

for lease



VIRTUAL TOUR AVAILABLE

BLUE LANTERN PLAZA

34085 PACIFIC COAST HIGHWAY | DANA POINT, CA | 92629



EXCLUSIVE BROKERS





±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 (2025)	10,575	53,361	123,104
AHH Income	\$169,373	\$188,564	\$192,162
Daytime Pop.	6,314	19,468	46,399

TENANTS IN THE AREA

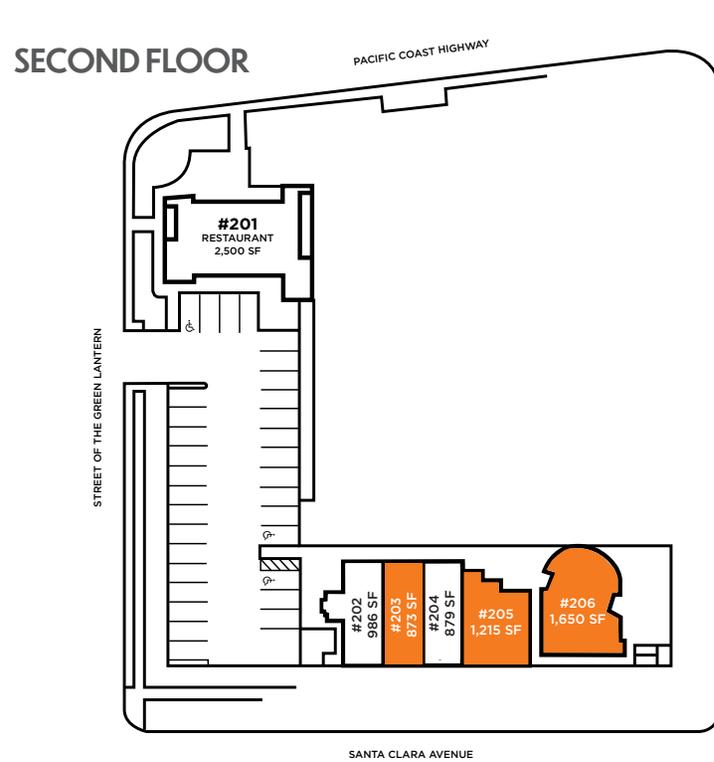
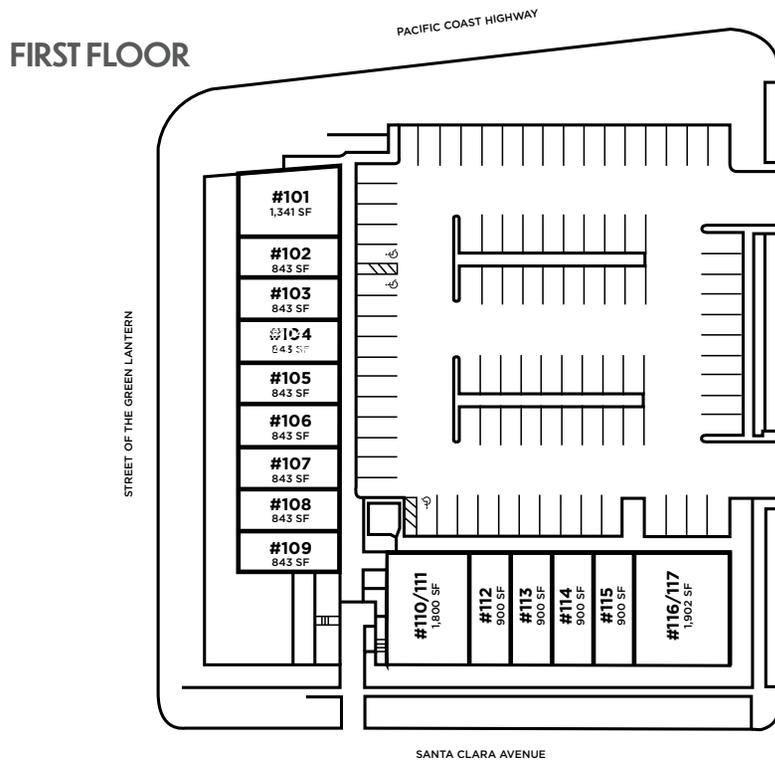


AVAILABILITIES

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	Cornerstone Openings	843

SUITE	TENANT	SQ. FT.
109	DP Poke House	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  Virtual Tour	873
204	Frame Aesthetics	879
205	AVAILABLE  Virtual Tour	1,215
206	AVAILABLE  Virtual Tour	1,650

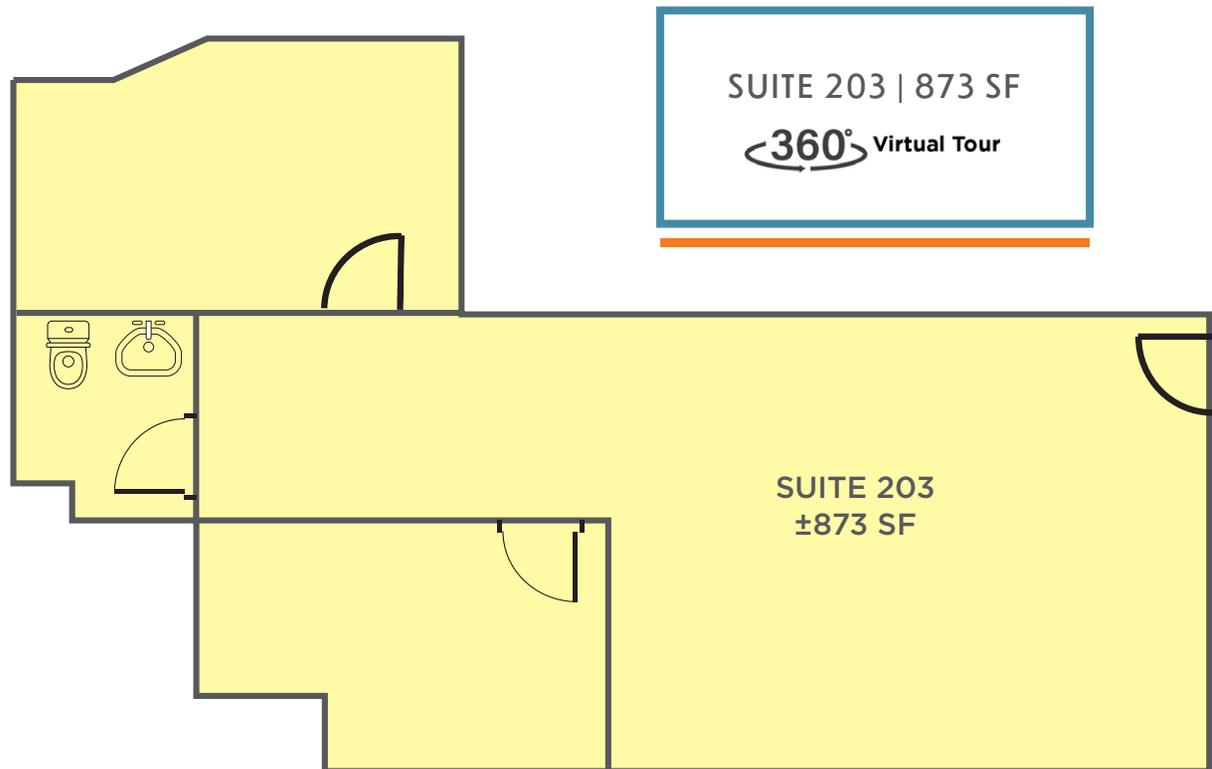


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FLOOR PLANS

2nd FLOOR SUITE HIGHLIGHTS

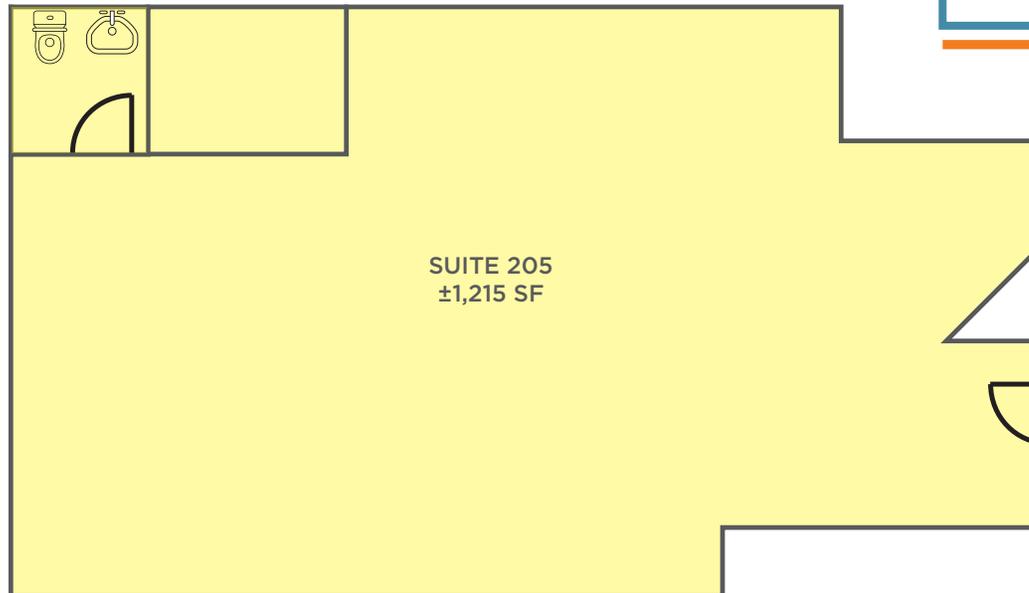
- Suite 203 - 873 SF
- Suite 205 - 1,215 SF
- Suite 206 - 1,650 + Ocean View Patio
- Private in-Suite Restrooms
- AVAILABLE NOW!



FLOOR PLANS

SUITE 205 | 1,215 SF

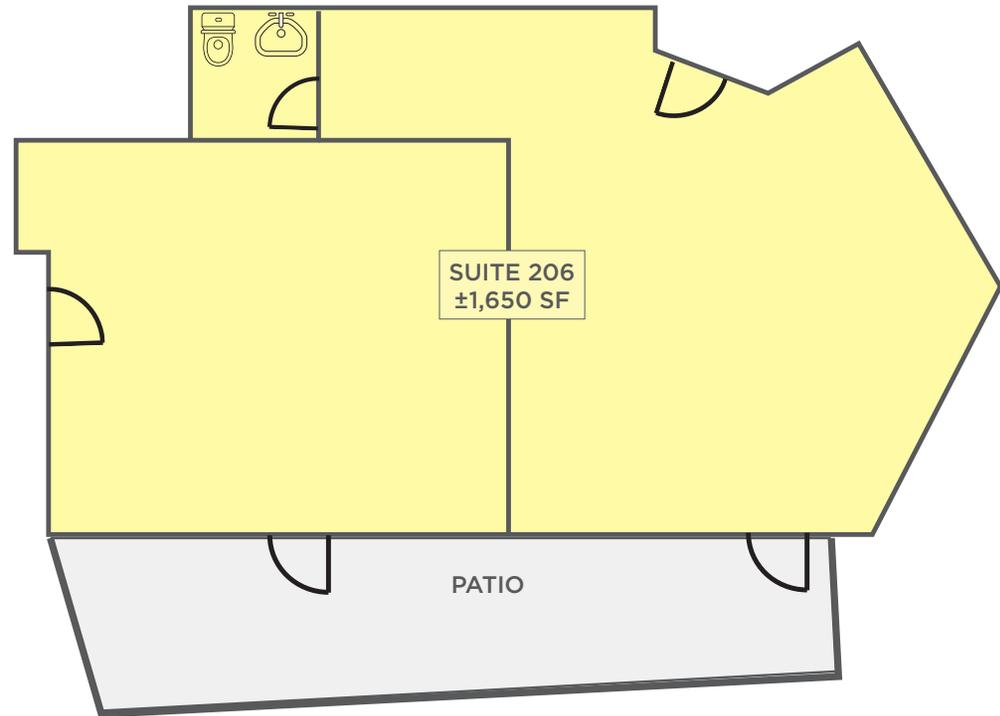
[360° Virtual Tour](#)



FLOOR PLANS



SUITE 206 | 1,650 SF
360° Virtual Tour



MARKET AERIAL



GALLERY



DEMOGRAPHICS

1 Mile

3 Mile

Demographic and Income Profile

34085 Pacific Coast Hwy, Dana Point, California, 92629 3

34085 Pacific Coast Hwy, Dana Point, California, 92629

Ring: 1 mile radius

Latitude: 33.46513, Longitude: -117.70716



Summary	Census 2010	Census 2020	2025	2030		
Population	10,629	10,661	10,575	10,538		
Households	4,781	4,894	4,999	5,084		
Families	2,652	-	2,796	2,850		
Average Household Size	2.22	2.18	2.11	2.07		
Owner Occupied Housing Units	2,369	-	2,434	2,499		
Renter Occupied Housing Units	2,412	-	2,565	2,585		
Median Age	43.5	-	50.4	50.7		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	-0.07%	0.07%	0.30%			
Households	0.34%	0.33%	0.49%			
Families	0.38%	0.32%	0.44%			
Owner HHs	0.53%	0.49%	0.66%			
Median Household Income	2.39%	2.33%	2.57%			
Households by Income			2025	2030		
	Number	Percent	Number	Percent		
<\$15,000	204	4.1%	173	3.4%		
\$15,000 - \$24,999	248	5.0%	192	3.8%		
\$25,000 - \$34,999	192	3.8%	162	3.2%		
\$35,000 - \$49,999	244	4.9%	202	4.0%		
\$50,000 - \$74,999	596	11.9%	532	10.5%		
\$75,000 - \$99,999	505	10.1%	478	9.4%		
\$100,000 - \$149,999	1,019	20.4%	1,022	20.1%		
\$150,000 - \$199,999	651	13.0%	735	14.5%		
\$200,000+	1,339	26.8%	1,588	31.2%		
Median Household Income	\$121,793		\$137,033			
Average Household Income	\$169,373		\$186,951			
Per Capita Income	\$80,272		\$90,422			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	505	4.8%	357	3.4%	348	3.3%
5 - 9	436	4.1%	362	3.4%	338	3.2%
10 - 14	402	3.8%	334	3.2%	386	3.7%
15 - 19	537	5.1%	443	4.2%	334	3.2%
20 - 24	629	5.9%	614	5.8%	506	4.8%
25 - 34	1,632	15.4%	1,382	13.1%	1,332	12.6%
35 - 44	1,383	13.0%	1,184	11.2%	1,352	12.8%
45 - 54	1,676	15.8%	1,246	11.8%	1,149	10.9%
55 - 64	1,625	15.3%	1,740	16.5%	1,516	14.4%
65 - 74	1,006	9.5%	1,608	15.2%	1,691	16.0%
75 - 84	596	5.6%	962	9.1%	1,157	11.0%
85+	203	1.9%	341	3.2%	427	4.1%

Demographic and Income Profile

34085 Pacific Coast Hwy, Dana Point, California, 92629 3

34085 Pacific Coast Hwy, Dana Point, California, 92629

Ring: 3 mile radius

Latitude: 33.46513, Longitude: -117.70716



Summary	Census 2010	Census 2020	2025	2030		
Population	53,361	53,357	53,361	53,519		
Households	21,746	22,022	22,585	23,038		
Families	14,028	-	14,479	14,798		
Average Household Size	2.44	2.41	2.35	2.31		
Owner Occupied Housing Units	14,119	-	14,699	15,151		
Renter Occupied Housing Units	7,627	-	7,886	7,887		
Median Age	45.3	-	50.2	50.0		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.06%	0.07%	0.30%			
Households	0.40%	0.33%	0.49%			
Families	0.44%	0.32%	0.44%			
Owner HHs	0.61%	0.49%	0.66%			
Median Household Income	2.91%	2.33%	2.57%			
Households by Income			2025	2030		
	Number	Percent	Number	Percent		
<\$15,000	1,038	4.6%	913	4.0%		
\$15,000 - \$24,999	987	4.4%	792	3.4%		
\$25,000 - \$34,999	802	3.6%	673	2.9%		
\$35,000 - \$49,999	1,149	5.1%	970	4.2%		
\$50,000 - \$74,999	2,333	10.3%	2,095	9.1%		
\$75,000 - \$99,999	1,994	8.8%	1,860	8.1%		
\$100,000 - \$149,999	4,150	18.4%	4,063	17.6%		
\$150,000 - \$199,999	3,138	13.9%	3,351	14.5%		
\$200,000+	6,994	31.0%	8,321	36.1%		
Median Household Income	\$131,453		\$151,692			
Average Household Income	\$188,564		\$206,994			
Per Capita Income	\$80,619		\$90,007			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,536	4.8%	1,935	3.6%	1,922	3.6%
5 - 9	2,681	5.0%	2,232	4.2%	2,102	3.9%
10 - 14	3,009	5.6%	2,316	4.3%	2,413	4.5%
15 - 19	3,391	6.4%	2,651	5.0%	2,269	4.2%
20 - 24	2,708	5.1%	2,706	5.1%	2,447	4.6%
25 - 34	5,612	10.5%	6,124	11.5%	6,213	11.6%
35 - 44	6,478	12.1%	5,715	10.7%	6,210	11.6%
45 - 54	9,215	17.3%	6,265	11.7%	6,153	11.5%
55 - 64	8,482	15.9%	8,617	16.1%	7,425	13.9%
65 - 74	4,988	9.3%	8,100	15.2%	8,314	15.5%
75 - 84	2,941	5.5%	4,934	9.2%	5,873	11.0%
85+	1,321	2.5%	1,766	3.3%	2,177	4.1%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

34085 Pacific Coast Hwy, Dana Point, California, 92629 3

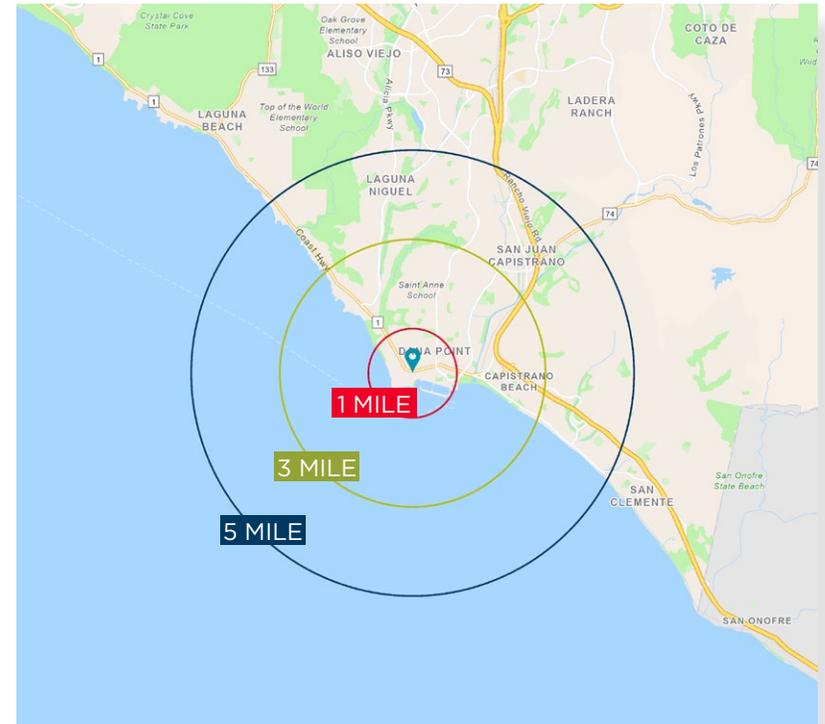
34085 Pacific Coast Hwy, Dana Point, California, 92629

Ring: 5 mile radius

Latitude: 33.46513, Longitude: -117.70716



Summary	Census 2010	Census 2020	2025	2030		
Population	123,725	124,618	123,104	123,278		
Households	47,986	49,050	49,730	50,692		
Families	32,645	-	33,697	34,407		
Average Household Size	2.57	2.52	2.46	2.41		
Owner Occupied Housing Units	32,933	-	33,939	34,731		
Renter Occupied Housing Units	15,053	-	15,791	15,961		
Median Age	43.9	-	48.7	48.6		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.03%	0.07%	0.30%			
Households	0.38%	0.33%	0.49%			
Families	0.42%	0.32%	0.44%			
Owner HHS	0.46%	0.49%	0.66%			
Median Household Income	2.71%	2.33%	2.57%			
Households by Income	2025	2030				
	Number	Percent	Number	Percent		
<\$15,000	2,126	4.3%	1,882	3.7%		
\$15,000 - \$24,999	1,877	3.8%	1,472	2.9%		
\$25,000 - \$34,999	1,704	3.4%	1,399	2.8%		
\$35,000 - \$49,999	2,376	4.8%	1,955	3.9%		
\$50,000 - \$74,999	4,923	9.9%	4,311	8.5%		
\$75,000 - \$99,999	4,598	9.2%	4,240	8.4%		
\$100,000 - \$149,999	9,066	18.2%	8,807	17.4%		
\$150,000 - \$199,999	6,853	13.8%	7,267	14.3%		
\$200,000+	16,207	32.6%	19,359	38.2%		
Median Household Income		\$137,166		\$156,821		
Average Household Income		\$192,162		\$211,369		
Per Capita Income		\$77,488		\$86,757		
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,344	5.1%	4,739	3.8%	4,752	3.9%
5 - 9	7,009	5.7%	5,549	4.5%	5,210	4.2%
10 - 14	7,861	6.4%	6,102	5.0%	6,044	4.9%
15 - 19	8,287	6.7%	6,556	5.3%	5,849	4.7%
20 - 24	6,415	5.2%	6,435	5.2%	5,854	4.7%
25 - 34	12,406	10.0%	13,972	11.3%	14,431	11.7%
35 - 44	15,365	12.4%	13,179	10.7%	14,252	11.6%
45 - 54	21,333	17.2%	14,434	11.7%	14,090	11.4%
55 - 64	18,597	15.0%	19,150	15.6%	16,342	13.3%
65 - 74	10,651	8.6%	18,006	14.6%	18,503	15.0%
75 - 84	6,378	5.2%	11,054	9.0%	13,096	10.6%
85+	3,077	2.5%	3,930	3.2%	4,856	3.9%



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