

for lease

360°

VIRTUAL TOUR AVAILABLE

BLUE LANTERN PLAZA

34085 PACIFIC COAST HIGHWAY | DANA POINT, CA | 92629

EXCLUSIVE BROKERS



CUSHMAN &
WAKEFIELD



WESTMAR
COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

- Significant traffic flow on Pacific Coast Highway, one of the most traveled routes in Southern California
- Approximately 95 surface parking spaces, offering convenience for customers and employees. This is an important asset, especially in high-demand areas like Dana Point
- In close proximity to Dana Point Harbor, Salt Creek Beach, and The Ritz-Carlton, all of which attract a large number of visitors
- Ocean views available from a number of suites at the property, catering to a welcoming retail environment and scenic sights for office tenants

TRAFFIC COUNTS

- Pacific Coast Hwy: 24,838 ADT
- Green Lantern St: 2,515 ADT







DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	10,498	53,774	123,883
AHH Income	\$168,525	\$184,056	\$189,121
Daytime Pop.	6,472	19,448	45,646

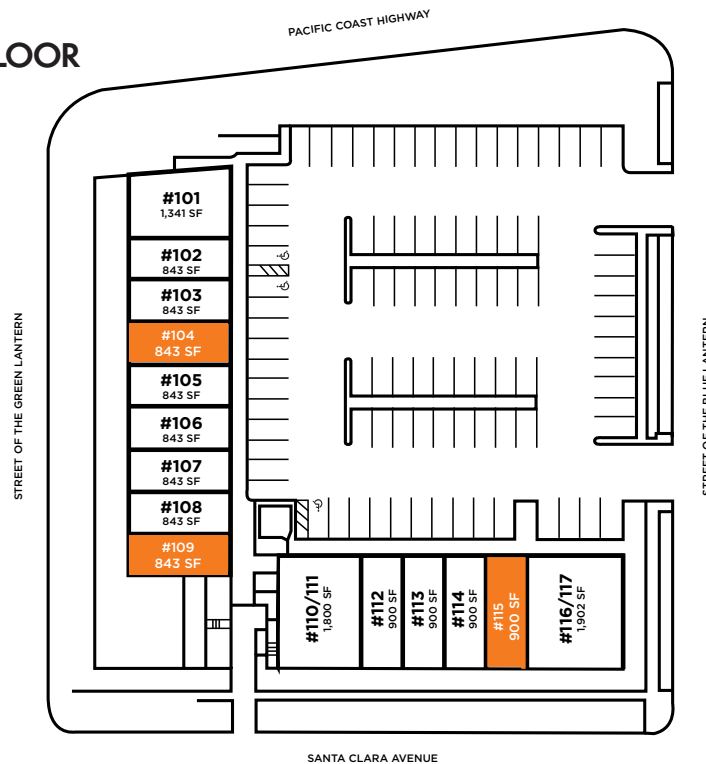
TENANTS IN THE AREA



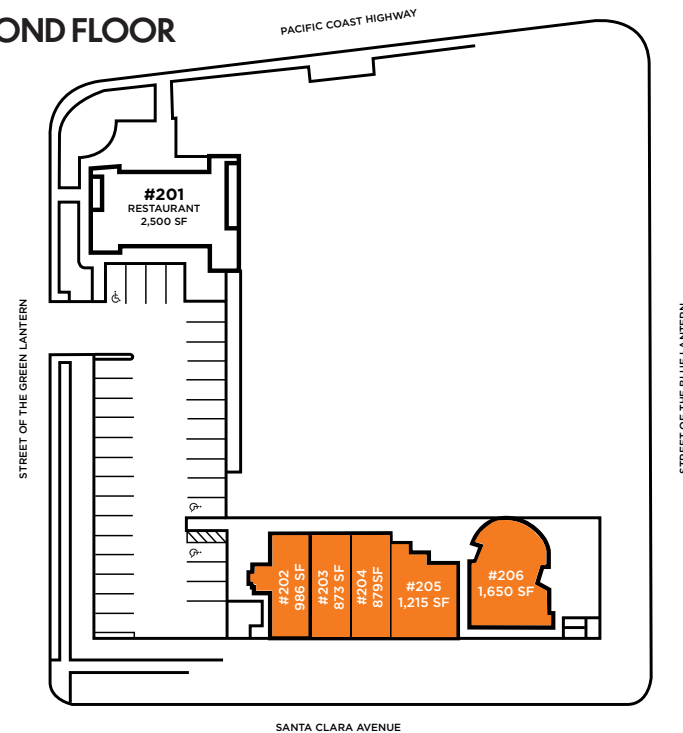
AVAILABILITIES

SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.
101	PCH Therapy	1,341	109	AVAILABLE 	843	201	The Point Restaurant	2,500
102	South County Vapors	843	110-111	Palestra Gym	1,800	202	AVAILABLE 	986
103	Kevin's Computer Service	843	112	Dawgy Style Grooming	900	203	AVAILABLE 	873
104	AVAILABLE (former barbershop)	843	113	Salon Connection	900	204	AVAILABLE 	879
105	Club Literacy	843	114	Nexus Family Chiropractic	900	205	AVAILABLE 	1,215
106-107	Gracie Barra, BJJ	1,686	115	AVAILABLE	900	206	AVAILABLE 	1,650
108	Cornerstone Openings	843	116-117	Tutor & Spunky's Deli	1,902			

FIRST FLOOR



SECOND FLOOR



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SUITES 104 & 115

SUITE 104 | 843 SF



SUITE 115 | 900 SF



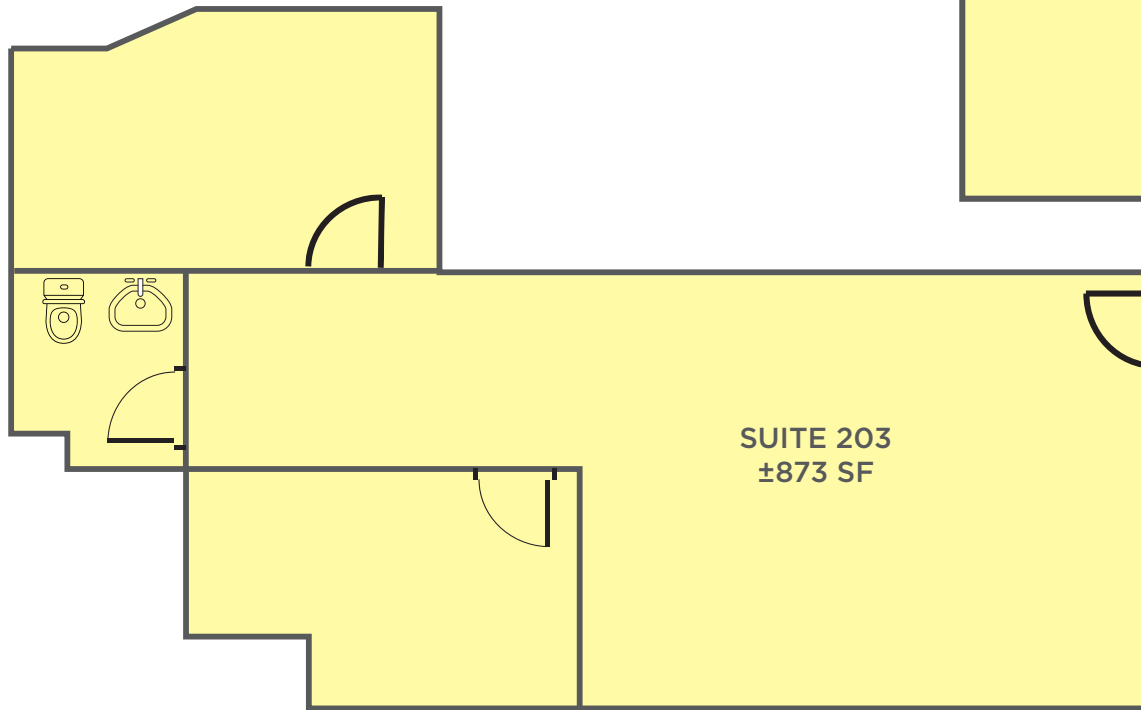
FLOOR PLANS

SUITE 202 | 986 SF

 Virtual Tour



SUITE 202
±986 SF



SUITE 203
±873 SF

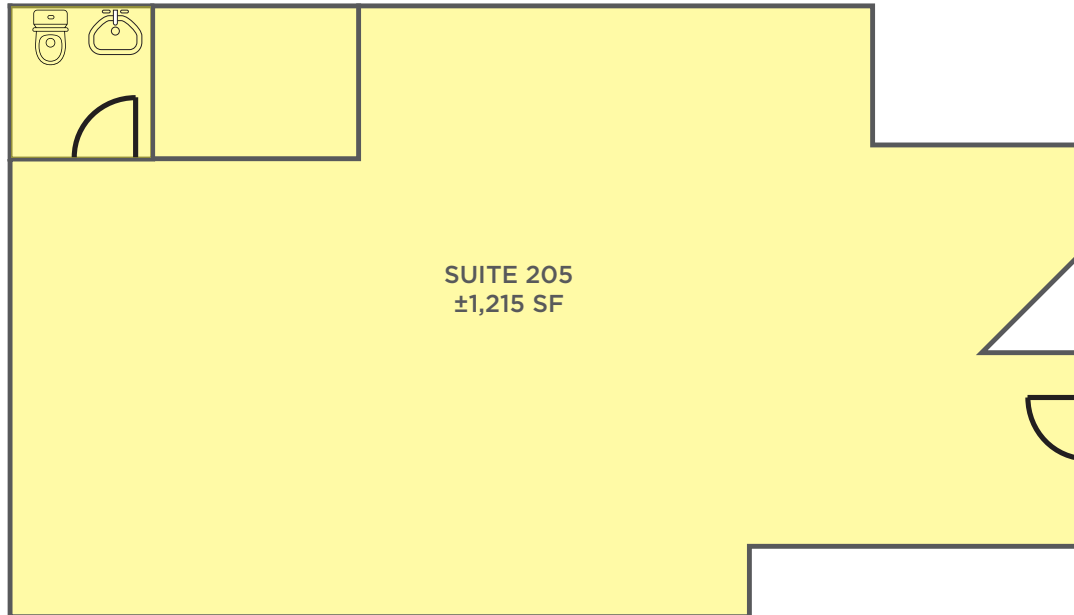
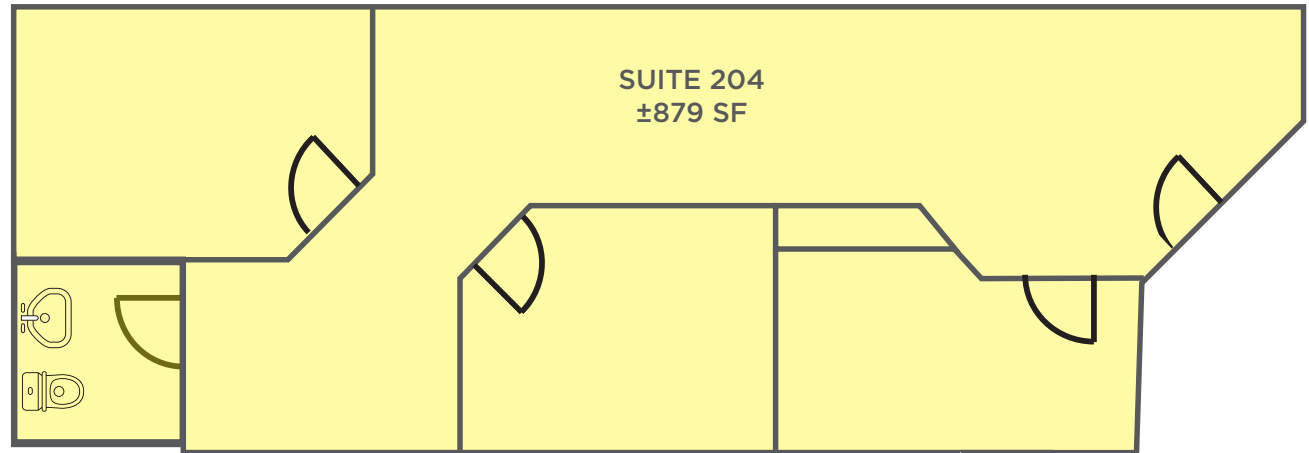
SUITE 203 | 873 SF

 Virtual Tour

FLOOR PLANS

SUITE 204 | 879 SF

360° Virtual Tour



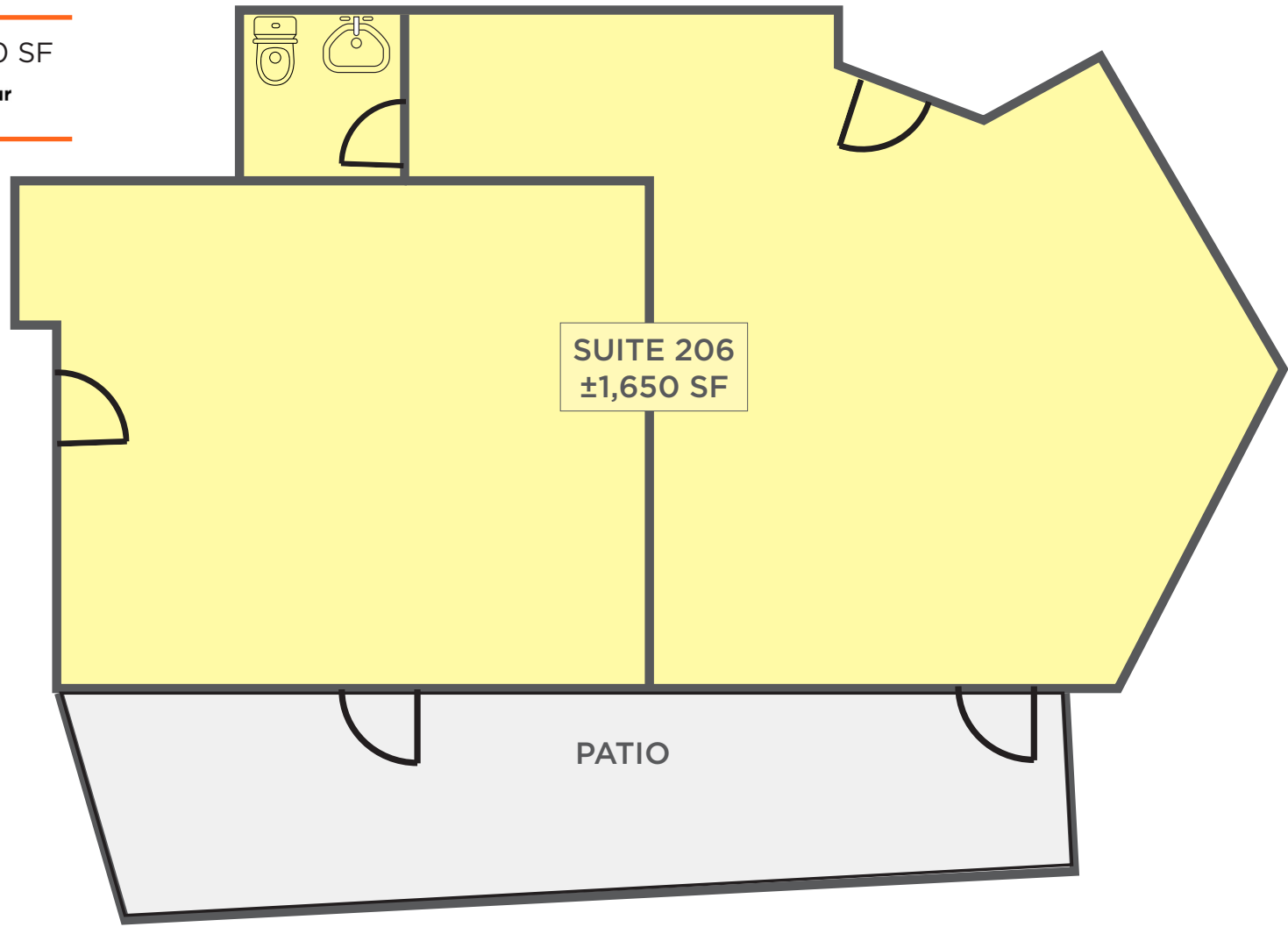
SUITE 205 | 1,215 SF

360° Virtual Tour

FLOOR PLANS

SUITE 206 | 1,650 SF

360° Virtual Tour



AERIAL



GALLERY



DEMOGRAPHICS

1Mile

Demographic and Income Profile

34085 Pacific Coast Hwy, Dana Point, California, 92629 2

34085 Pacific Coast Hwy, Dana Point, California, 92629

Ring: 1 mile radius

Latitude: 33.46479, Longitude: -117.70725



Summary	Census 2010	Census 2020	2024	2029
Population	10,434	10,456	10,498	10,582
Households	4,724	4,834	4,944	5,147
Families	2,619	-	2,766	2,886
Average Household Size	2.21	2.16	2.12	2.05
Owner Occupied Housing Units	2,330	-	2,401	2,485
Renter Occupied Housing Units	2,394	-	2,543	2,663
Median Age	43.4	-	49.7	50.5
Trends: 2023-2028 Annual Rate		Area	State	National
Population	0.16%		0.09%	0.30%
Households	0.81%		0.38%	0.49%
Families	0.85%		0.37%	0.44%
Owner HHs	0.69%		0.58%	0.66%
Median Household Income	3.12%		2.70%	2.57%
Households by Income		Number	2024 Percent	2029 Number Percent
<\$15,000		226	4.6%	192 3.7%
\$15,000 - \$24,999		211	4.3%	152 3.0%
\$25,000 - \$34,999		262	5.3%	218 4.2%
\$35,000 - \$49,999		316	6.4%	235 4.6%
\$50,000 - \$74,999		575	11.6%	495 9.6%
\$75,000 - \$99,999		449	9.1%	427 8.3%
\$100,000 - \$149,999		1,031	20.9%	1,092 21.2%
\$150,000 - \$199,999		555	11.2%	719 14.0%
\$200,000+		1,319	26.7%	1,617 31.4%
Median Household Income		\$116,101		\$135,405
Average Household Income		\$168,525		\$195,746
Per Capita Income		\$78,929		\$94,710
Population by Age		Census 2010 Number Percent	2024 Number Percent	2029 Number Percent
0 - 4		497 4.8%	354 3.4%	345 3.3%
5 - 9		429 4.1%	308 2.9%	283 2.7%
10 - 14		394 3.8%	404 3.8%	399 3.8%
15 - 19		528 5.1%	509 4.8%	466 4.4%
20 - 24		620 5.9%	537 5.1%	486 4.6%
25 - 34		1,612 15.4%	1,397 13.3%	1,403 13.3%
35 - 44		1,360 13.0%	1,128 10.7%	1,137 10.7%
45 - 54		1,643 15.7%	1,421 13.5%	1,402 13.3%
55 - 64		1,590 15.2%	1,712 16.3%	1,581 14.9%
65 - 74		983 9.4%	1,525 14.5%	1,591 15.0%
75 - 84		582 5.6%	902 8.6%	1,121 10.6%
85+		197 1.9%	300 2.9%	365 3.5%

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3Mile

Demographic and Income Profile

34085 Pacific Coast Hwy, Dana Point, California, 92629 2

34085 Pacific Coast Hwy, Dana Point, California, 92629

Ring: 3 mile radius

Latitude: 33.46479, Longitude: -117.70725



Summary	Census 2010		Census 2020		2024	2029
Population	53,187		53,175		53,774	54,068
Households	21,648		21,921		22,494	23,303
Families	13,977		-		14,442	14,994
Average Household Size	2.45		2.41		2.38	2.31
Owner Occupied Housing Units	14,050		-		14,633	15,249
Renter Occupied Housing Units	7,598		-		7,861	8,054
Median Age	45.3		-		50.1	50.7
Trends: 2023-2028 Annual Rate		Area	State		National	
Population	0.11%		0.09%		0.30%	
Households	0.71%		0.38%		0.49%	
Families	0.75%		0.37%		0.44%	
Owner HHs	0.83%		0.58%		0.66%	
Median Household Income	3.35%		2.70%		2.57%	
Households by Income			Number	Percent	Number	Percent
2024			2029			
<\$15,000			1,121	5.0%	984	4.2%
\$15,000 - \$24,999			1,008	4.5%	745	3.2%
\$25,000 - \$34,999			997	4.4%	823	3.5%
\$35,000 - \$49,999			1,203	5.3%	959	4.1%
\$50,000 - \$74,999			2,201	9.8%	1,906	8.2%
\$75,000 - \$99,999			1,906	8.5%	1,763	7.6%
\$100,000 - \$149,999			4,180	18.6%	4,260	18.3%
\$150,000 - \$199,999			2,818	12.5%	3,315	14.2%
\$200,000+			7,059	31.4%	8,548	36.7%
Median Household Income			\$129,212		\$152,387	
Average Household Income			\$184,056		\$211,519	
Per Capita Income			\$77,825		\$92,146	
Census 2010			2024		2029	
Population by Age			Number	Percent	Number	Percent
0 - 4	2,532 4.8%		1,941 3.6%		1,906 3.5%	
5 - 9	2,673 5.0%		2,171 4.0%		1,996 3.7%	
10 - 14	3,002 5.6%		2,468 4.6%		2,494 4.6%	
15 - 19	3,383 6.4%		2,784 5.2%		2,530 4.7%	
20 - 24	2,703 5.1%		2,788 5.2%		2,471 4.6%	
25 - 34	5,601 10.5%		5,802 10.8%		6,036 11.2%	
35 - 44	6,458 12.1%		5,729 10.7%		5,798 10.7%	
45 - 54	9,182 17.3%		6,851 12.7%		6,732 12.5%	
55 - 64	8,447 15.9%		8,803 16.4%		7,979 14.8%	
65 - 74	4,966 9.3%		8,040 15.0%		8,344 15.4%	
75 - 84	2,927 5.5%		4,673 8.7%		5,769 10.7%	
85+	1,313 2.5%		1,725 3.2%		2,014 3.7%	

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

34085 Pacific Coast Hwy, Dana Point, California, 92629 2

34085 Pacific Coast Hwy, Dana Point, California, 92629

Ring: 5 mile radius

Latitude: 33.46479, Longitude: -117.70725



Summary	Census 2010	Census 2020	2024	2029			
Population	123,533	124,433	123,883	123,475			
Households	47,980	49,049	49,615	50,925			
Families	32,641	-	33,645	34,606			
Average Household Size	2.56	2.52	2.48	2.41			
Owner Occupied Housing Units	32,926	-	33,846	34,979			
Renter Occupied Housing Units	15,053	-	15,769	15,946			
Median Age	43.9	-	48.7	49.2			
Trends: 2023-2028 Annual Rate	Area	State	National				
Population	-0.07%	0.09%	0.30%				
Households	0.52%	0.38%	0.49%				
Families	0.56%	0.37%	0.44%				
Owner HHs	0.66%	0.58%	0.66%				
Median Household Income	3.18%	2.70%	2.57%				
Households by Income		2024	2029				
		Number	Percent	Number	Percent		
	<\$15,000	2,311	4.7%	2,004	3.9%		
	\$15,000 - \$24,999	1,943	3.9%	1,404	2.8%		
	\$25,000 - \$34,999	1,989	4.0%	1,577	3.1%		
	\$35,000 - \$49,999	2,480	5.0%	1,916	3.8%		
	\$50,000 - \$74,999	4,717	9.5%	4,008	7.9%		
	\$75,000 - \$99,999	4,401	8.9%	4,025	7.9%		
	\$100,000 - \$149,999	9,375	18.9%	9,422	18.5%		
	\$150,000 - \$199,999	6,302	12.7%	7,336	14.4%		
\$200,000+	16,096	32.4%	19,232	37.8%			
Median Household Income		\$133,243		\$155,787			
Average Household Income		\$189,121		\$216,872			
Per Capita Income		\$75,512		\$89,176			
Population by Age	Census 2010		2024		2029		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	6,334	5.1%	4,800	3.9%	4,696	3.8%
	5 - 9	6,998	5.7%	5,555	4.5%	5,112	4.1%
	10 - 14	7,849	6.4%	6,164	5.0%	6,122	5.0%
	15 - 19	8,267	6.7%	6,797	5.5%	6,170	5.0%
	20 - 24	6,401	5.2%	6,893	5.6%	6,081	4.9%
	25 - 34	12,385	10.0%	12,934	10.4%	13,565	11.0%
	35 - 44	15,346	12.4%	13,481	10.9%	13,562	11.0%
	45 - 54	21,306	17.2%	15,506	12.5%	15,122	12.2%
	55 - 64	18,565	15.0%	19,674	15.9%	17,516	14.2%
	65 - 74	10,638	8.6%	17,766	14.3%	18,309	14.8%
	75 - 84	6,372	5.2%	10,447	8.4%	12,670	10.3%
	85+	3,073	2.5%	3,865	3.1%	4,552	3.7%





BLUE LANTERN PLAZA

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