

Plaza Del Rio

32401 Camino Capistrano | San Juan Capistrano, California 92675



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±1,250 - 2,250 SF
RETAIL & RESTAURANT OPPORTUNITY

DESCRIPTION

- ◆ Vons and Petco anchored shopping center servicing the affluent and dense communities of San Juan Capistrano, Capistrano Beach and Dana Point.
- ◆ Convenient access via multiple ingress/egress points on Camino Capistrano, a major thoroughfare within the trade area.
- ◆ Notable tenants in the market include Costco, Vons, Petco, Rite Aid, Ralphs, Marshalls and Trader Joe's.

TRAFFIC COUNTS

- ◆ Interstate 5 Freeway 261,000 Cars/Day
- ◆ Camino Capistrano 17,750 Cars/Day

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Population '19 | 11,023 | 98,280 | 198,488 |
| Average H.H. Income | \$100,720 | \$147,087 | \$156,344 |
| Total Employees | 10,535 | 31,806 | 75,305 |

Source: ESRI



NOTABLE TENANTS

VONS

petco 



40 MEDIAN AGE

The current population of this area is approximately 98,651 and the median age is 40.

\$144.9K 3 MILE AVERAGE H.H. INCOME

\$102.6K 3 MILE MEDIAN H.H. INCOME

Overall, the median household income for this area is \$102,604 compared to \$58,100 for all U.S. Households.

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| SUITE | TENANT | SQ. FT. |
|-------|--|---------|
| A101 | Petco | 9,500 |
| A103 | Vons Supermarket | 32,134 |
| B104 | Poki & Sushi | 2,000 |
| B105 | Z Pizza | 1,100 |
| B106 | Baskin-Robbins | 1,000 |
| B107 | Affordable Portables - Cellular Phones | 975 |
| B108 | Available | 2,250 |
| B111 | Allstate Insurance | 1,320 |
| B112 | Farmers Insurance | 748 |
| B113 | Mark Sayed, DMD | 1,892 |
| C114 | Available | 1,250 |
| C115 | Le Spa | 825 |
| C116 | Happy Nails & Spa | 1,000 |
| C117 | H&R Block | 1,250 |
| C118 | Sami's Tailor Shop | 750 |
| C119 | Charisma Beauty Supply | 980 |
| C119A | Once in a Lifetime | 870 |
| C120 | Shine Cleaners | 1,250 |
| C121 | Dr. Daniel J. Headrick | 1,056 |
| C122 | Tres Vistas | 2,904 |



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For further information, please contact our exclusive agent:

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