34061-34131 DOHENY PARK ROAD, CAPISTRANO BEACH, CA 92624



# 2,962 SF END CAP AVAILABLE FOR LEASE

### **PROPERTY FEATURES**

- End Cap restaurant or retail space with a hood
- Close proximity to both the 1-5 Freeway and Pacific Coast Highway
- Over 22, 000 CPD along Doheny Park Rd
- Nearby retailers Smart & Final, PetSmart,
  Costco, Big5 Sporting Goods, Staples,
  Dollar Tree, Auto Zone

## **DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	11,512	74,865	155,026
Avg HH Income	3172,196	\$187,597	\$199,372
Daytime Population	5,143	32,385	59,753

Source: SitesUSA

## TRAFFIC COUNTS

- Doheny Park Rd 22,337 CPD
- Victoria Blvd 3,277 CPD

### **Blaine Bush**

Lic. 01175854 +1 (949) 805-1608 blaine.bush@sra-re.com

### **Barclay Harty**

Lic. 01323125 +1 (949) 805-1605 barclay.harty@sra-re.com

### **Motti Farag**

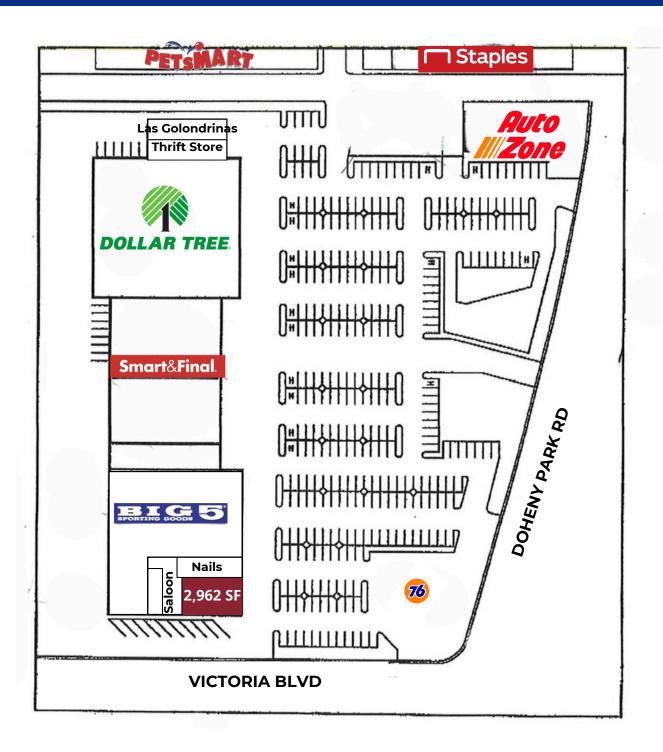
Lic. 01985423 +1 (949) 302-6711 motti.farag@sra-re.com

### J. Matthew Spector

Lic. 02303623 +1 (949) 933-5882 matthew.spector@sra-re.com



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## Trade Area



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+1 (949) 640-6678

