

*for lease*

Pacific Coast Highway's  
seaside artisanal village

Residential  
Retail  
Art  
Entertainment

P/W

Join:



YOGASIX

DANA POINT, CA  
**MAISON**  
CAFE + MARKET

CHASE

RIP CURL



BEAR COAST  
COFFEE



CLEAN JUICE



Pacific Coast Hwy

# PRADO WEST

27,694 SF of Retail Spaces

109 Luxury Residential Units



# PROJECT OVERVIEW

## ADDRESS

34137, 34155, 34135 Pacific Coast Hwy  
 24501, 24591, 24471 Del Prado  
 Dana Point, CA 92629

## KEY FACTS

- 3-mi population 58,906
- 3-mi Daytime population 20,723
- 3-mi Average HH income \$143,694
- Over 1 million visitors to Dana Point area annually
- Traffic Counts: Over 49,000 combined ADT

## COMMERCIAL SPACE

- Building 1: 13,336 SF retail
- Building 2: 9,316 SF retail
- Building 3: 5,042 SF retail
- 4,923 SF live/work
- High clearances in retail spaces
- Restaurant outdoor dining opportunities

## ON-SITE PUBLIC GATHERING SPACE

- Approximately 8,000 SF

## PARKING

- 135 spaces on-site (5.2:1000)
- 43 spaces adjacent on-street (6.8:1000 overall)
- 300 total street spaces within 1/4 mile

## WALK SCORE 91

## FREE TROLLEY

Connects Prado West with beaches, major hotels, the Lantern District, Dana Point Harbor, and other locations (over 88,000 riders).



*Distinctively different,* Prado West is nestled along the iconic Pacific Coast Highway, and intersected by the newly enhanced Amber Lantern.





# SITE PLAN

## POTENTIAL USES:

- Available Retail Units
- Potential Patio Space
- Elevator / Stairs to Parking
- Live Work Space
- Public Squares
- Flex-public square

## LEGEND:

- Leased
  - A1 - Lost Winds Dive Shop
  - A2 - YogaSix
  - B1/B2 - Rip Curl
  - C - Clean Juice
  - D - Bear Coast Coffee
  - E1 - Sweathouse OC
  - E2 - Homeslice
  - F1 - Dana Point Ale House
  - F2 - Dirty Dough
  - G - Body Fit Training
  - H - Bruster's Ice Cream
  - J1/J2 - Maison Cafe & Market
  - K - Chase Bank
  - L - Spine & Sport

<b>A-1</b>	1,297 sf	<b>D</b>	777 sf	<b>G</b>	2,759 sf	<b>K</b>	2,782 sf
<b>A-2</b>	2,115 sf	<b>E-1</b>	1,206 sf	<b>H</b>	1,549 sf	<b>L</b>	2,246 sf
<b>B-1</b>	1,071 sf	<b>E-2</b>	1,580 sf	<b>I</b>	<b>1,592 sf</b>		
<b>B-2</b>	1,808 sf	<b>F-1</b>	1,297 sf	<b>J-1</b>	2,396 sf		
<b>C</b>	1,226 sf	<b>F-2</b>	1,176 sf	<b>J-2</b>	1,008 sf		

## *Downtown Re-imagined*

Arts, Music, flavours and entertainment, Prado West offers the warmth of our local setting, by hosting culture and flair from beyond. 15 hours a day, 7 days a week, this is Dana Point's downtown destination.



# DANA POINT

## YOUR CUSTOMERS ARE WAITING

Prado West is a comfortably coastal Orange County destination from which to enjoy Point, to linger, to enjoy casual or fine dining, and to experience a one-of-a-kind shopping environment. Apart of the neighborhood... Apart from the ordinary.

1,592 sf available soon (please do not disturb tenant)



### DANA POINT TAXABLE SALES

- \$575 million (2023)
- Restaurant sales: \$156.5 million (2023)

### NEARBY SITES & AMENITIES

- Dohney State Beach attracting over one million visitors per year
- Dana Point Harbor is currently under construction for revitalization. The new marina will consist of over 2,200 boat slips and 493 dry boat storage spaces.
- Dana Point Trolley (over 83,000 riders in 2023)
- Mission San Juan Capistrano
- Ocean Institute

### HOTELS

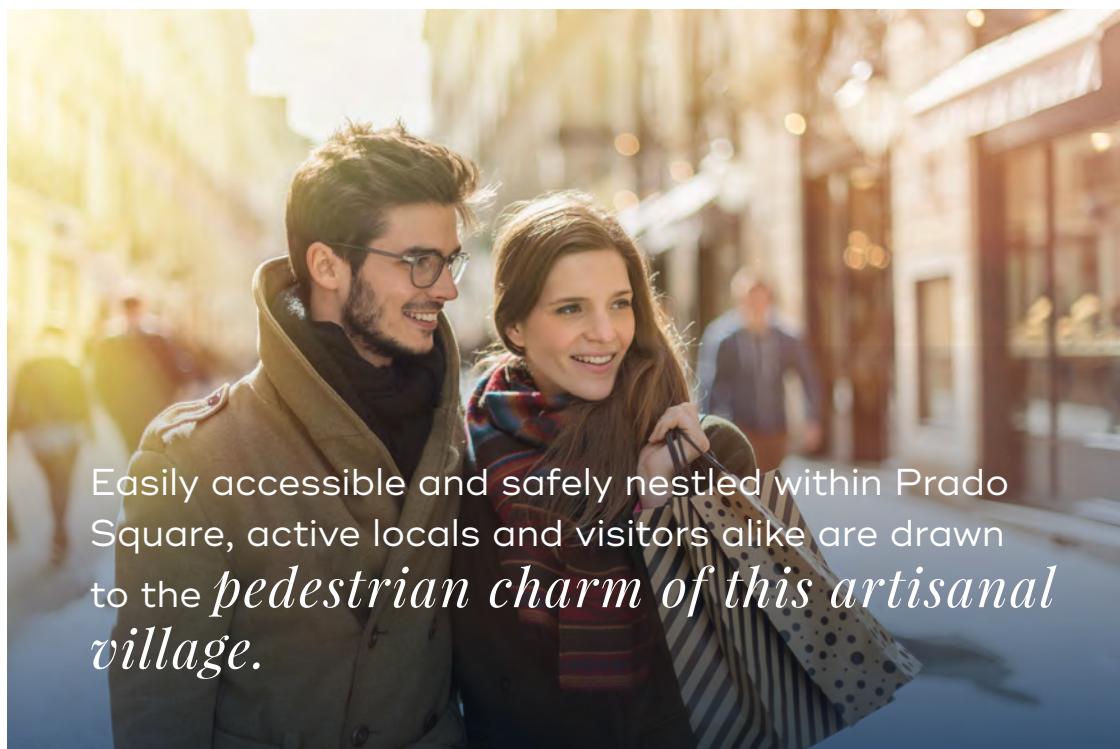
1729 rooms in Dana Point with 285 + 2 new hotels in the harbor in the City's planning process. Dana Point was one of Orange County's top 5 hotel destinations by revenue. (OC Register)

### MEETING SPACE

Top four Dana Point meeting hotels have a combined meetings space exceeding 230,000 SF, and play host to a range of annual attendees.

### YEAR ROUND RECREATION

-  Fine Dining
-  Shopping
-  Beaches
-  Surfing
-  Golfing
-  Fishing
-  Biking
-  Hiking

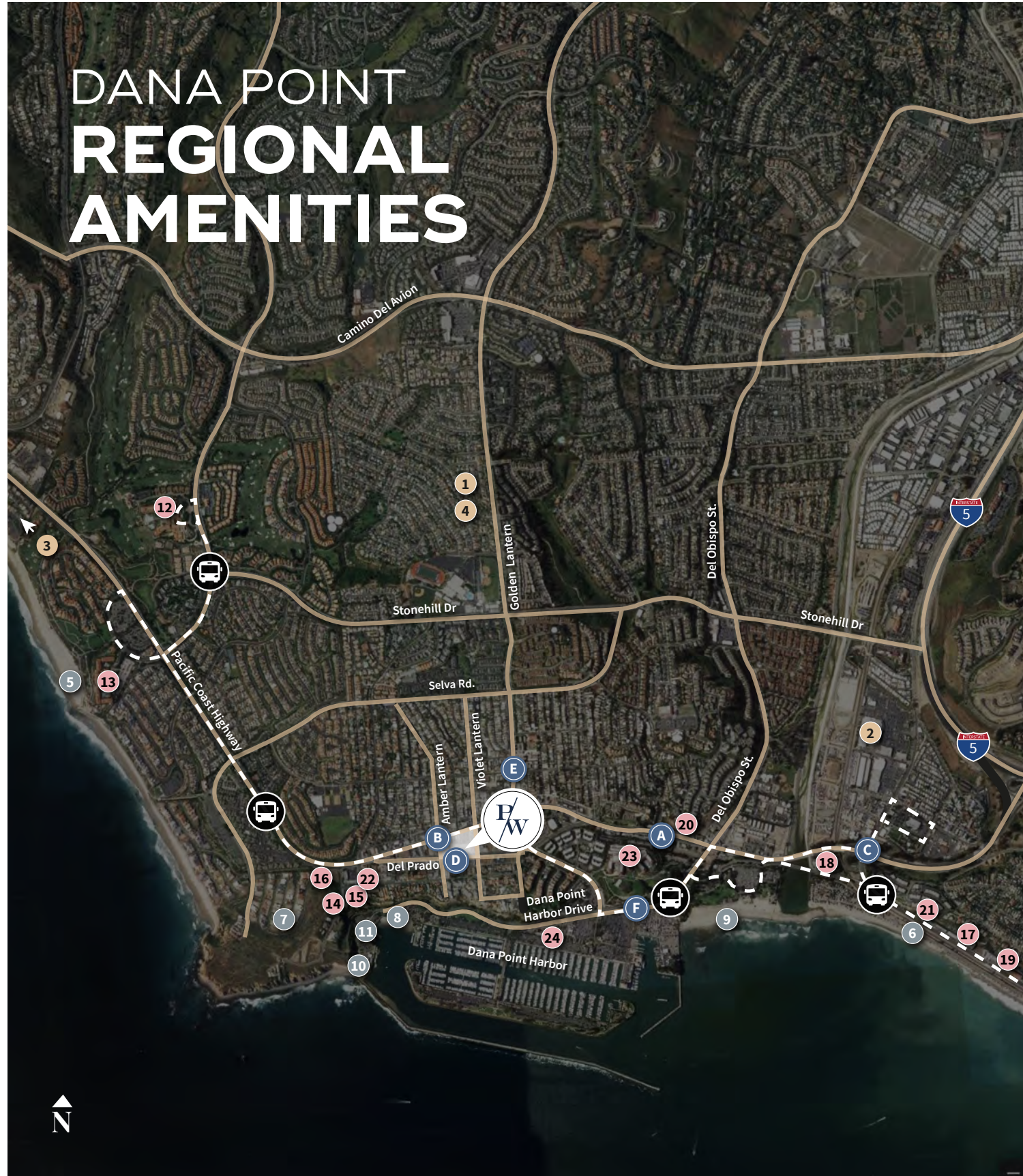


Easily accessible and safely nestled within Prado Square, active locals and visitors alike are drawn to the *pedestrian charm of this artisanal village.*





# DANA POINT REGIONAL AMENITIES



## Traffic Counts

- A. PCH at Crystal Lantern 36,737 ADT
- B. PCH at Amber Lantern 17,351 ADT
- C. PCH at Doheny Park Road 38,800 ADT
- D. Del Prado | B | Amber & Violet Lantern 16,995 ADT
- E. Golden Lantern N of PCH 14, 723 ADT
- F. Dana Point Harbor Dr. at Embarcadero 16,402 ADT



## Retail

- 1. Ocean Ranch Village
- 2. Costco
- 3. Monarch Bay Plaza (Gelsons/CVS)
- 4. Ralphs/Rite-Aid



## Recreation/Beaches

- 5. Salt Creek Beach
- 6. Capistrano Beach
- 7. The Headlands
- 8. Baby Beach
- 9. Doheny Beach
- 10. The Ocean Institute
- 11. Pilgrim Ship



## Hotels

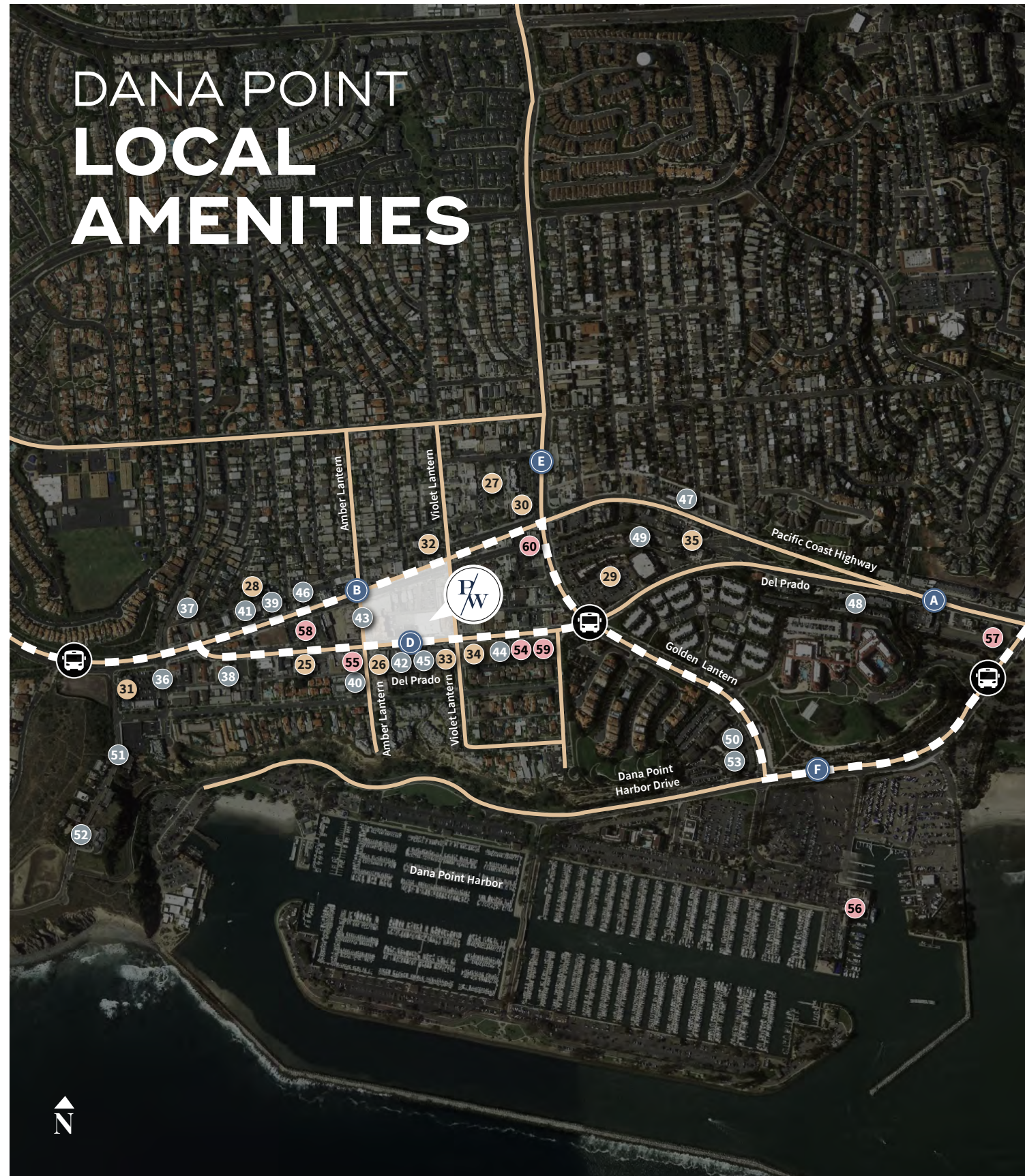
- 12. Monarch Beach Resort
- 13. Ritz Carlton
- 14. Resort Hotel at Cannons
- 15. Blue Lantern Hotel (Four Sisters)
- 16. The Wave Resort at the Strand
- 17. Capistrano Surfside Inn
- 18. DoubleTree
- 19. Best Western Inn by the Sea
- 20. Best Western Marina Shores Hotel
- 21. Riviera Beach and Spa
- 22. Blue Lantern Inn
- 23. Laguna Cliffs (Marriott)
- 24. Dana Point Marina Inn

Reimagined to include flavors and experiences from metropolitan downtowns, Prado West offers the *warmth of our local setting, by inviting culture and flair from beyond.*





# DANA POINT LOCAL AMENITIES



## Traffic Counts

- A. PCH at Crystal Lantern 36,737 ADT
- B. PCH at Amber Lantern 17,351 ADT
- C. PCH at Doheny Park Road 38,800 ADT
- D. Del Prado |B| Amber & Violet Lantern 16,995 ADT
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## Retail

- 25. Infiniti Surfboard
- 26. The District Salon
- 27. Dana Point Plaza Center
- 28. Girl in the Curl Surf Shop
- 29. Lantern Bay Retail Center
- 30. Hobie Surf Shop
- 31. The Point Retail Center
- 32. Bike Religion
- 33. Evolve
- 34. KillerDana
- 35. Bevmo



## Recreation/Beaches

- 36. Coastal Kitchen
- 37. Craft House
- 38. Luciana
- 39. Starbucks

- 40. Jack's Restaurant
- 41. JC Beans Inc
- 42. The Schwack Beach Grill
- 43. Gen Kai Sushi
- 44. Bonjour Café
- 45. Lux Restaurant & Bar
- 46. Blue Dolphin
- 47. Two Left Forks
- 48. Stacks Pancake House
- 49. Taco Surf
- 50. Mahe
- 51. Cannons
- 52. Chart House
- 53. Jimmy's Tavern



## Hotels

- 54. Mixed use development - 6000 SF of retail & 12 condominiums
- 55. Mixed use development - 50 market rate apartments w/ ground floor retail
- 56. Dana Point Harbor Revitalization (proposed \$200 million)
- 57. 150 key Boutique Hotel
- 58. Marina Inn Mixed use (11,800 SF Commercial Space w/ residential)
- 59. Advent (7,791 SF)
- 60. 7,000 SF Commercial w/ residential

Regular events and outdoor pop-up and markets have drawn over 10,000 additional guests to the area. Pedestrian friendly street improvements have made this locale a favorite spot to *meet and hang a while.*











[us.jll.com/retail](https://us.jll.com/retail)

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