

# DOHENY VILLAGE

Retail | For Lease

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



## 2,962 SF ENDCAP AVAILABLE FOR LEASE

### PROPERTY FEATURES

- Endcap restaurant or retail space with a hood
- Potential to expand space to 3,718 SF
- 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
<b>Population</b>	11,512	74,865	155,026
<b>Avg HH Income</b>	\$172,196	\$187,597	\$199,372
<b>Daytime Population</b>	5,143	32,385	59,753

Source: SitesUSA

### TRAFFIC COUNTS

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

#### Blaine Bush

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#### Barclay Harty

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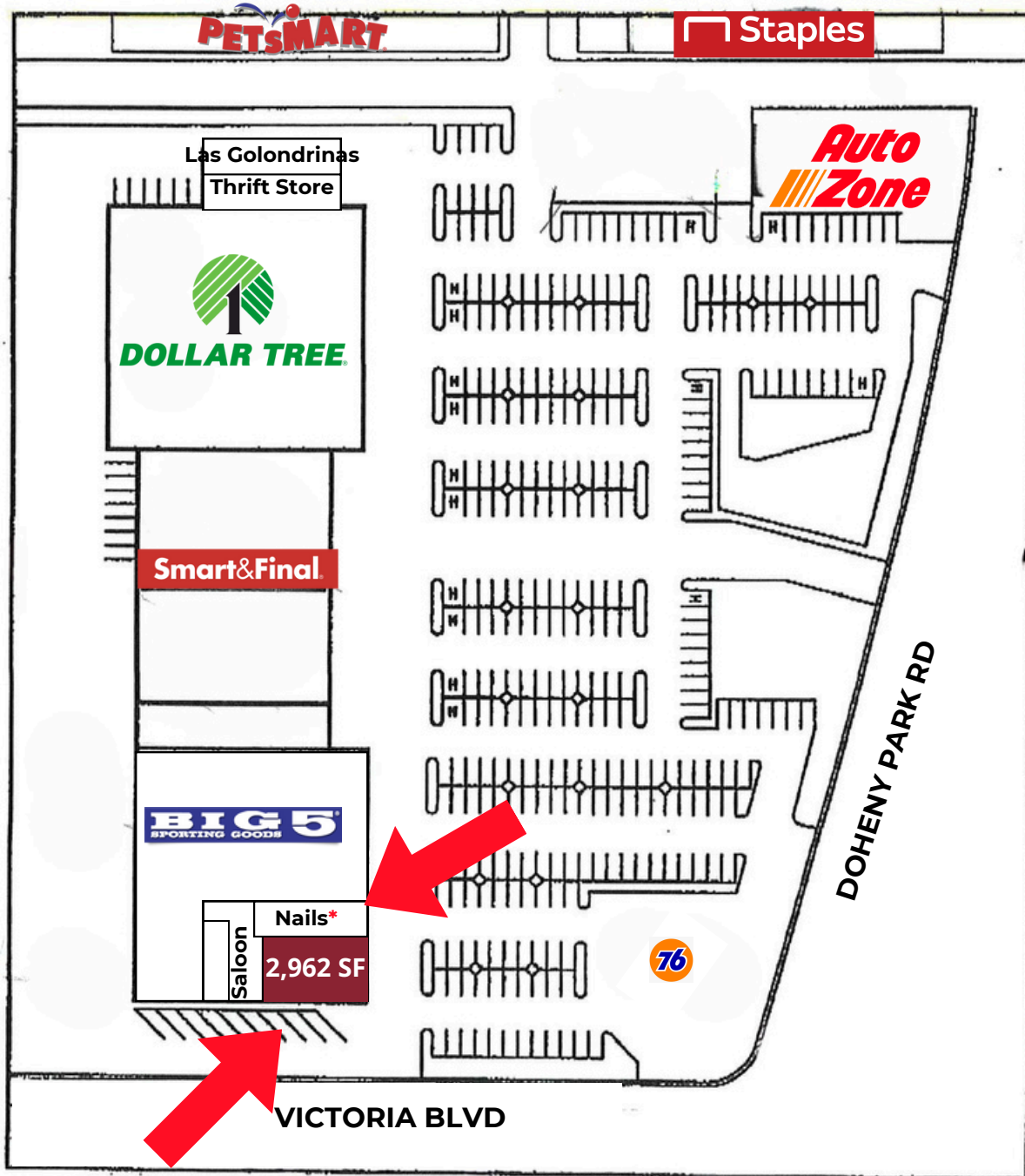
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*\*1,089 SF Available (current tenant month-to-month)*





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## Trade Area



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