

DOHENY VILLAGE

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

Retail | For Lease



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 |
|---------------------------|-----------|-----------|-----------|
| Population | 11,512 | 74,865 | 155,026 |
| Avg HH Income | \$172,196 | \$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

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



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Trade Area



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