



OCEAN RANCH VILLAGE

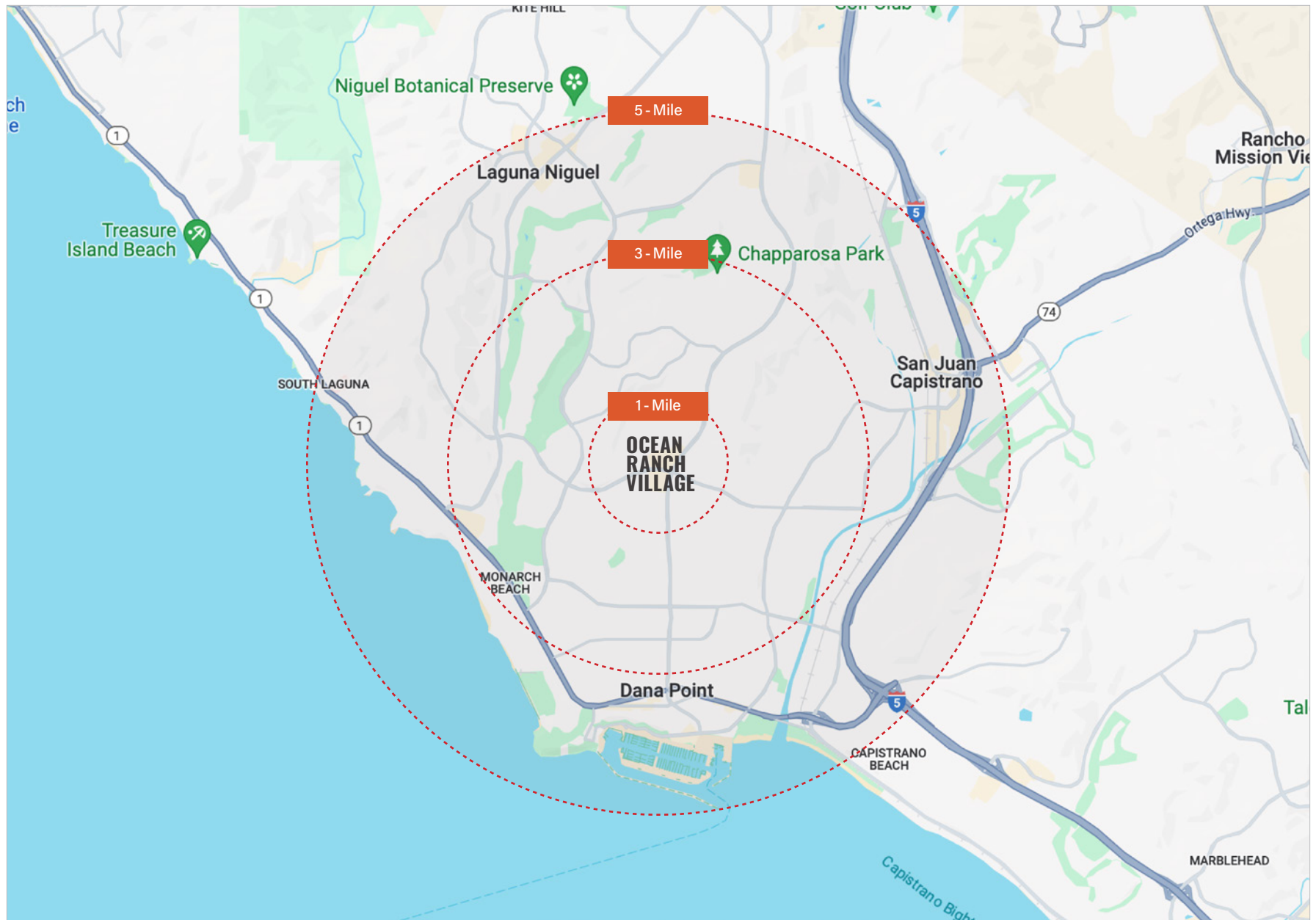
Shea Properties





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 170,876 within five miles**, with an **average household income of \$180,598 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

\$180,598

Avg. Household Income
Within 1 Mile

170,876

Population
Within 5 Miles

	1 - Mile	3 - Mile	5 - Mile
Population	14,833	92,564	170,876
Median Age	52.2	48.8	47.7
Number of Households	6,267	38,012	67,835
Average Household Income	\$180,598	\$160,810	\$169,442
Daytime Population	3,199	29,305	53,100

Source: Kalibrate, 2026



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
D	Planet Beauty
E	Luna Grill

BUILDING 32545

A	Jersey Mike's <i>(coming soon)</i>
B	I Love Bagels
C	Urbane Café <i>(coming soon)</i>
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
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
Good Boy *(coming soon)*
 Ralphs Supermarket
The Habit Burger Grill
 Trader Joe's
ULTA *(coming soon)*
 Wells Fargo



OCEAN RANCH VILLAGE

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