

FOR LEASE

34091 DOHENY PARK RD., CAPISTRANO BEACH, CA 92624

4,335 SF AVAILABLE

HIGHLIGHTS:

- Anchored by Smart & Final
- Long Term Smart & Final Sublease



For more information about this property, please contact:

Austin Dias

Vice President

Austin@duhscommercial.com

619.269.6077

CA Lic. # 01888482

Scott Duhs

Partner

Scott@duhscommercial.com

619.491.0614

CA Lic. # 01048874



COMMERCIAL

BROKERAGE • INVESTMENT • DEVELOPMENT

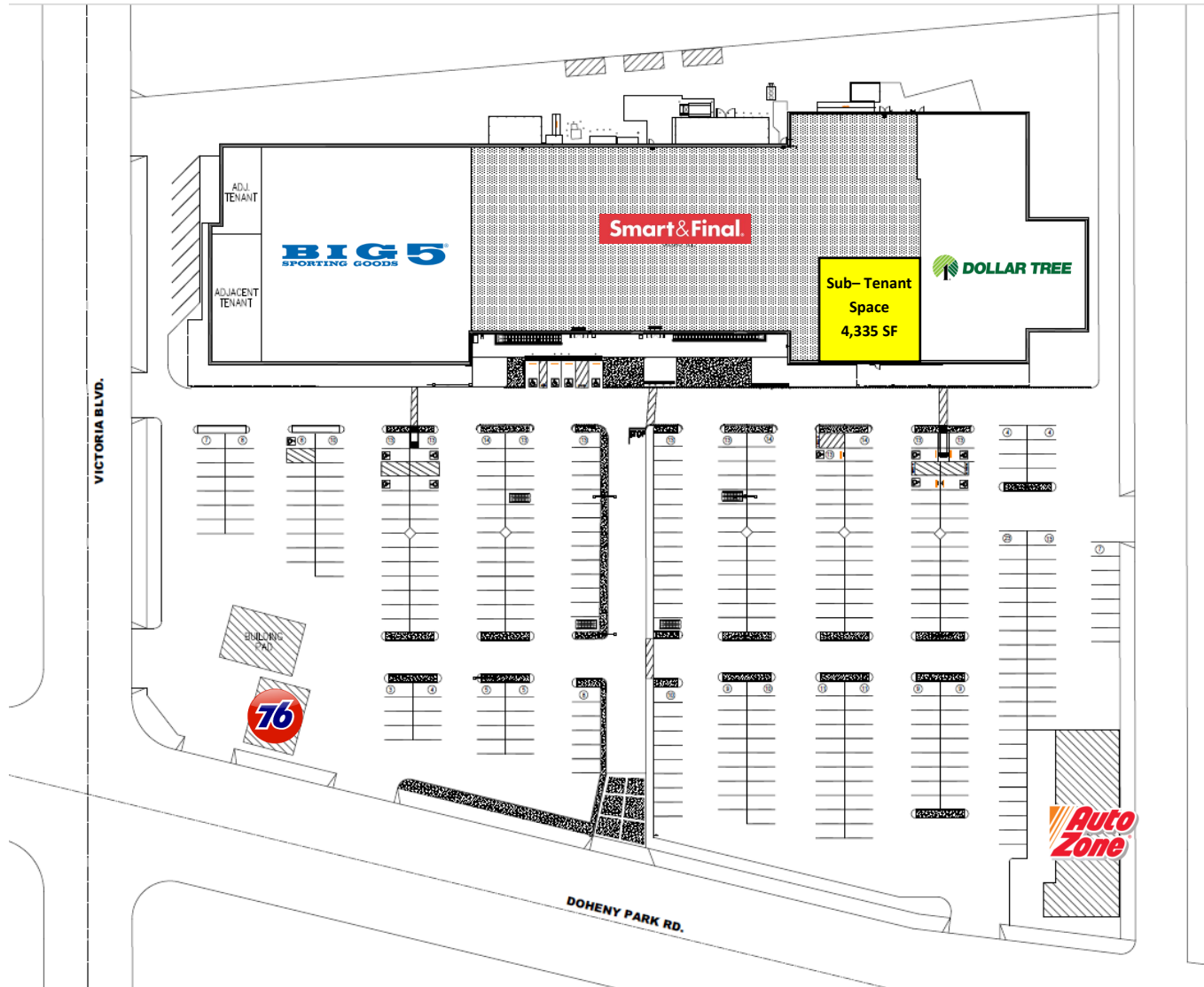
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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



SITE PLAN

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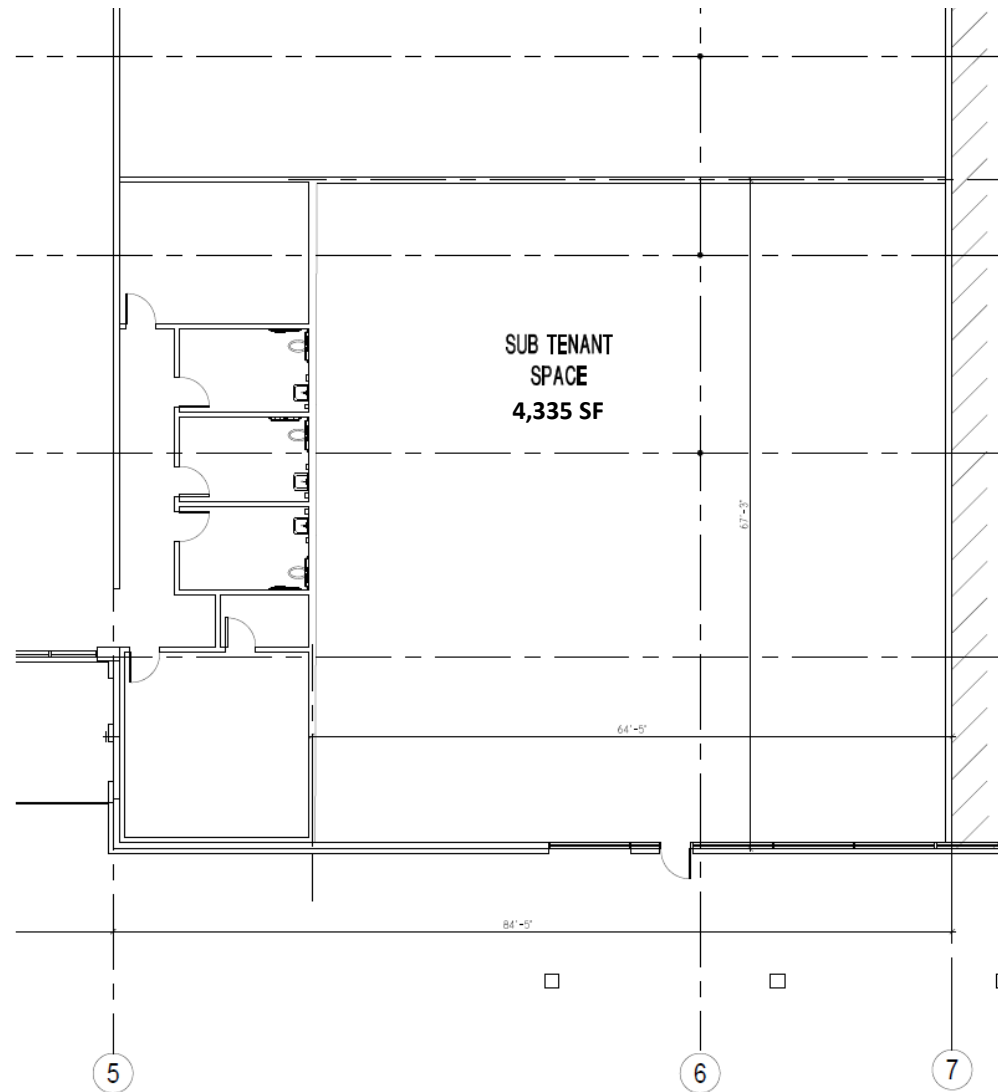
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REAL ESTATE NETWORK
With National, State & Local Offices

FLOOR PLAN

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STREET VIEW

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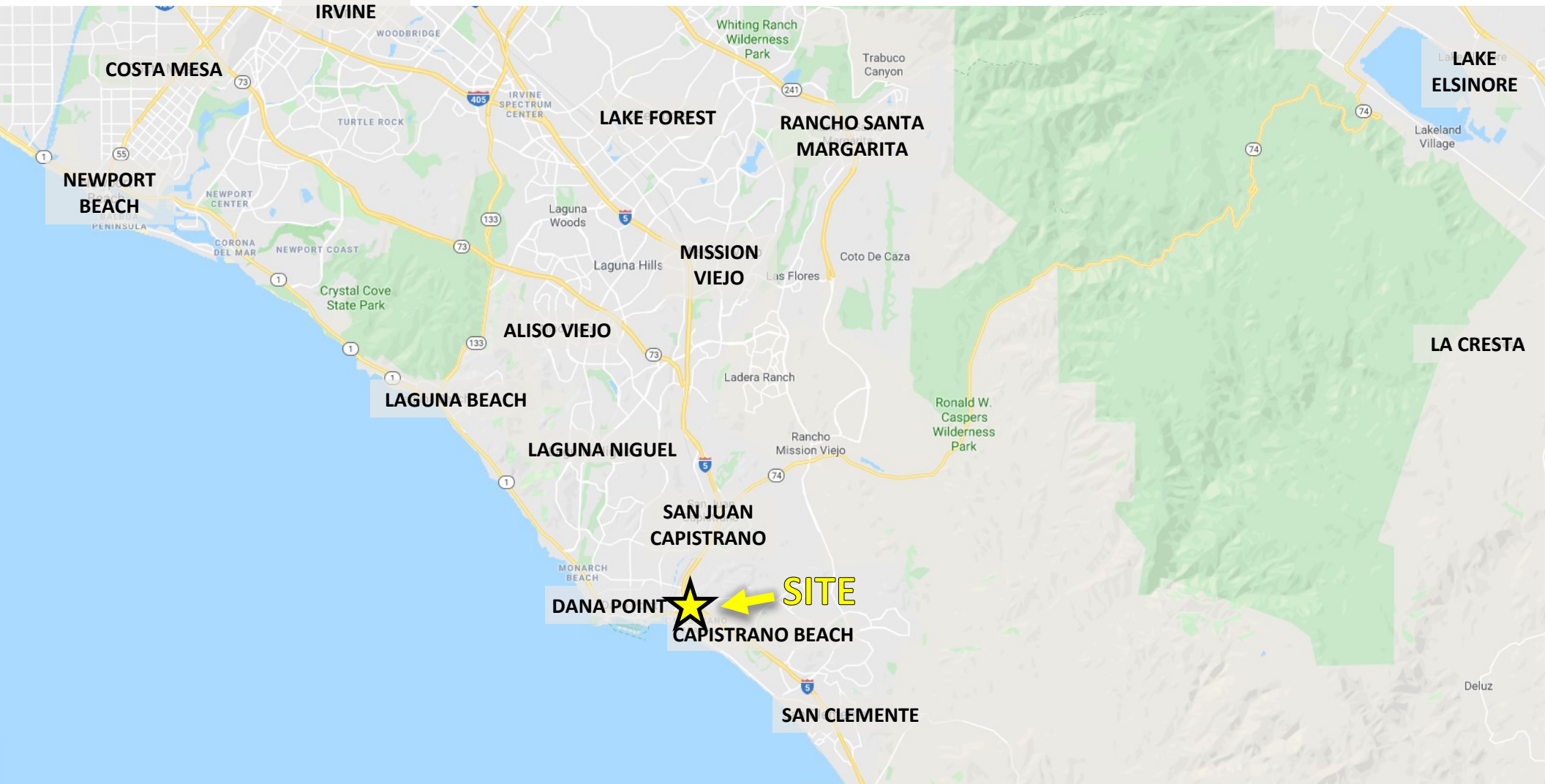
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REGIONAL MAP

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DEMOGRAPHICS

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Population

2019 Population
2024 Projection

1 Mile

11,343
11,582

3 Miles

77,054
78,253

5 Miles

161,615
165,381



Households

2019 Households
2024 Projection

4,557
4,618

29,995
30,459

60,973
62,315



Average HH Income

2019

\$84,488

\$94,515

\$90,850



Traffic Counts

Doheny Park Rd
Cam Capistrano
I-5/Coast Hwy

17,089 ADT
19,406 ADT
237,039 ADT

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