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



±23,500 SF SHOPPING CENTER

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 (2026)	10,625	52,583	122,432
AHH Income	$183,006	$206,513	$208,301
Daytime Pop.	6,392	18,677	43,580

TENANTS IN THE AREA

Ralphs · CH Chart House · BevMo! · Dana Point Harbor, County of Orange

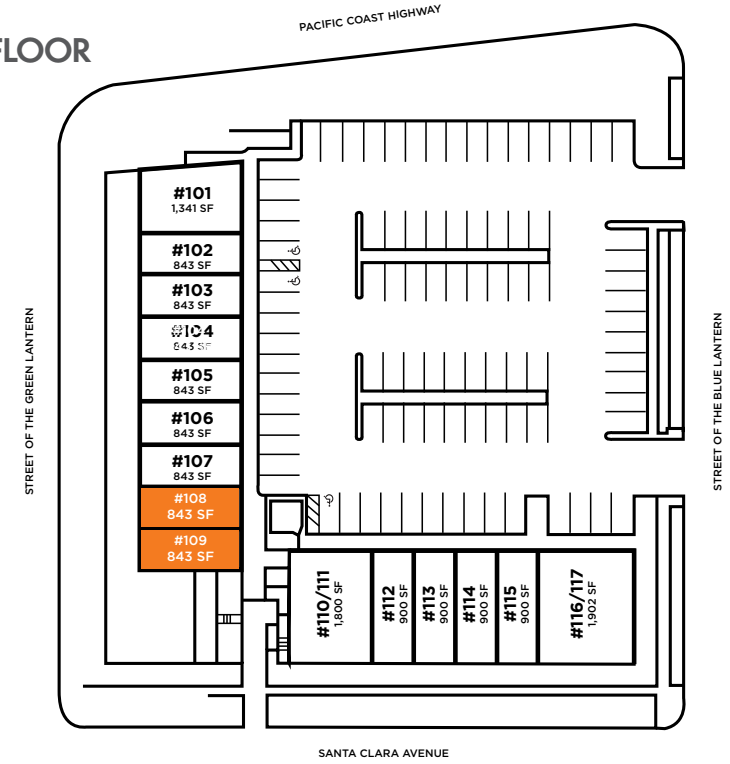
AVAILABILITIES

SUITE	TENANT	SQ. FT.
101	PCH Therapy	1,341
102	South County Vapors	843
103	Kevin's Computer Service	843
104	Jeddy's Interiors	843
105	Club Literacy	843
106-107	Gracie Barra, BJJ	1,686
108	**AVAILABLE**	**843**

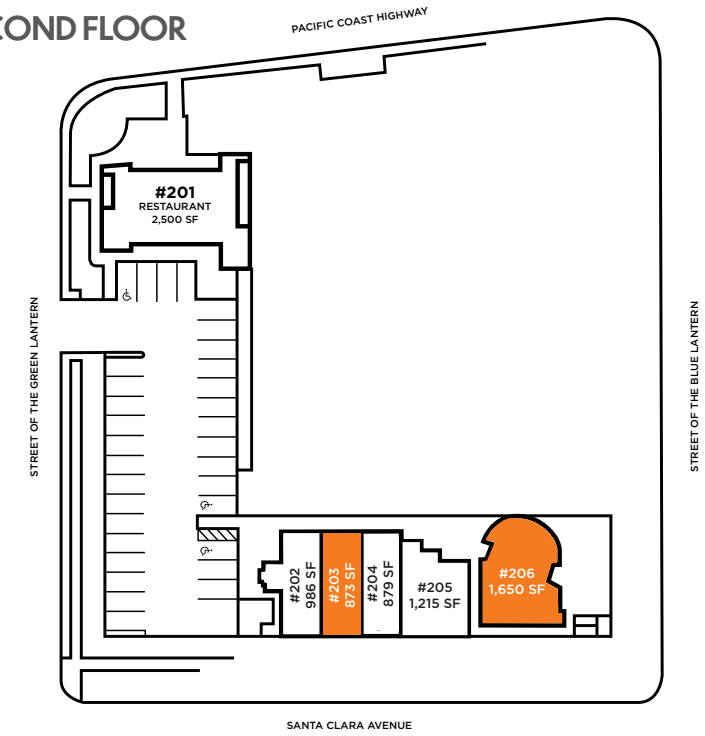
SUITE	TENANT	SQ. FT.
109	**AVAILABLE**	**843**
110-111	Palestra Gym	1,800
112	Dawgy Style Grooming	900
113	Salon Connection	900
114	Nexus Family Chiropractic	900
115	Acai Republic	900
116-117	Tutor & Spunky's Deli	1,902

SUITE	TENANT	SQ. FT.
201	The Point Restaurant	2,500
202	Coastal Edge Lagree	986
203	**AVAILABLE** 360° Virtual Tour	**873**
204	Frame Aesthetics	879
205	Vogue Kitchen & Bath	1,215
206	**AVAILABLE** 360° Virtual Tour	**1,650**

FIRST FLOOR



SECOND FLOOR



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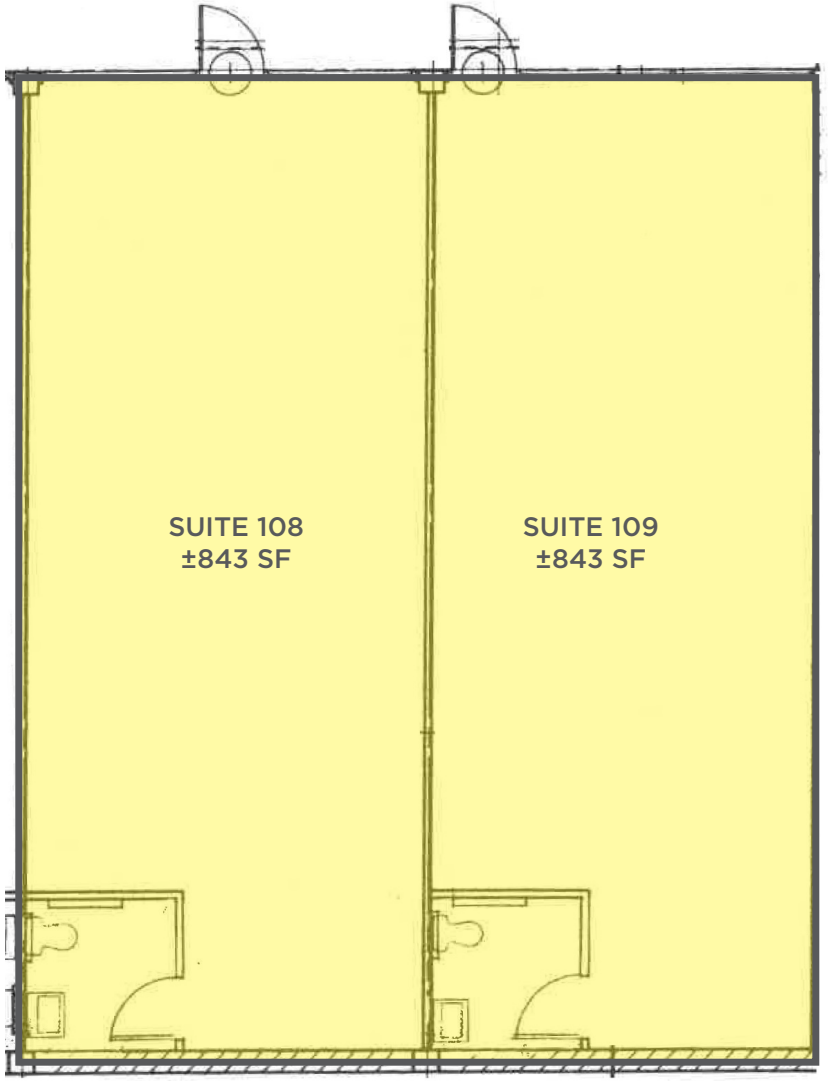
FLOOR PLANS

1st FLOOR SUITE HIGHLIGHTS

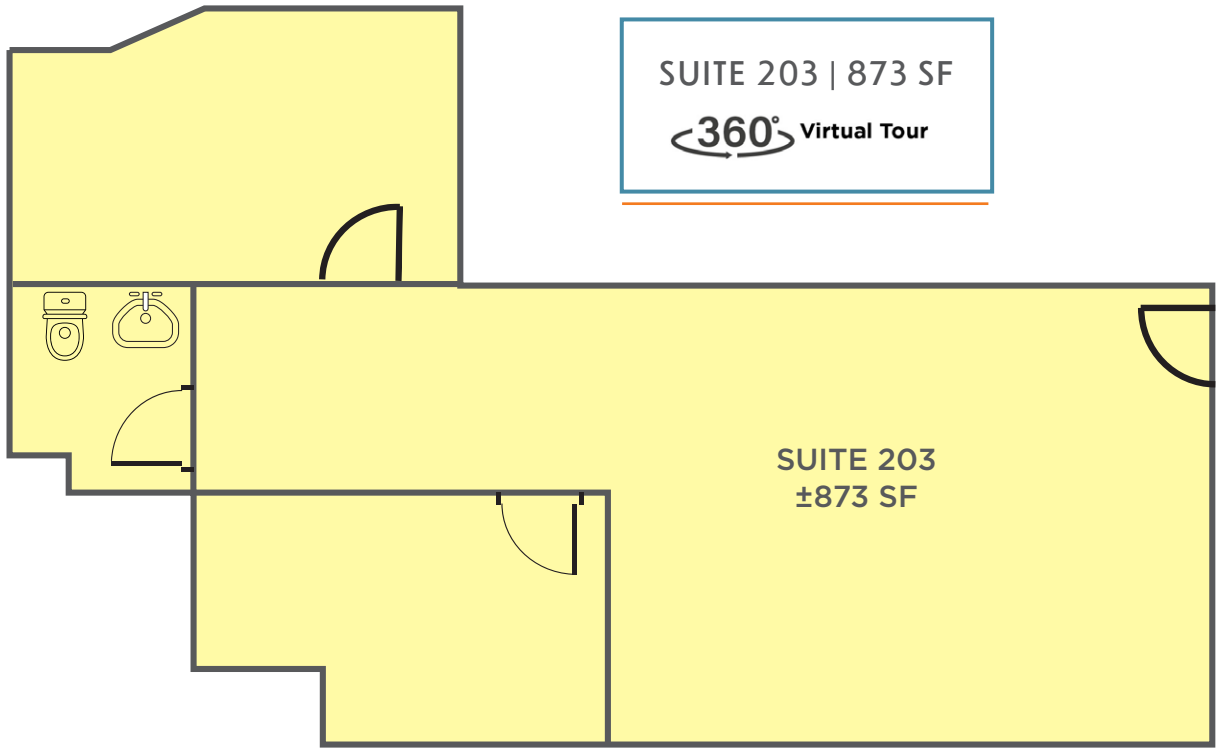
- Suite 108 - 843 SF
- Suite 109 - 843 SF
- Private in-Suite Restrooms
- AVAILABLE NOW!



FLOOR PLANS 2ND FLOOR

2nd FLOOR SUITE HIGHLIGHTS

- Suite 203 - 873 SF
- Suite 206 - 1,650 + Ocean View Patio
- Private in-Suite Restrooms
- AVAILABLE NOW!



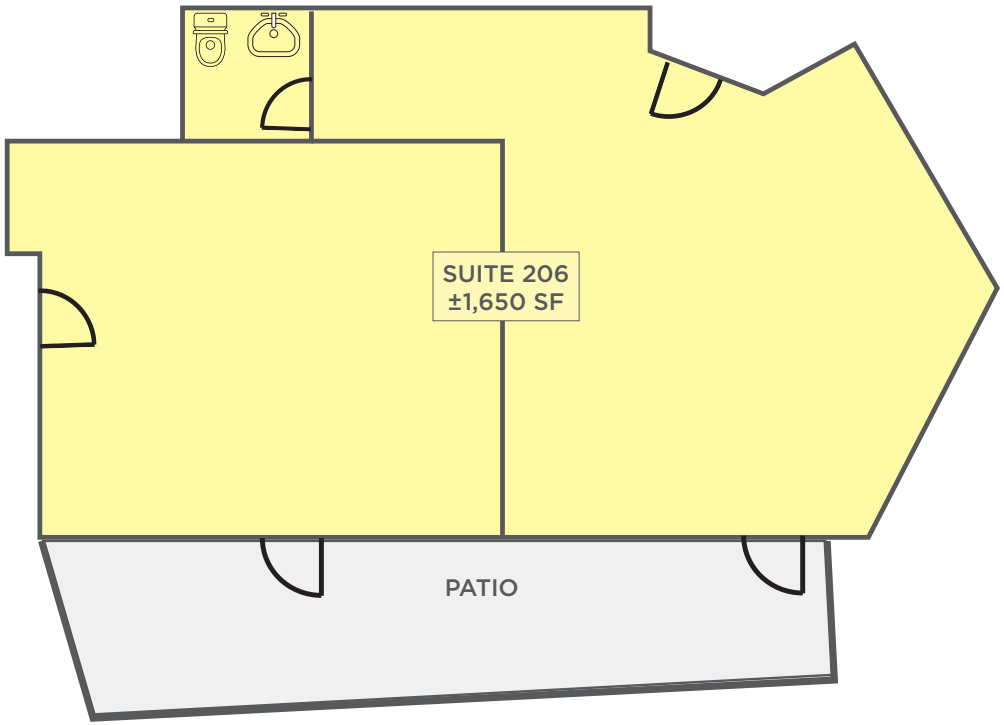
FLOOR PLANS 2ND FLOOR





SUITE 206 | 1,650 SF

360° Virtual Tour



MARKET AERIAL



GALLERY


DELI
PALESTRA






34085
BLUE LANTERN PLAZA
TUTOR & SPUNKYS DELI
SALON CONNECTION
nexus
DAWGY STYLE
GROOM SHOP
PCH THERAPY
PC & MAC REPAIR
SAN JUAN KITCHEN & HOME
MARTIAL ARTS
PCH THERAPY
OPEN

DEMOGRAPHICS

1 Mile

Demographic and Income Profile

34085 Pacific Coast Hwy, Dana Point, California, 92629 5
34085 Pacific Coast Hwy, Dana Point, California, 92629
Ring: 1 mile radius
Latitude: 33.46474, Longitude: -117.70711

Summary	Census 2010	Census 2020	2026	2031
Population	10,629	10,661	10,625	10,597
Households	4,781	4,894	5,037	5,101
Families	2,652	-	2,819	2,856
Average Household Size	2.22	2.18	2.11	2.08
Owner Occupied Housing Units	2,369	-	2,433	2,485
Renter Occupied Housing Units	2,412	-	2,604	2,616
Median Age	43.5	-	50.5	50.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.05%	0.17%	0.30%
Households	0.25%	0.42%	0.49%
Families	0.26%	0.37%	0.44%
Owner HHs	0.42%	0.48%	0.66%
Median Household Income	2.40%	2.75%	2.57%

		2026		2031
Households by Income	Number	Percent	Number	Percent
<$15,000	208	4.1%	181	3.5%
$15,000 - $24,999	216	4.3%	174	3.4%
$25,000 - $34,999	187	3.7%	152	3.0%
$35,000 - $49,999	226	4.5%	185	3.6%
$50,000 - $74,999	542	10.8%	479	9.4%
$75,000 - $99,999	494	9.8%	443	8.7%
$100,000 - $149,999	1,031	20.5%	1,024	20.1%
$150,000 - $199,999	629	12.5%	681	13.3%
$200,000+	1,505	29.9%	1,783	34.9%
Median Household Income	$128,512		$144,692	
Average Household Income	$183,006		$202,661	
Per Capita Income	$86,978		$97,797	

	Census 2010		2026		2031	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	505	4.8%	358	3.4%	348	3.3%
5 - 9	436	4.1%	380	3.6%	341	3.2%
10 - 14	402	3.8%	320	3.0%	406	3.8%
15 - 19	537	5.1%	424	4.0%	320	3.0%
20 - 24	629	5.9%	631	5.9%	489	4.6%
25 - 34	1,632	15.4%	1,387	13.1%	1,353	12.8%
35 - 44	1,383	13.0%	1,208	11.4%	1,382	13.0%
45 - 54	1,676	15.8%	1,211	11.4%	1,142	10.8%
55 - 64	1,625	15.3%	1,730	16.3%	1,493	14.1%
65 - 74	1,006	9.5%	1,620	15.2%	1,692	16.0%
75 - 84	596	5.6%	1,003	9.4%	1,195	11.3%
85+	203	1.9%	353	3.3%	437	4.1%

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3 Mile

Demographic and Income Profile

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34085 Pacific Coast Hwy, Dana Point, California, 92629
Ring: 3 mile radius
Latitude: 33.46474, Longitude: -117.70711

Summary	Census 2010	Census 2020	2026	2031
Population	52,633	52,638	52,583	52,536
Households	21,384	21,643	22,221	22,549
Families	13,838	-	14,289	14,503
Average Household Size	2.45	2.42	2.35	2.32
Owner Occupied Housing Units	13,916	-	14,407	14,672
Renter Occupied Housing Units	7,468	-	7,814	7,877
Median Age	45.2	-	50.0	49.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.02%	0.17%	0.30%
Households	0.29%	0.42%	0.49%
Families	0.30%	0.37%	0.44%
Owner HHs	0.37%	0.48%	0.66%
Median Household Income	2.79%	2.75%	2.57%

		2026		2031
Households by Income	Number	Percent	Number	Percent
<$15,000	986	4.4%	873	3.9%
$15,000 - $24,999	801	3.6%	655	2.9%
$25,000 - $34,999	744	3.3%	586	2.6%
$35,000 - $49,999	1,059	4.8%	899	4.0%
$50,000 - $74,999	2,109	9.5%	1,879	8.3%
$75,000 - $99,999	1,933	8.7%	1,703	7.6%
$100,000 - $149,999	4,119	18.5%	3,928	17.4%
$150,000 - $199,999	2,922	13.2%	3,026	13.4%
$200,000+	7,547	34.0%	9,001	39.9%
Median Household Income	$139,360		$159,928	
Average Household Income	$206,513		$228,033	
Per Capita Income	$88,280		$99,009	

	Census 2010		2026		2031	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,507	4.8%	1,921	3.7%	1,889	3.6%
5 - 9	2,645	5.0%	2,211	4.2%	2,085	4.0%
10 - 14	2,974	5.7%	2,255	4.3%	2,372	4.5%
15 - 19	3,351	6.4%	2,523	4.8%	2,170	4.1%
20 - 24	2,680	5.1%	2,662	5.1%	2,317	4.4%
25 - 34	5,557	10.6%	6,234	11.9%	6,176	11.8%
35 - 44	6,403	12.2%	5,701	10.8%	6,264	11.9%
45 - 54	9,094	17.3%	5,958	11.3%	5,989	11.4%
55 - 64	8,365	15.9%	8,411	16.0%	7,112	13.5%
65 - 74	4,906	9.3%	7,984	15.2%	8,110	15.4%
75 - 84	2,877	5.5%	4,966	9.4%	5,883	11.2%
85+	1,274	2.4%	1,757	3.3%	2,169	4.1%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

34085 Pacific Coast Hwy, Dana Point, California, 92629 5
34085 Pacific Coast Hwy, Dana Point, California, 92629
Ring: 5 mile radius
Latitude: 33.46474, Longitude: -117.70711

Summary	Census 2010	Census 2020	2026	2031
Population	123,126	124,045	122,432	121,853
Households	47,834	48,905	49,631	50,153
Families	32,535	-	33,647	34,013
Average Household Size	2.56	2.52	2.45	2.41
Owner Occupied Housing Units	32,795	-	33,673	34,160
Renter Occupied Housing Units	15,039	-	15,958	15,993
Median Age	43.9	-	48.7	48.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.09%	0.17%	0.30%
Households	0.21%	0.42%	0.49%
Families	0.22%	0.37%	0.44%
Owner HHs	0.29%	0.48%	0.66%
Median Household Income	2.85%	2.75%	2.57%

	2026		2031	
Households by Income	Number	Percent	Number	Percent
<$15,000	2,118	4.3%	1,882	3.8%
$15,000 - $24,999	1,596	3.2%	1,292	2.6%
$25,000 - $34,999	1,595	3.2%	1,236	2.5%
$35,000 - $49,999	2,184	4.4%	1,791	3.6%
$50,000 - $74,999	4,464	9.0%	3,847	7.7%
$75,000 - $99,999	4,527	9.1%	3,933	7.8%
$100,000 - $149,999	9,069	18.3%	8,527	17.0%
$150,000 - $199,999	6,390	12.9%	6,551	13.1%
$200,000+	17,685	35.6%	21,094	42.1%
Median Household Income	$144,596		$166,394	
Average Household Income	$208,301		$230,651	
Per Capita Income	$84,352		$94,828	

	Census 2010		2026		2031	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,322	5.1%	4,700	3.8%	4,665	3.8%
5 - 9	6,997	5.7%	5,545	4.5%	5,180	4.3%
10 - 14	7,829	6.4%	5,986	4.9%	5,889	4.8%
15 - 19	8,235	6.7%	6,370	5.2%	5,659	4.6%
20 - 24	6,364	5.2%	6,370	5.2%	5,662	4.6%
25 - 34	12,335	10.0%	14,225	11.6%	14,385	11.8%
35 - 44	15,322	12.4%	13,111	10.7%	14,263	11.7%
45 - 54	21,227	17.2%	14,054	11.5%	13,865	11.4%
55 - 64	18,506	15.0%	18,833	15.4%	15,862	13.0%
65 - 74	10,591	8.6%	17,986	14.7%	18,268	15.0%
75 - 84	6,342	5.2%	11,261	9.2%	13,251	10.9%
85+	3,056	2.5%	3,992	3.3%	4,904	4.0%

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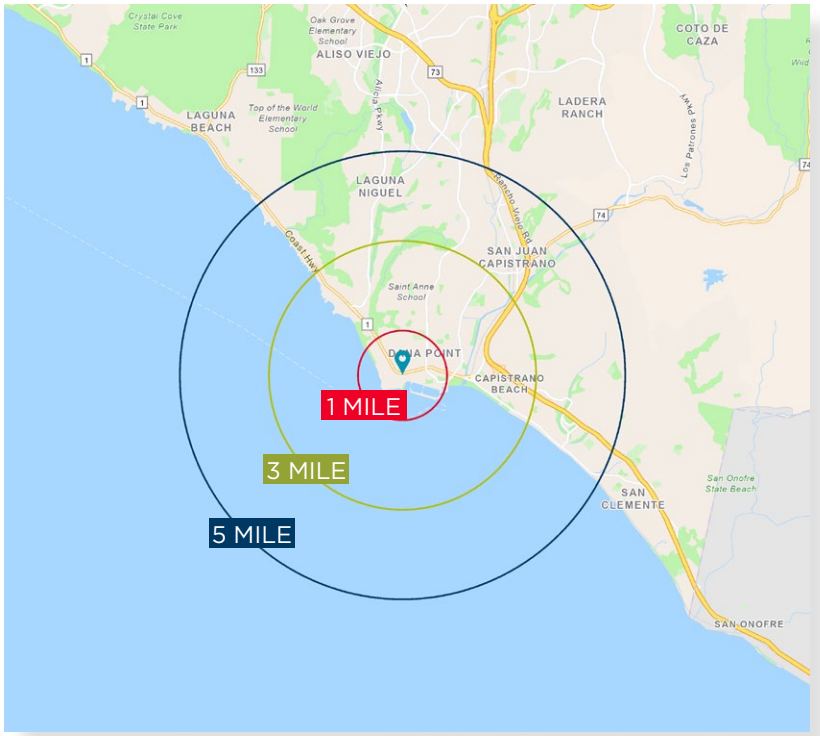



BLUE LANTERN PLAZA

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