

# RIVER STREET MARKET PLACE

SAN JUAN CAPISTRANO, CA. ★ EST. 1794

LEASING  
PACKAGE

# WELCOME TO SAN JUAN CAPISTRANO, CA

Perfectly centered between San Diego and Los Angeles,  
this culturally rich community possesses important  
historical roots in Orange County.

COMMUNITY

HISTORY

PRIDE

LEGACY

...OLDEST  
NEIGHBORHOOD  
IN CALIFORNIA

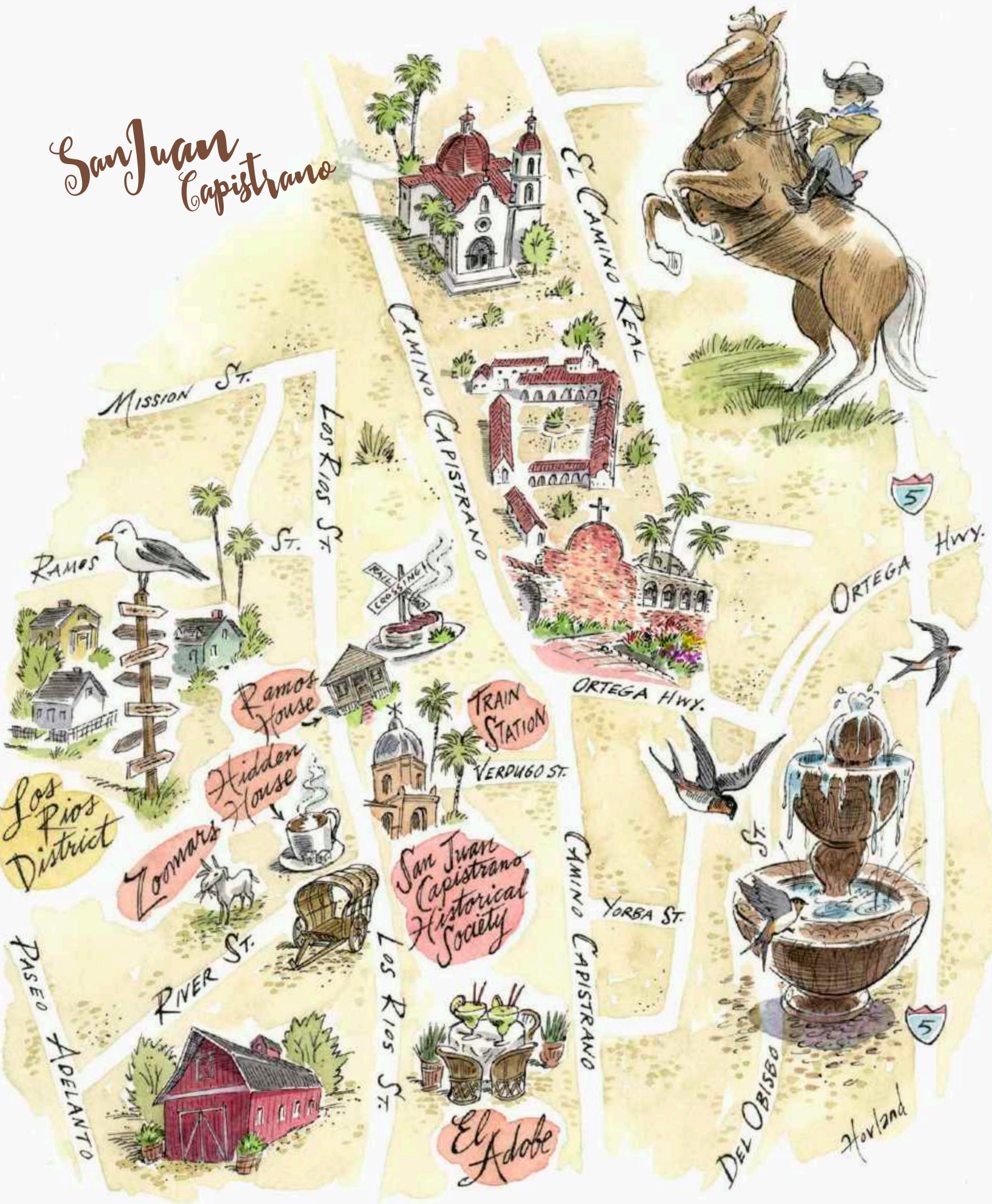


## WHAT IS LOS RIOS

A welcoming historic community within the town of San Juan Capistrano. Los Rios is a place that loves culture, festivities, exploring, indulging, and sharing all of these things with locals and visitors alike.

A community provides a holistic feeling, a juxtaposition of encapsulating the past and looking towards the future.

San Juan Capistrano

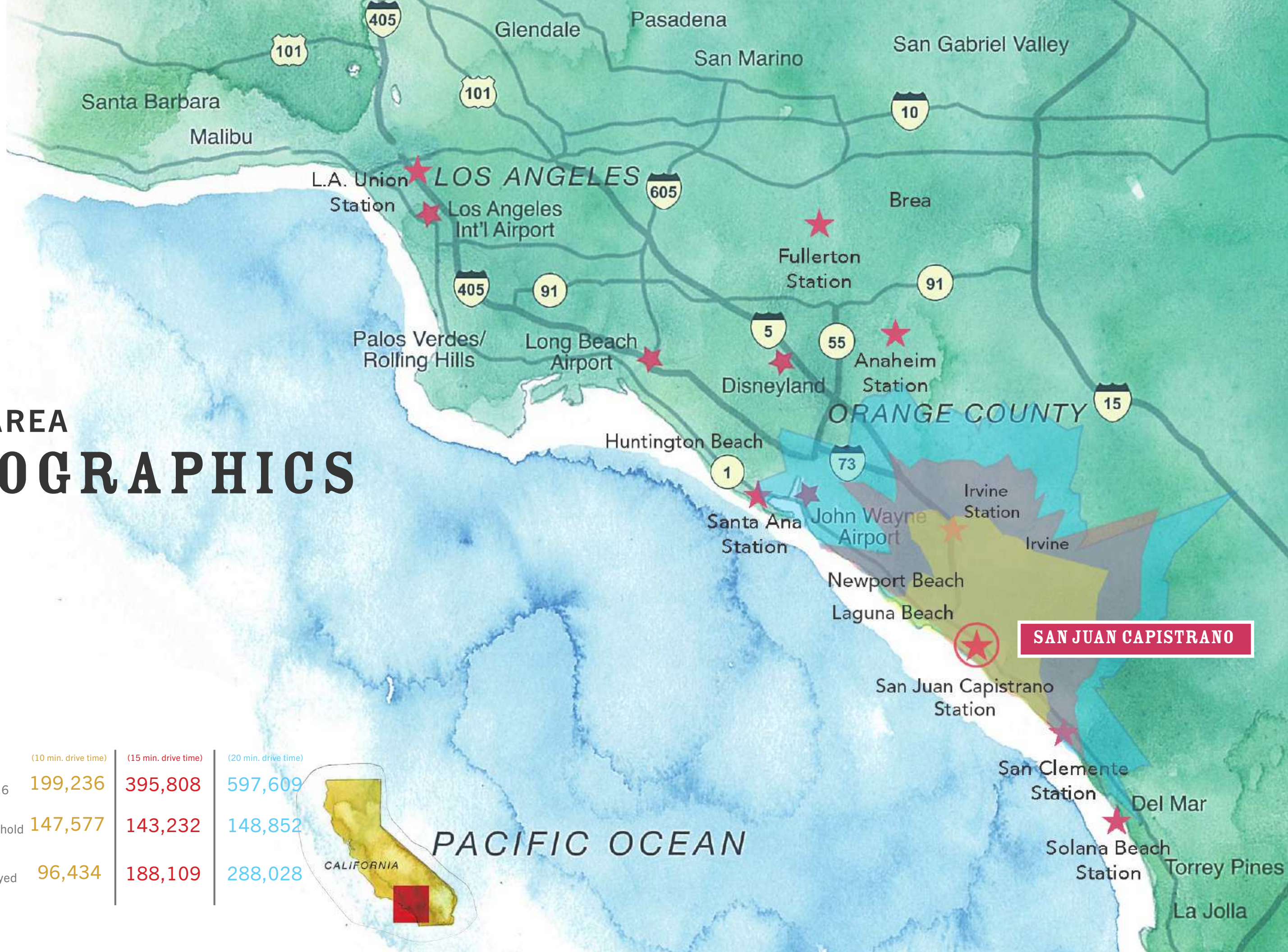


# PRESERVING THE PAST TO ENHANCE THE FUTURE

SAN JUAN CAPISTRANO MOTTO



# TRADE AREA DEMOGRAPHICS



**SAN JUAN CAPISTRANO**

	(10 min. drive time)	(15 min. drive time)	(20 min. drive time)
Projected Population 2016	199,236	395,808	597,609
Projected Average Household Income 2016	147,577	143,232	148,852
Estimated Civilian Employed	96,434	188,109	288,028



PACIFIC OCEAN



Ramos House Cafe

Water Tower



Zoomars  
100,000 annual visitors

**RIVER STREET**

TRAFFIC COUNT: 32,000 CPD

Pedestrian Walkway

Vehicular Access

Trabuco Creek Trail

Parking

# of stalls

150  
Vintage Stucco House

San Juan Capistrano Station  
226,546 annual passengers

Hidden House



300

78

80  
Rancho Capistrano Winery

284

El Adobe

El Campeon

Tesla

Union Bank

DEL OPISPO ST

Ross

Trevor's at the Tracks

Mission at San Juan Capistrano  
300,000 annual visitors

The Inn at Mission  
124-room hotel  
(under construction)

70  
Chico's Starbucks  
Cedar Creek Lane

Regency Theaters  
Selma's  
Sundried Tomatoes

56

55

39

TBD

Ellie's Table

Chase

Target  
Coming  
Soon

Marshall's

Starbucks

Panera Bread

Rite Aid



CAMINO CAPISTRANO

LOS RIOS ST

PASEO ADELANTO

 PARKING

 MOVIE THEATER

 CAPISTRANO WINERY

 ZOOMAR'S

 TRAFFIC SIGNAL

 TRABUCO CREEK TRAIL

 METROLINK STOP

 RAMOS HOUSE CAFE

 HIDDEN HOUSE COFFEE



LOS RIOS STREET

RIVER STREET

PASEO ADELANTO

Trabuco Creek Trail

DEL OBISPO STREET





MARKET

EVER-HOUSE

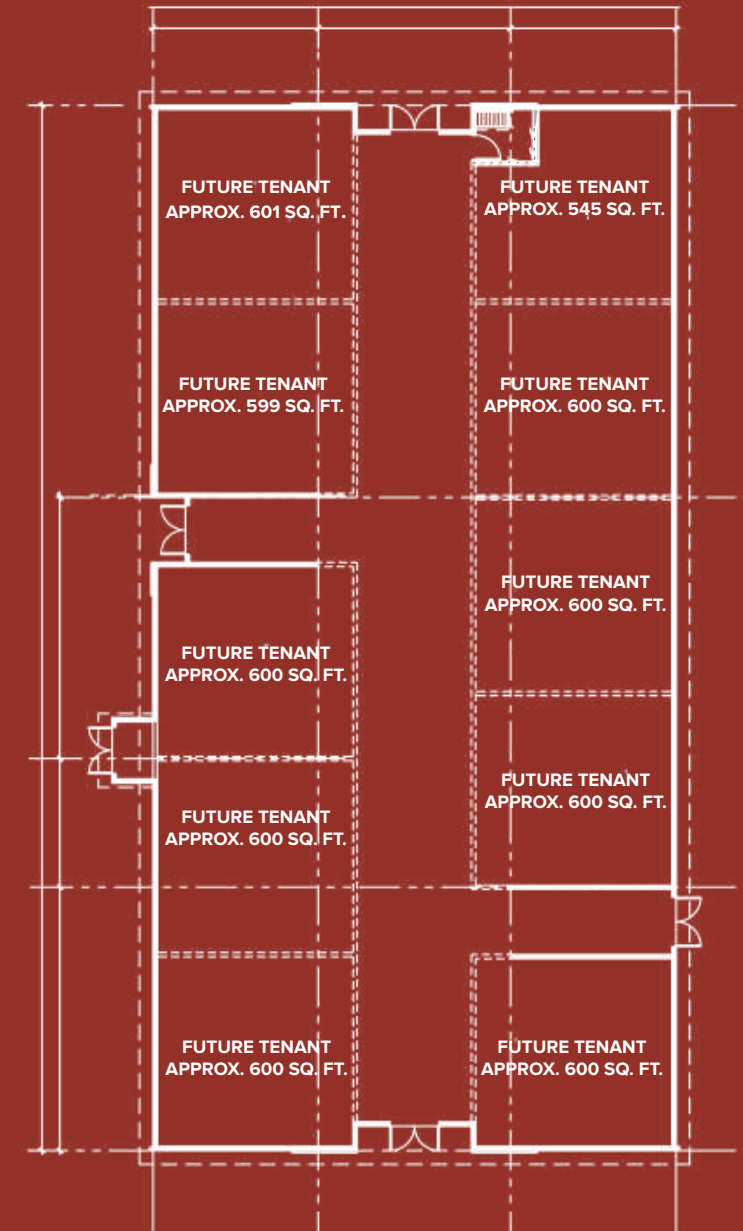
LE PETIT PLATE

OLIVE



# RED BARN

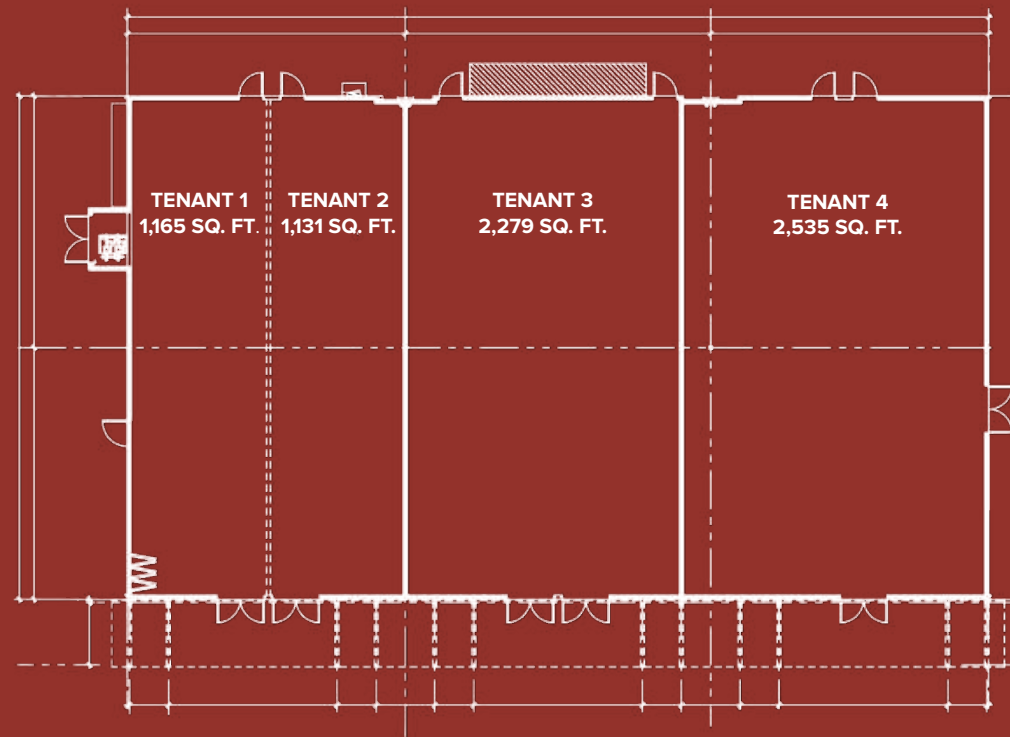
APPROX. 8,080 SQFT





# GREENHOUSE

APPROX. 7,040 SQFT

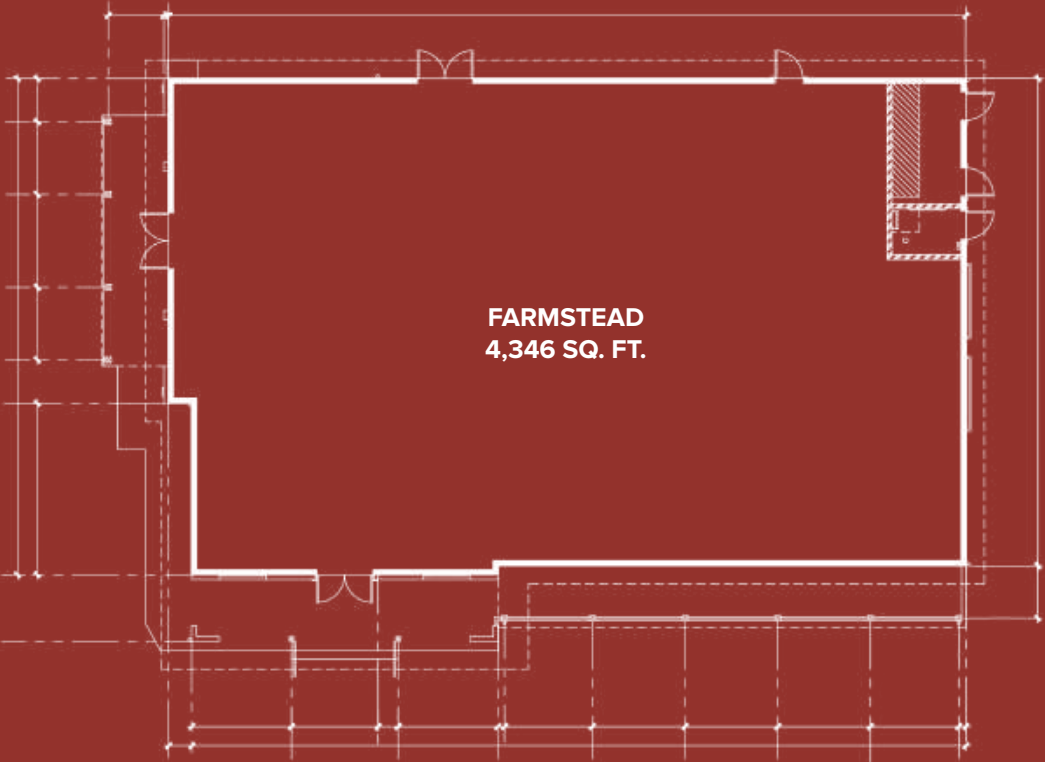


*The Green House*



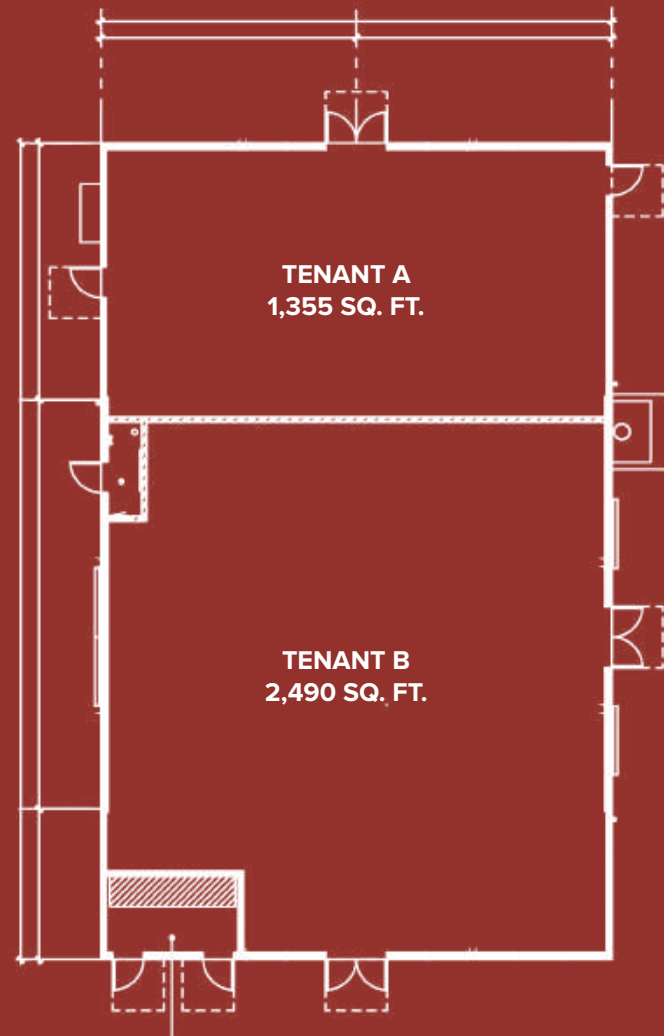
# FARMSTEAD

APPROX. 4,500 SQFT



# WORKSHOP

APPROX. 4,000 SQFT

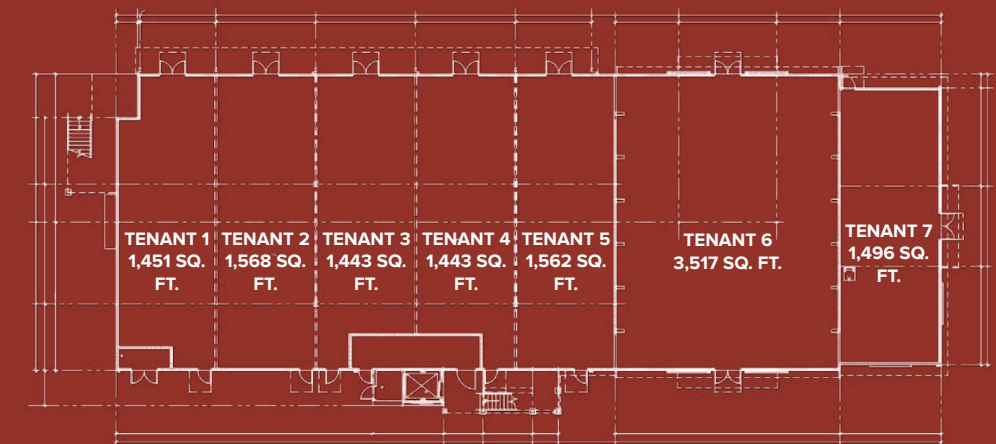




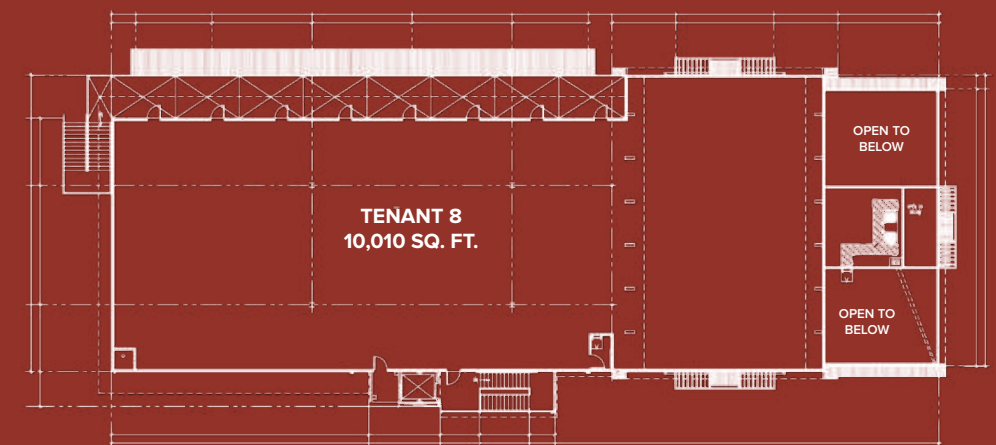
# MERCANTILE

STREET LEVEL: APPROX. 12,750 SQFT

2ND LEVEL: APPROX. 9,693 SQFT



STREET LEVEL



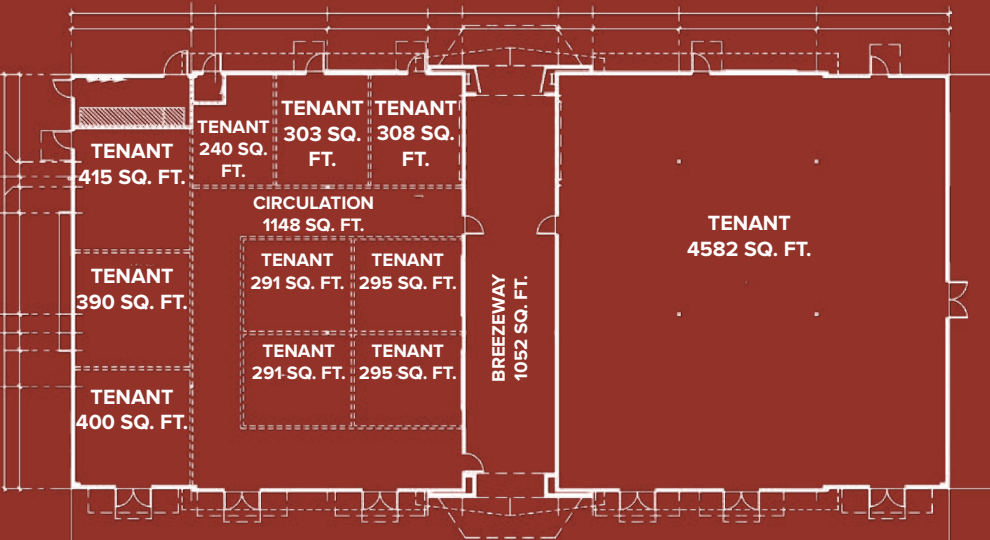
2ND LEVEL



# MARKETPLACE

APPROX. 9,100 SQFT

Inspired by the eclectic style of the Mercado. The marketplace at River Street will feature a variety of different specialty shops and eateries. Accentuating the unique character and flavor of each vendor.



# RIVER STREET MARKET PLACE

SAN JUAN CAPISTRANO, CA. ★ EST. 1794

[WWW.RIVERSTREETSJC.COM](http://WWW.RIVERSTREETSJC.COM)



★ COMING SOON! ★