

GREEN LANTERN

DEVELOPMENT OPPORTUNITY

34412 Green Lantern St. | Dana Point, CA



LANTERN POINT
HOTEL SITE

SITE

DANA POINT
HARBOR

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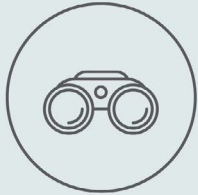


**CUSHMAN &
WAKEFIELD**

**SOUTHERN CALIFORNIA
RETAIL GROUP**



UNBEATABLE LOCATION



INCREDIBLE VIEWS



SURROUNDED BY HIGH INCOME NEIGHBORHOODS



CLOSE PROXIMITY TO DOWNTOWN DANA POINT





PROPERTY FEATURES

- Extremely rare Orange County coastal development opportunity with views of Dana Point Harbor and the Pacific Ocean.
- Nestled in an unbeatable resort culture and thriving tourism area with close proximity to Downtown Dana Point, Dana Point Harbor and The Ritz Carlton.
- Positioned within one of Southern California's most affluent communities with an average income of over \$160,000.
- Located in close proximity to the major Downtown Redevelopment, which includes:
 - A \$330 million renovation of the Dana Point Harbor including two new hotels.
 - Town Center Mixed Use District on PCH with 109 residential units and 32,500 square feet of retail.

ABOUT DANA POINT

Dana Point is a city in Orange County, Southern California. Dana Point Harbor, with its marinas and eclectic boutiques, is a jumping off point for dolphin and whale-watching cruises. Surf waves roll onto nearby Doheny State Beach and Salt Creek Beach, which is backed by a grassy park. Trails wind through Dana Point Headlands Conservation Area, which has sweeping ocean views and an interpretive center. (wikipedia.org)

PROPERTY PROFILE

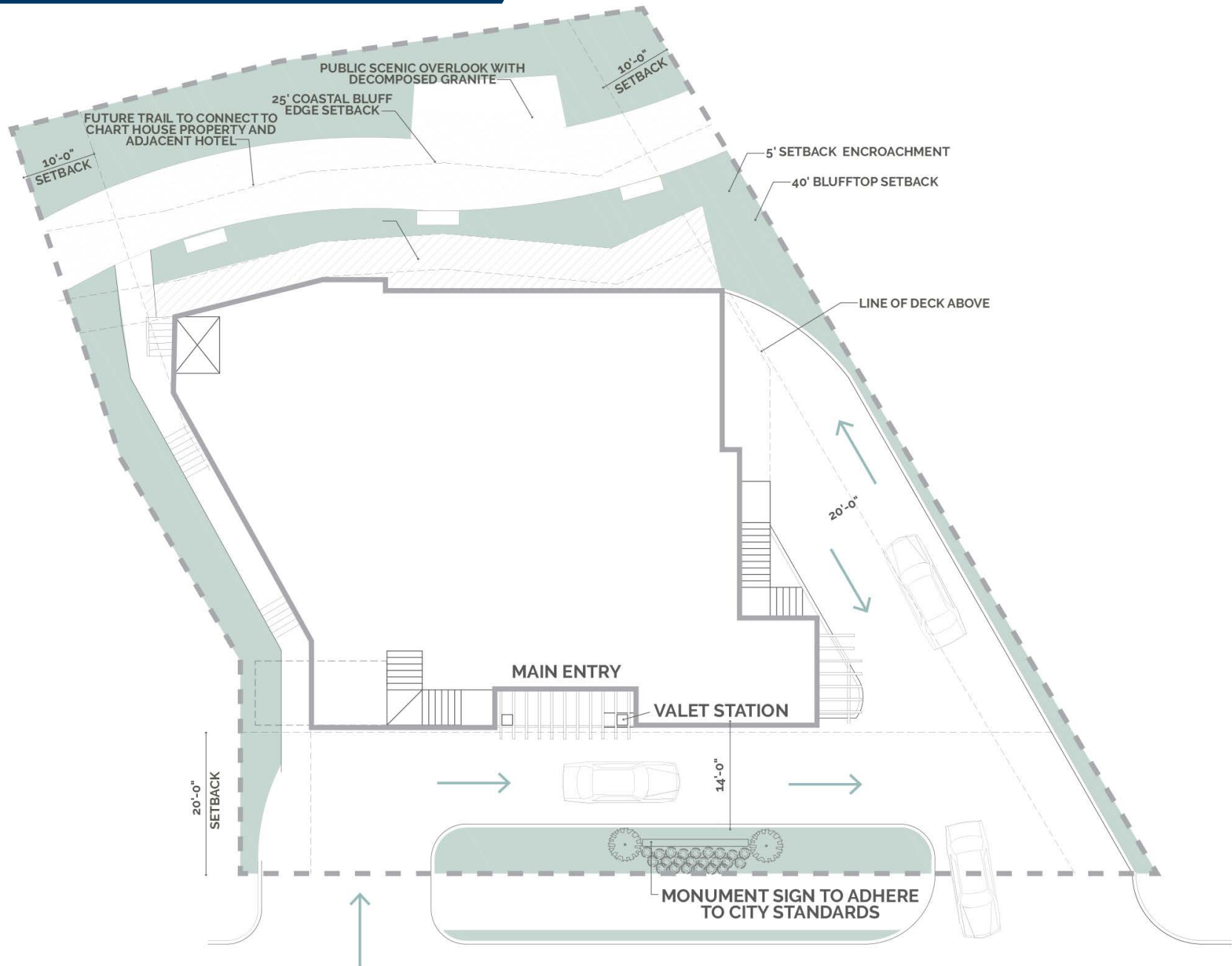
Lot Area	12,717 SF
Acres	0.29
Lot Coverage Provided	8,287 SF
F.A.R.	2.7
Landscape Provided	2,975 SF
Parking	50 Stalls (Subterranean Parking)

PROPERTY SUMMARY

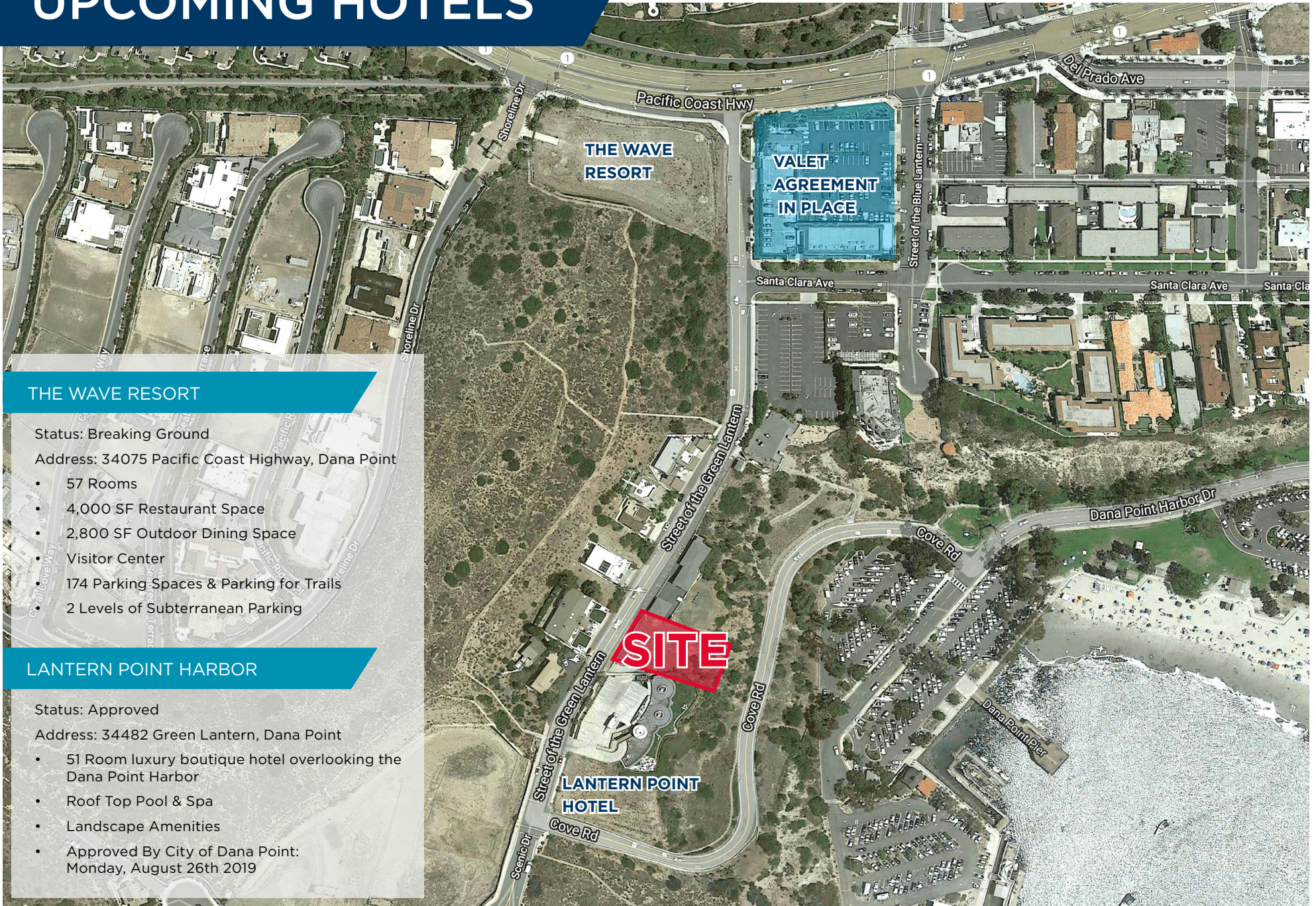
34412 Green lantern provides an opportunity to lease or own an irreplaceable ocean front site. The approximately 0.29 AC site allows for ±7,000 SF of restaurant space. Parking will be subterranean and ownership has already negotiated an additional valet lot in close proximity.

We welcome operators to join the Chart House and Cannons Seafood Grill restaurants at this exclusive Dana Point location.

SITE PLAN



UPCOMING HOTELS



THE WAVE RESORT

Status: Breaking Ground

Address: 34075 Pacific Coast Highway, Dana Point

- 57 Rooms
- 4,000 SF Restaurant Space
- 2,800 SF Outdoor Dining Space
- Visitor Center
- 174 Parking Spaces & Parking for Trails
- 2 Levels of Subterranean Parking

LANTERN POINT HARBOR

Status: Approved

Address: 34482 Green Lantern, Dana Point

- 51 Room luxury boutique hotel overlooking the Dana Point Harbor
- Roof Top Pool & Spa
- Landscape Amenities
- Approved By City of Dana Point: Monday, August 26th 2019



BREAKING GROUND: The Wave Resort

Address: 34075 Pacific Coast Highway, Dana Point

- 57 Rooms
- 4,000 SF Restaurant Space
- 2,800 SF Outdoor Dining Space
- Visitor Center
- 174 Parking Spaces & Parking for Trails
- 2 Levels of Subterranean Parking

THE WAVE RESORT RENDERING

Located at the entrance to Dana Point from Laguna Beach. Perfect location for the holiday guests, the business traveler, or the world surfer. The Wave Resort is introducing a more modern idea concept of a “surfer den”. This is a unique accommodation for the traveler on the budget, also considered an incredible social interaction between fellow travelers.

Amenities include a full service restaurant and bar, automated quick check-in, fully equipped fitness room, outdoor pool, cafe, beach/harbor shuttle and access to the Strand Hotel.



THE WAVE RESORT RENDERING

60+
HIGH-TECH ROOMS

40+
OVER NIGHT
SURFERS DEN



APPROVED: Lantern Point Hotel

Address: 34482 Green Lantern, Dana Point

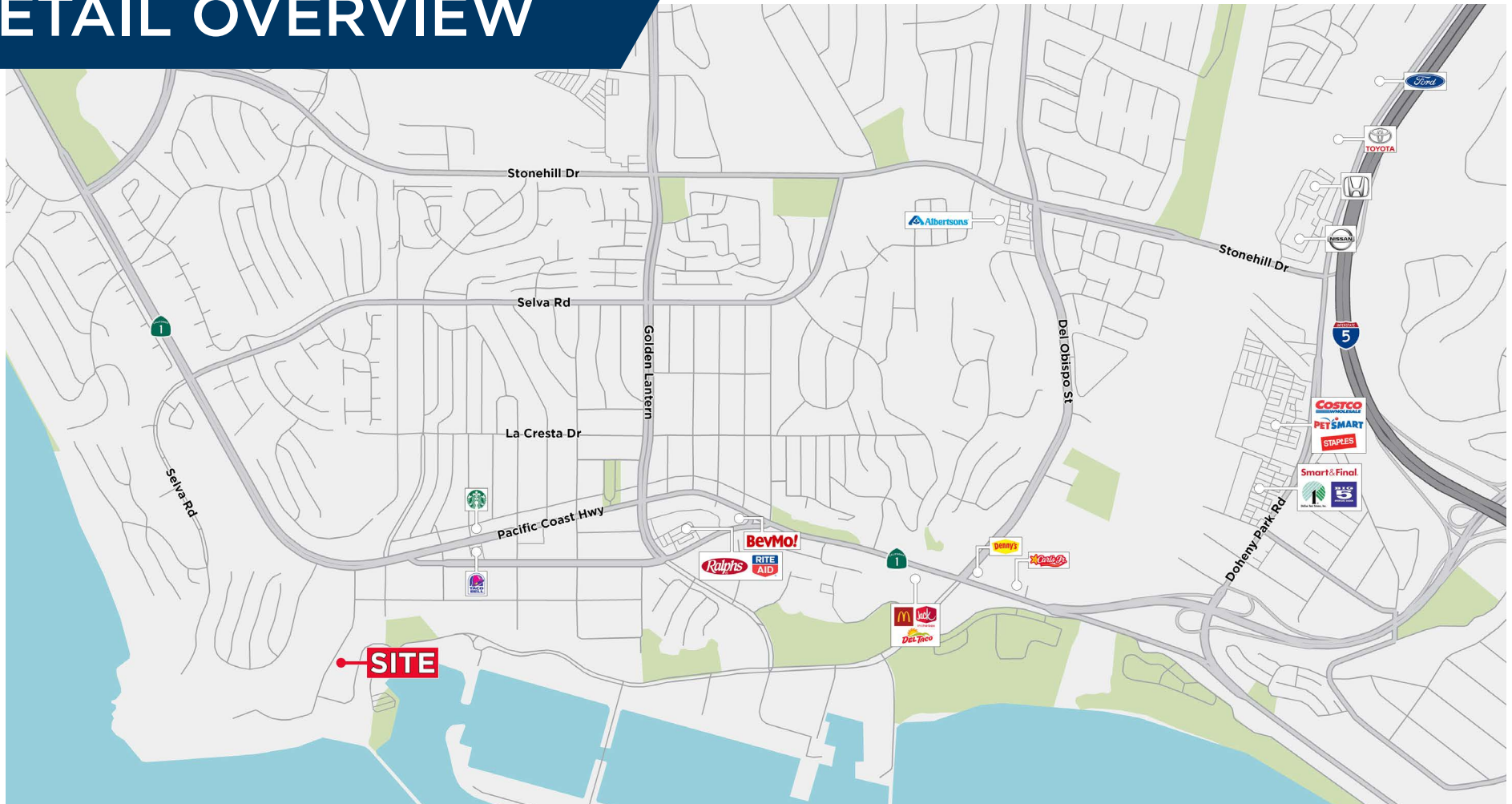
- 51 Room luxury boutique hotel overlooking the Dana Point Harbor
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On the corner of Green Lantern and Cove Road, there is a parcel (referred to by the city as “Lantern Point”) with a project under review for a 51-room hotel. There are three small lots (referred to by the city as “Boutique”) near the Chart House being combined to do a small boutique concept in the 15- to 20-room range.



THE WAVE RESORT RENDERING

RETAIL OVERVIEW



Demographics

	1 Mile	3 Miles	5 Miles
2015 Estimated Total Population	4,954	37,221	104,074
Population Growth 2000 to 2015	6.4%	17.8%	12.0%
2015 Estimated Average Household Income	\$201,386	\$170,625	\$146,963
Households with Income over \$150,000	51.2%	45.9%	37.2%
Median Home Value	\$932,518	\$878,592	\$705,807
2015 Estimated Average Household Income	\$201,386	\$170,625	\$146,963

Source: Source text would go here