



**DNA NEIGHBORHOOD ARTS**

Leasing Guide | 34118 Pacific Coast Highway







*the only*



*romantic spot*

*on the coast*

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



34118 PCH



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.

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# market

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



**1 mile**

**3 miles**

**5 miles**

**Population**

13,222

57,708

129,971

**Avg. Income**

\$141,003

\$147,113

\$152,737

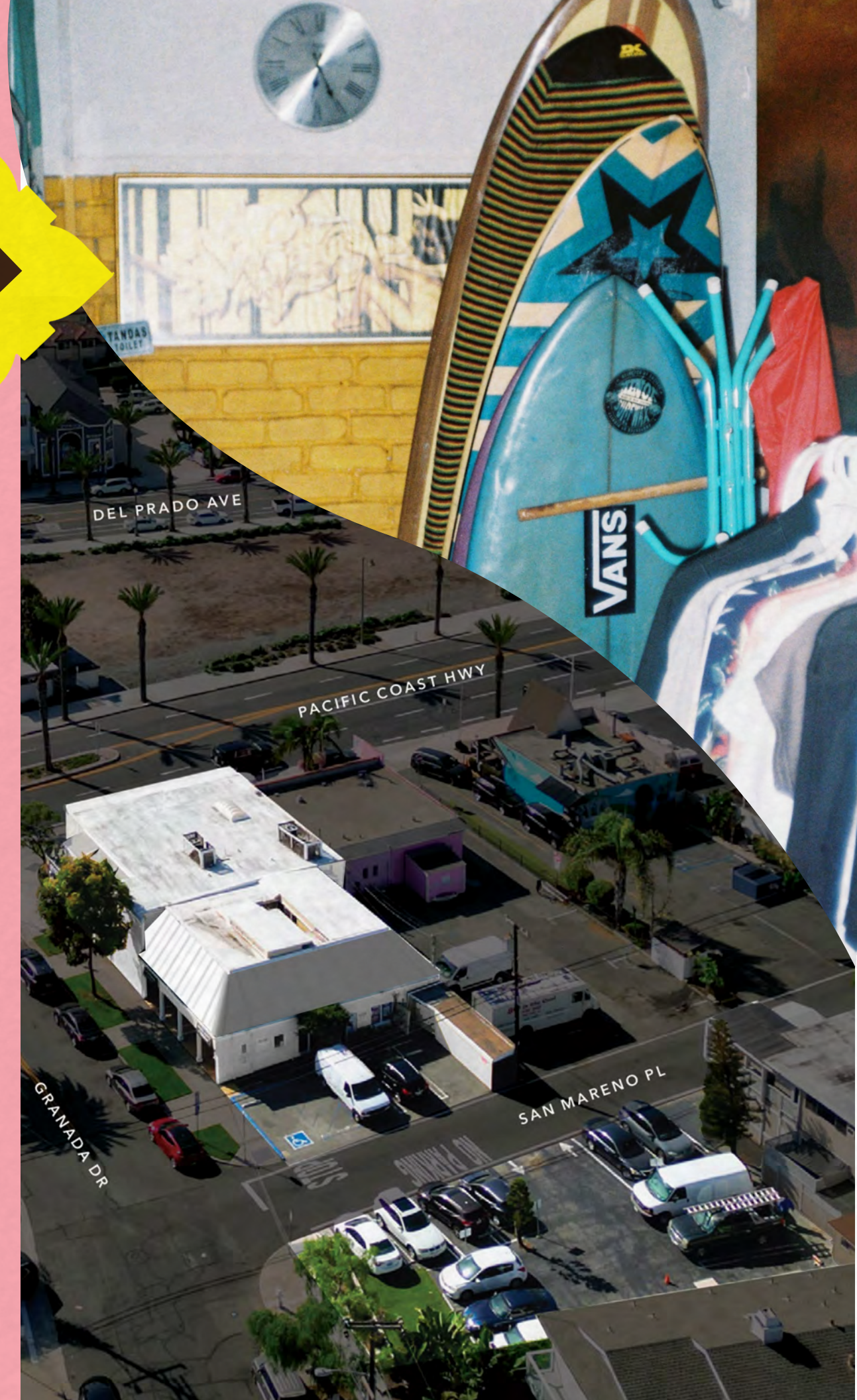
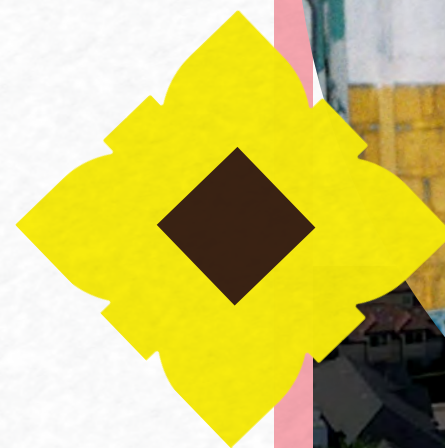
**Spending**

\$239.5M

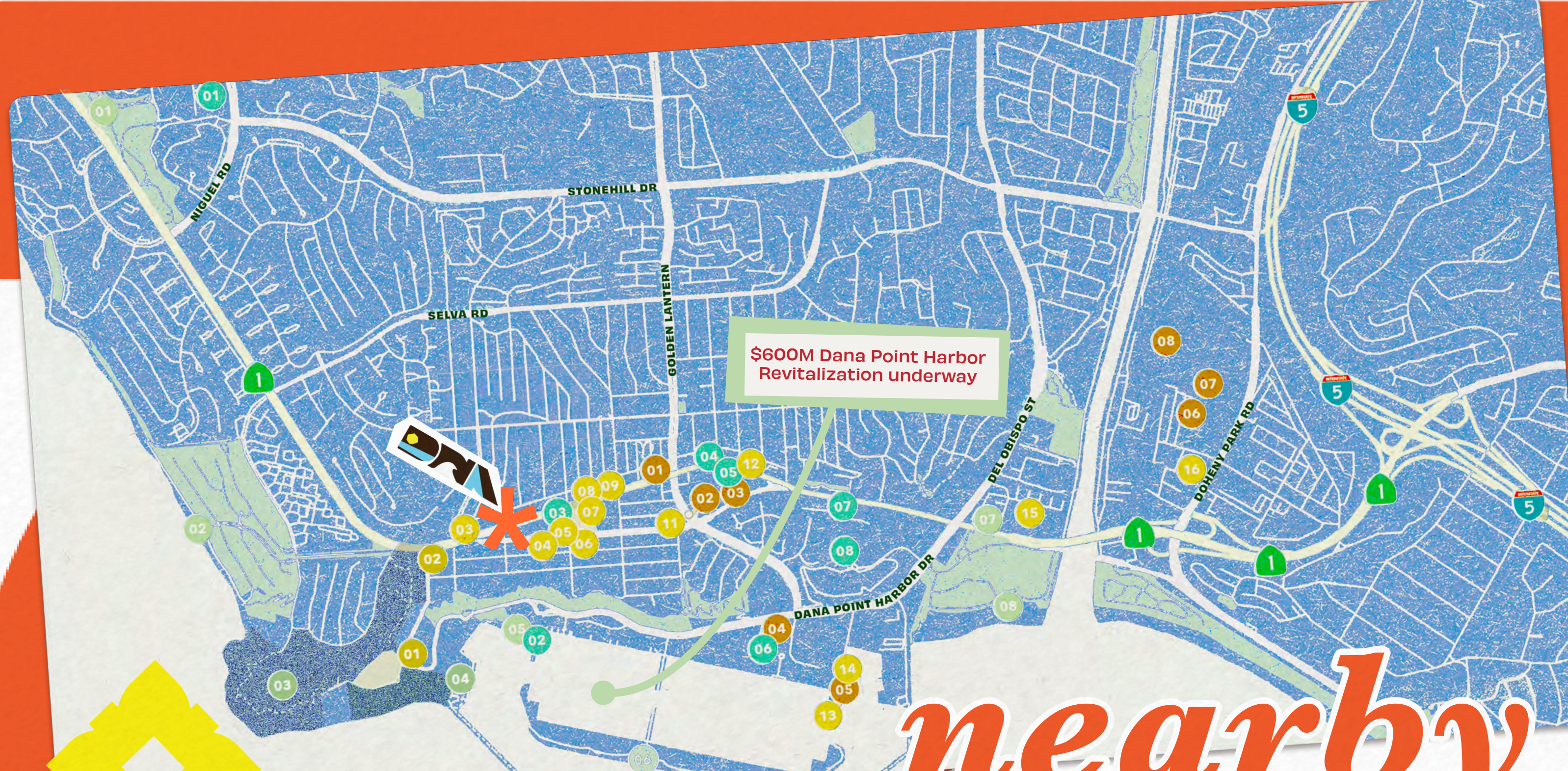
\$1.0B

\$2.2B

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







#### 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

#### ATTRACTIONS

- 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

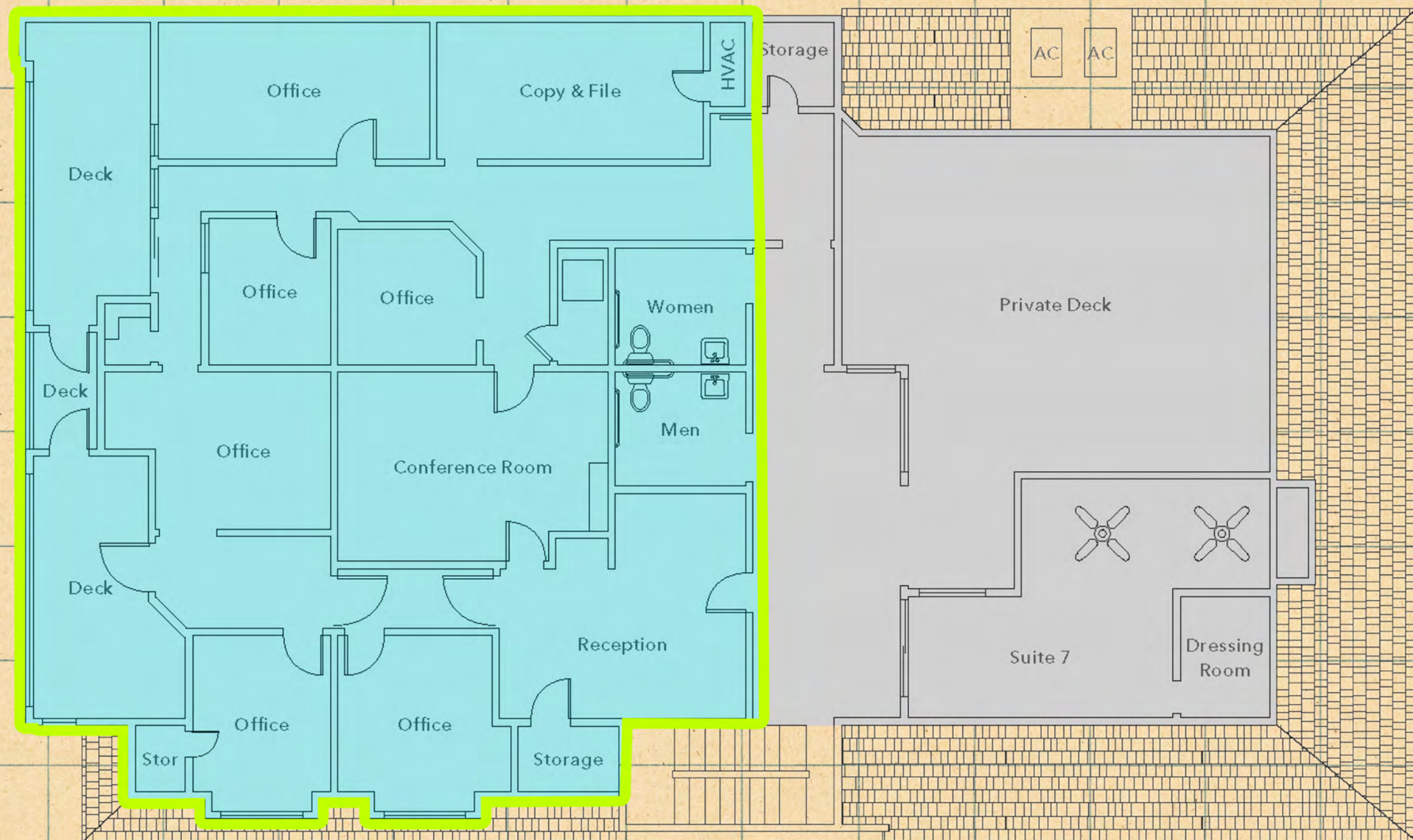
#### GROCERY + SHOPPING

- 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.





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

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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