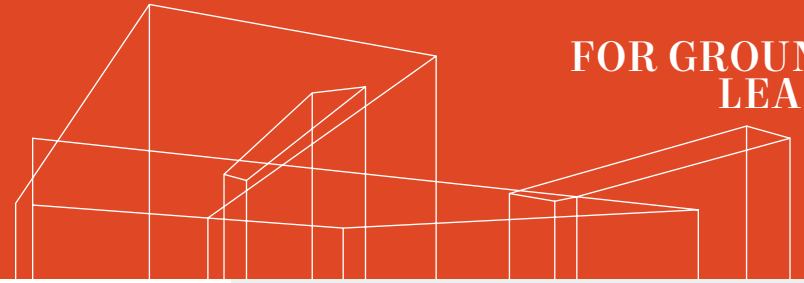




# 34334 Pacific Coast Hwy

DANA POINT, CA 92629

FOR GROUND  
LEASE



SUBJECT  
PROPERTY

Located on Pacific Coast Highway at the eastern entrance to the city of Dana Point and Dana Point Harbor/Doheny State Beach recreation and resort areas.

**42,000 SF** property for ground lease

**FIRST TIME** on the market

**ACCESS** to Interstate 5 (.75 miles away)

**ZONED FOR** retail, restaurants, drive-thru, medical uses, office

**JIM AUTHER**

949.557.5073

[jim.auther@kidder.com](mailto:jim.auther@kidder.com)

LIC N° 00761647

**Kidder  
Mathews**

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**KIDDER.COM**

## FOR GROUND LEASE

# 34334 Pacific Coast Hwy

DANA POINT, CA 92629



**SIZE** 42,000 SF

**ZONING** C-CPC "coastal couplet commercial"

**ACCESS** to Interstate 5 (.75 miles away)

**DOHENY STATE BEACH**  
1 million annual visitors - surfing, fishing, picnic, and camping areas

**SIGNALIZED ACCESS** from Pacific Coast Highway

**SOUTH COVE TOWNHOMES** consists of 168 units

**ZONED FOR** retail, restaurants, drive-thru, medical uses, office

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**SIZE** 42,000 SF

**ZONING** C-CPC "coastal couplet commercial"

**SAN JUAN CREEK TRAIL**  
direct access to beach travel - below Pacific Coast Highway

**DOHENY STATE BEACH**  
1 million annual visitors - surfing, fishing, picnic, and camping areas

**DANA POINT HARBOR** 2400 permanent boat slips, dry boat storage facilities, Dana Point Marine Institute, large picnic areas

**PEDESTRIAN BRIDGE** direct access to beach traveling over Pacific Coast Highway

**SOUTH COVE TOWNHOMES** consists of 168 units

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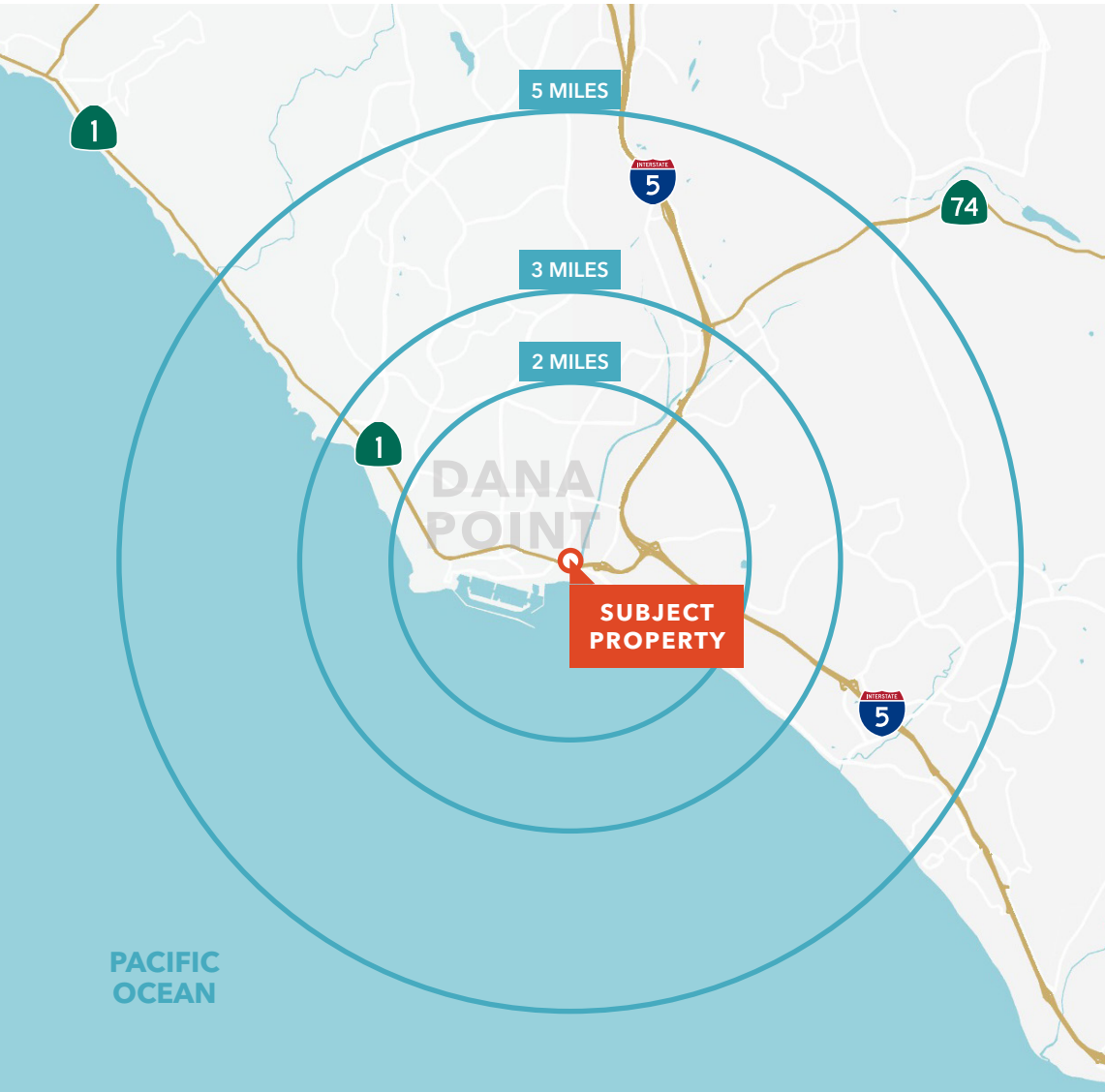
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## FOR GROUND LEASE

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### DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES
Population	39,748	65,119	147,009
Daytime Population	38,080	64,330	40,250
Median Household Income	\$104,152	\$107,744	\$111,677

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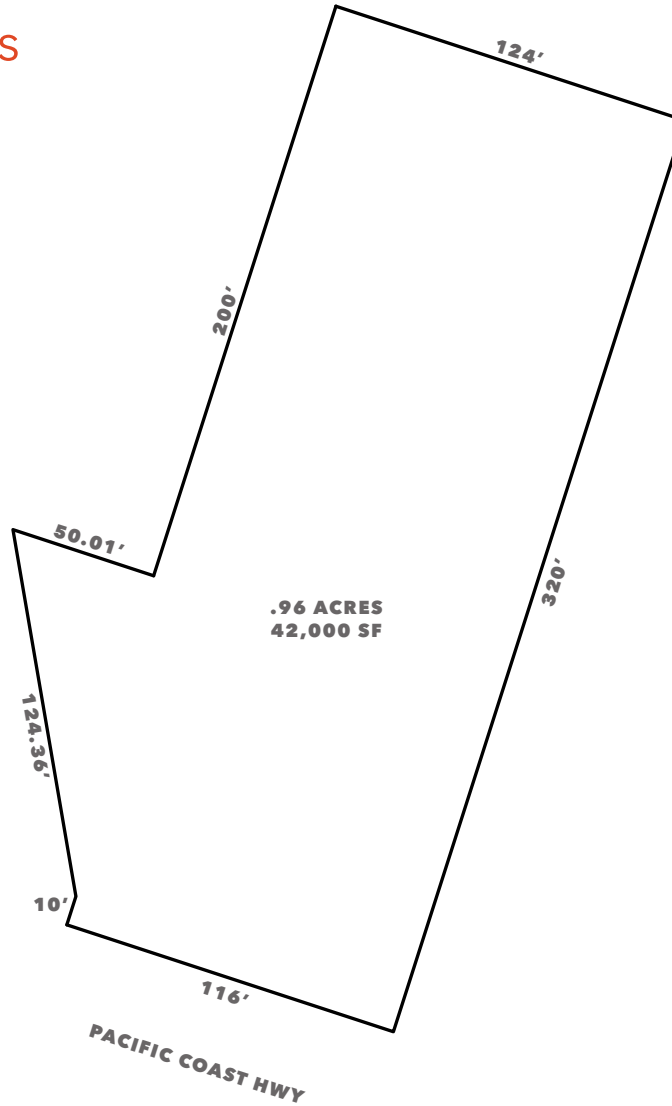
**km** Kidder Mathews

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## Property Plan Dimensions



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