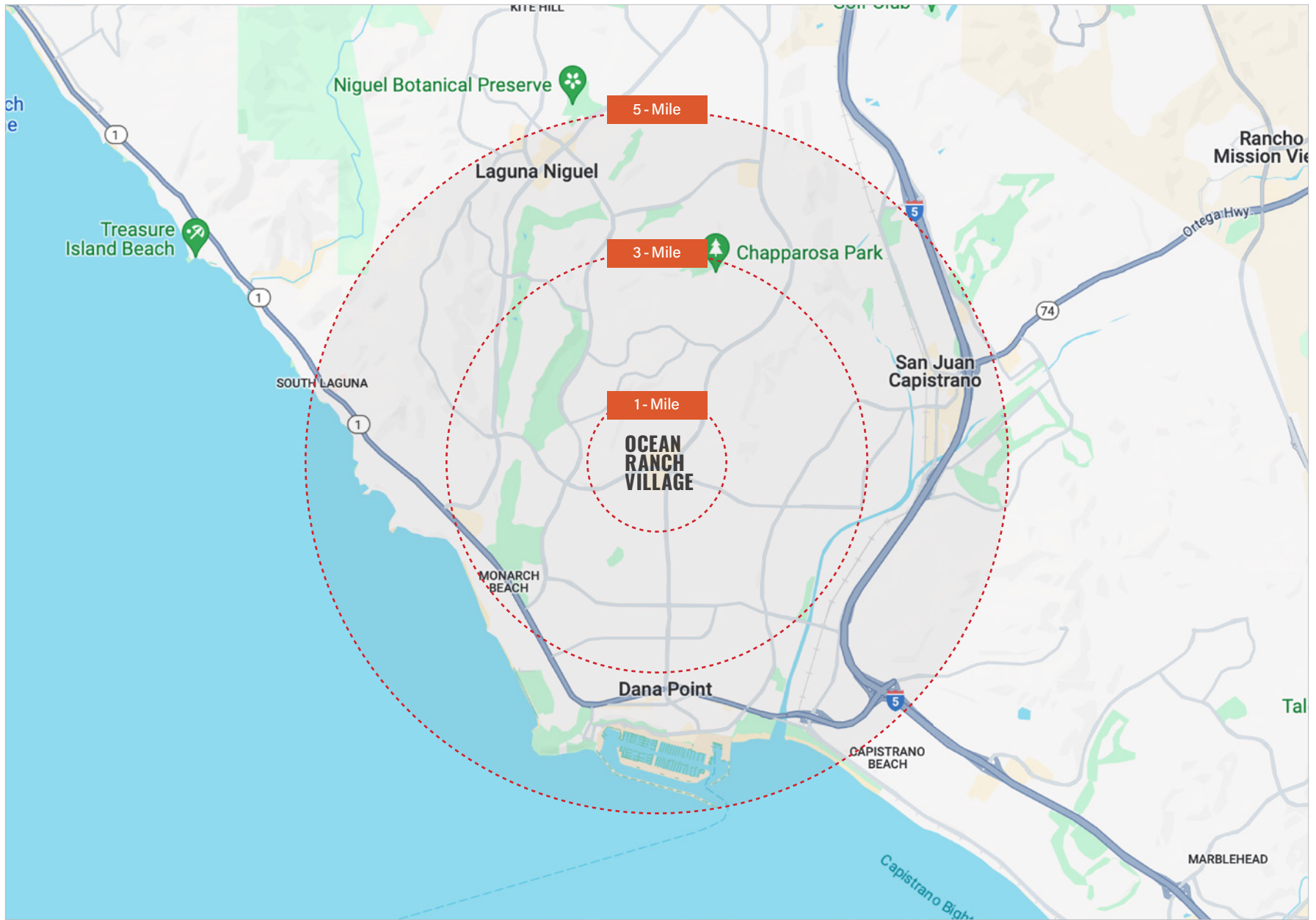
Shea Properties





## 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 168,309 within five miles**, with an **average household income of \$181,185 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

**\$181,185**

Avg. Household Income  
Within 1 Mile

**168,309**

Population  
Within 5 Miles

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	1 - Mile	3 - Mile	5 - Mile
Population	15,235	90,477	<b>168,309</b>
Median Age	51.0	48.0	48.0
Number of Households	6,428	37,105	67,125
Average Household Income	<b>\$181,185</b>	\$158,130	\$170,279
Daytime Population	2,989	28,772	52,572

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Source: eSite Analytics, 2026

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
- C La Jolla Cosmetic (*Coming Soon*)
- D Planet Beauty
- E Luna Grill

## BUILDING 32545

- A Subway
- B I Love Bagels
- 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



# OCEAN RANCH VILLAGE

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