



34118 Pacific Coast Highway

lab
labholdingllc

A painting of a rocky coastline. In the foreground, dark, craggy rocks jut out into the ocean, with white-capped waves crashing against them. The water is a deep, vibrant blue. In the background, a larger, more rounded rock formation rises from the sea, its slopes covered in dense green vegetation. The sky above is a pale, hazy blue.

*the only
romantic spot
on the coast*

Richard Henry Dana Jr, "Two Years Before the Mast" 1840.



DISCLAIMER: Conceptual only; LAB Holding, LLC. plans and design subject to change at any time due to forthcoming major renovations.



34118 PCH

Family-Owned. Community-Driven.

Located along Pacific Coast Highway, **DNA** (Dana Neighborhood Arts) is a mixed-use commercial space rooted in Dana Point's vibrant coastal spirit. Celebrating the legacy of local entrepreneurship, the project blends collaborative workspace, creative retail, and boutique service spaces designed to serve both locals and visitors.

Redesigned by the family-owned business behind The LAB "Anti-Mall", The CAMP, and the Anaheim Packing District, DNA features 7 suites ranging from 170 sf to 1,931 sf.

market

\$2.2B in household spending within five miles of the coast.



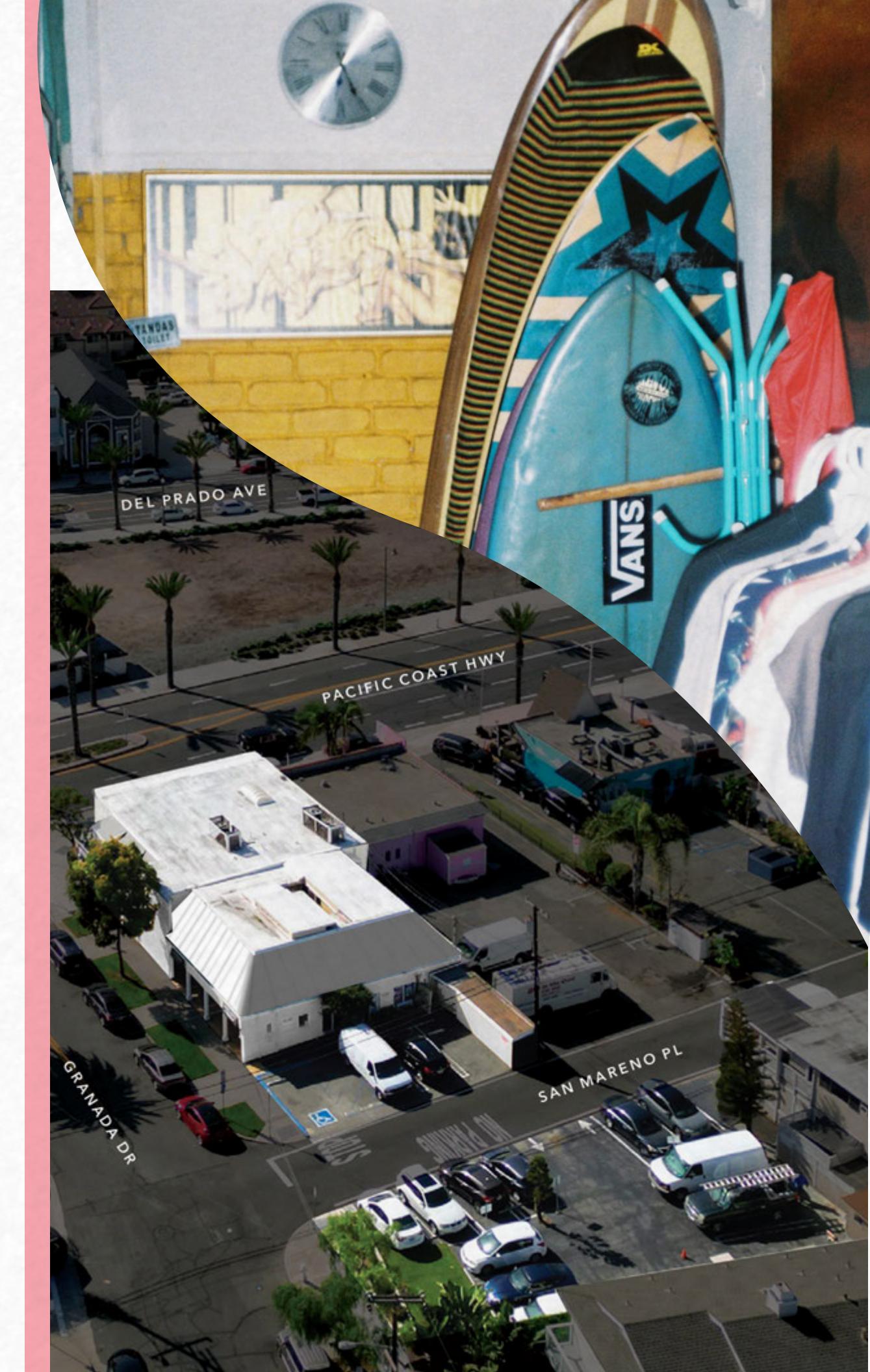
1 mile

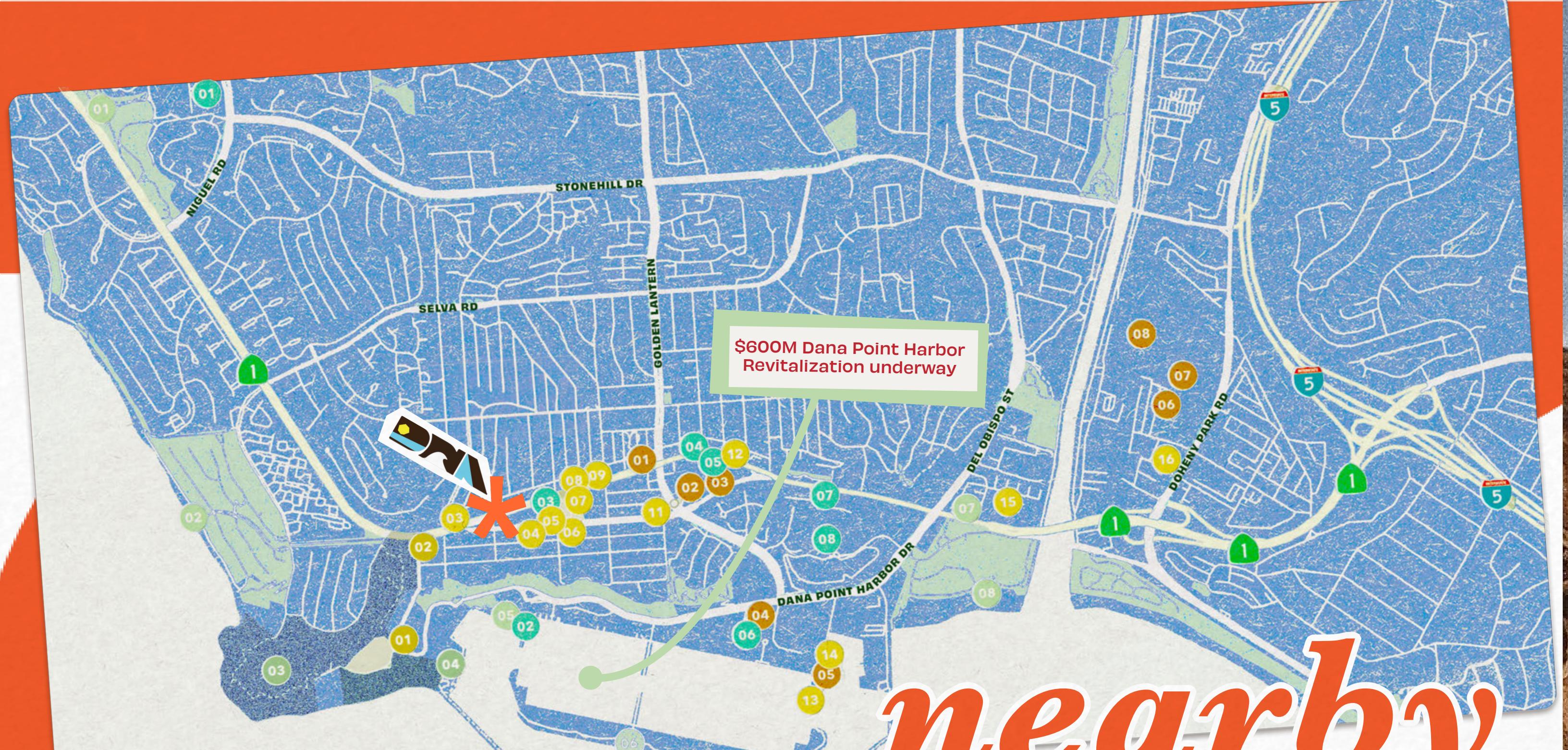
3 miles

5 miles

	1 mile	3 miles	5 miles
Population	13,222	57,708	129,971
Avg. Income	\$141,003	\$147,113	\$152,737
Spending	\$239.5M	\$1.0B	\$2.2B

Avg. Home Price of \$1.7M in Dana Point.





nearby

EAT + DRINK

- 01. Chart House
- 02. The Point Restaurant
- 03. Craft House
- 04. Truly Pizza
- 05. Homeslice
- 06. The Shwack Beach Grill
- 07. Gen Kai Sushi
- 08. Giana Bakery & Provisions

- 09. Station Craft Brewery
- 10. Luxe Restaurant
- 11. StillWater Spirits & Sounds
- 12. Whitestone Restaurant
- 13. Wind & Sea Restaurant
- 14. Jon's Fish Market
- 15. Doheny Cafe
- 16. Pepi's Sports Bar and Grill

HEALTH + WELLNESS

- 01. Waldorf Astoria Spa
- 02. Dana Point Jazzercise
- 03. YogaSix
- 04. Beach Cities Fitness
- 05. Peaceful Warriors JiuJitsu
- 06. iHeartYoga
- 07. F45 Training
- 08. The Spa at Laguna Cliffs

ATTRACTONS

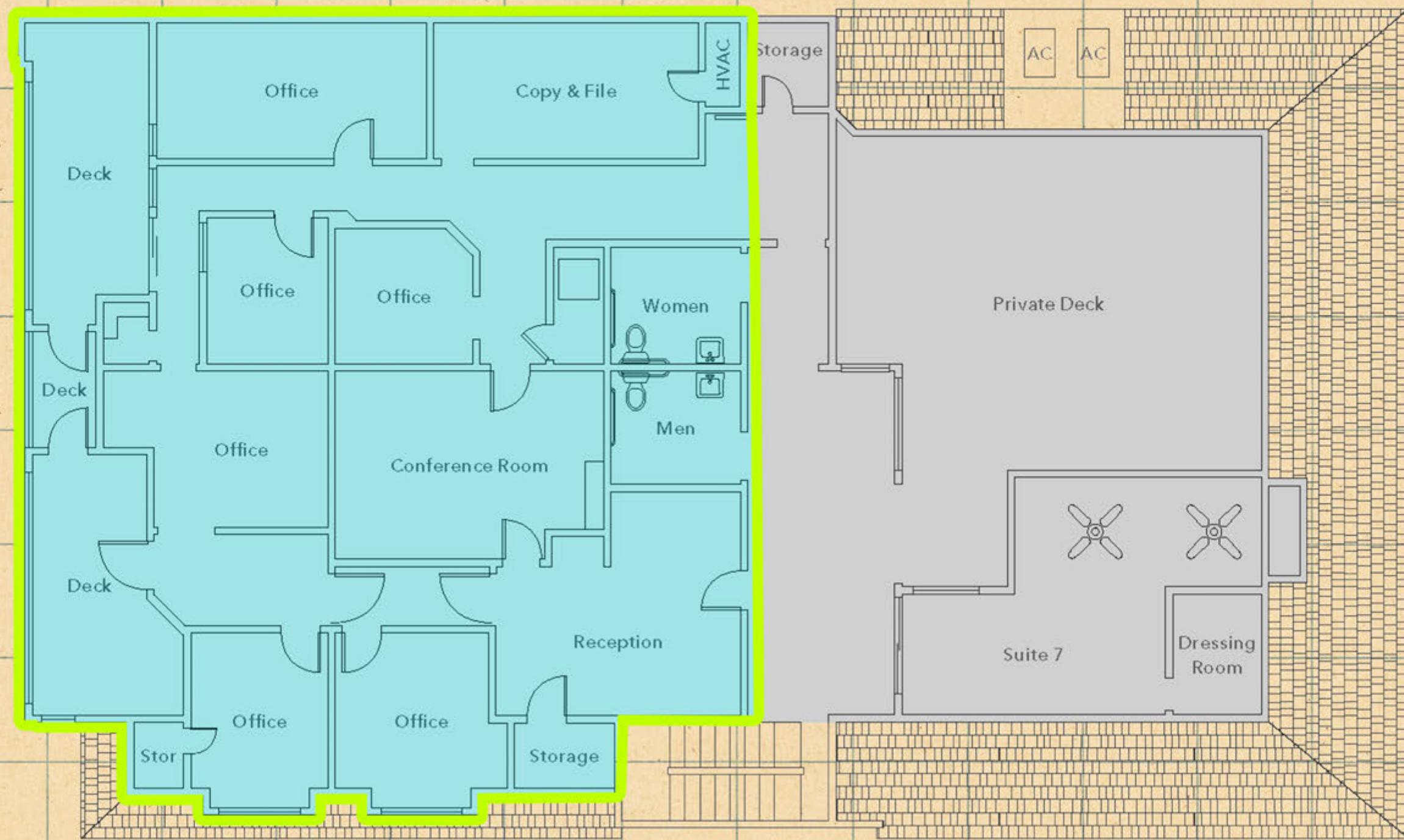
- 01. Monarch Beach Golf Links
- 02. Dana Strands Beach
- 03. Dana Point Preserve
- 04. Ocean Institute
- 05. Baby Beach
- 06. Dana Point Harbor
- 07. Watermen's Plaza
- 08. Doheny State Beach

GROCERY + SHOPPING

- 01. Hobie Surf Shop
- 02. Lantern Bay Village Center
- 03. Ralphs
- 04. DPH Village Market
- 05. Golden Galleon Boutique
- 06. Smart & Final Extra!
- 07. PetSmart
- 08. Costco Wholesale

availability 989 - 1,931 sf

Second Floor. Two adjacent suites that can be leased together or separately.



availability 1,041 sf

First Floor. Potential outdoor seating. Restroom via hallway.



THE LAB

THE CAMP

CAMPOUT

ANAHEIM PACKING HOUSE

FARMERS PARK

MAKE BUILDING

PACKARD BUILDING

SOLO BUILDING

SOBECA DISTRICT

BIRDHOUSE

CASINO SAN CLEMENTE

SOUTH SIDE SOCIAL

DNA

MARCOS

AND MORE

lab

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Over 30 years ago, LAB Holding began its journey to combat retail monotony. In the midst of Orange County's suburbia and perfectly planted palms, they envisioned a place of gathering for likeminded tribes, rooted in community and offering experiences not found in every mall on every corner.

The "LAB" stands for Little American Business, and each project champions localization, customization, and personalization while supporting independent voices. Guided by its mission, LAB Holding weaves community, culture, commerce, and consciousness into real estate innovation and place making.





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