

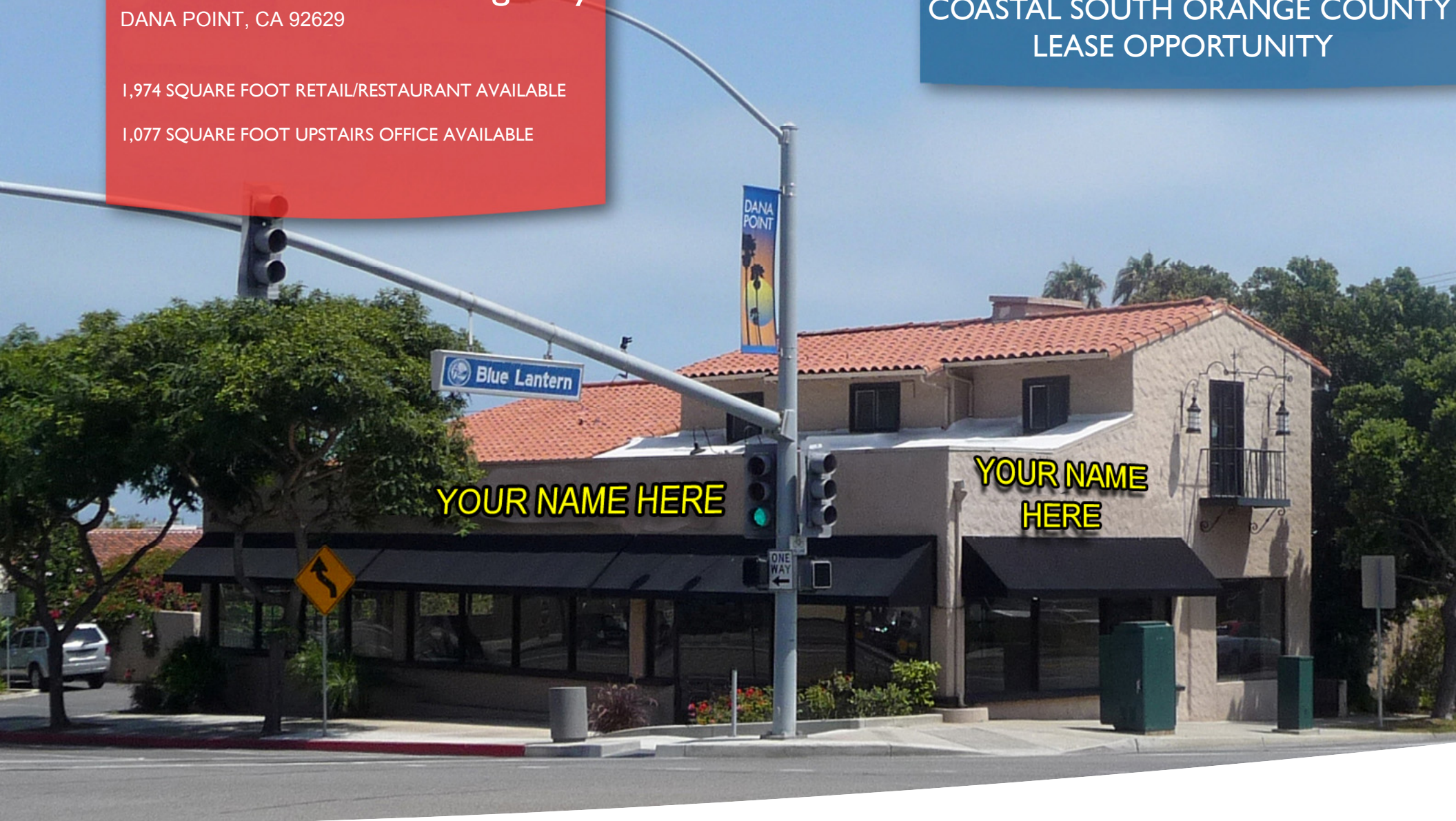
3409 I Pacific Coast Highway

DANA POINT, CA 92629

1,974 SQUARE FOOT RETAIL/RESTAURANT AVAILABLE

1,077 SQUARE FOOT UPSTAIRS OFFICE AVAILABLE

COASTAL SOUTH ORANGE COUNTY
LEASE OPPORTUNITY



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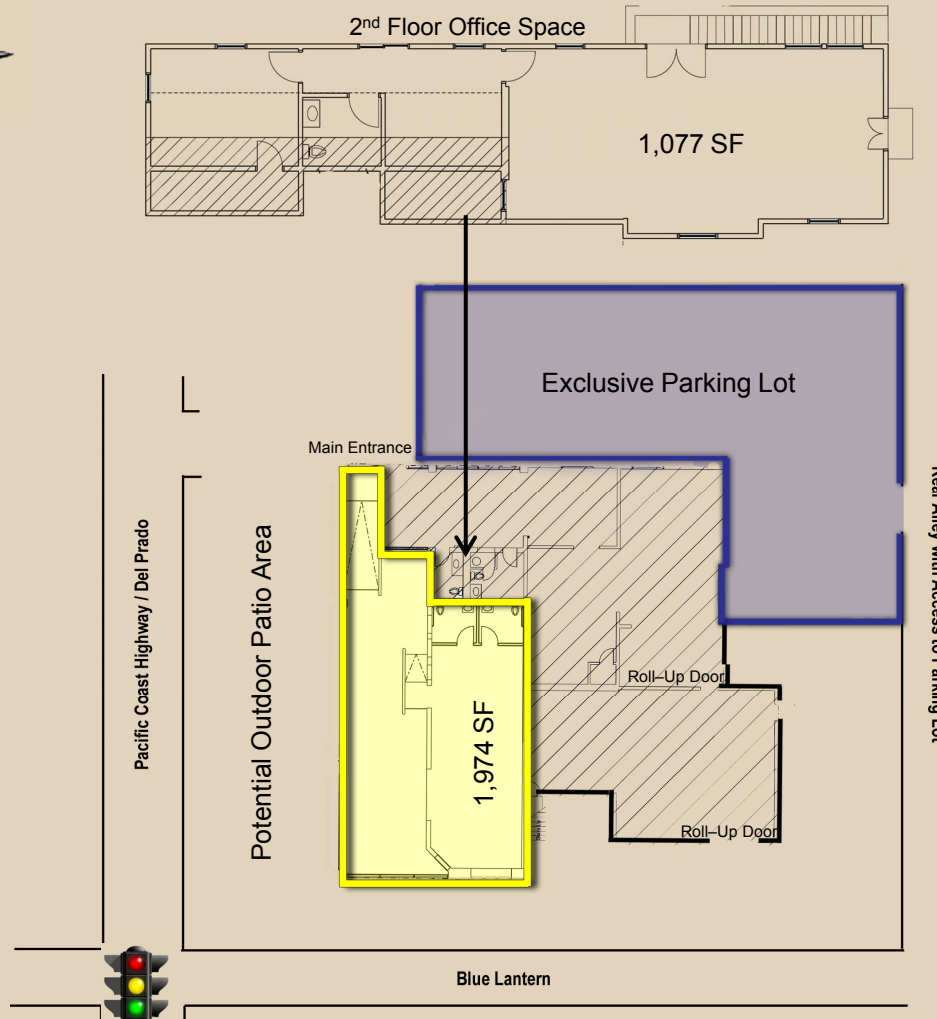
www.cwretaileradvisors.com



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DESCRIPTION

- Located in one of Orange County's most established beach communities with strong demographics including average household incomes of approximately \$100,000 within one mile.
- 75 feet of frontage along Pacific Coast Highway providing maximum exposure to high traffic volumes.
- End-cap opportunity with exclusive parking lot and the ability to add outdoor patio area.
- Situated at signalized intersection allowing ease of access to multiple ingress/egress points.
- Building will act as "the face" of new downtown redevelopment plan - currently underway!



DEMOGRAPHICS

	ESTIMATED POPULATION	EST. AVERAGE H.H. INCOME	EMPLOYEE COUNT
1 MILE	11,007	\$101,474	4,996
3 MILE	54,969	\$120,167	16,206
5 MILE	127,715	\$122,124	39,394

Claritas, 2013

TRAFFIC COUNT

- ±27,000 Average Daily Traffic on Pacific Coast Highway
- ±17,000 Average Daily Traffic on Del Prado
City of Dana Point, 2013

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