

Los Rios Historic District

# San Juan Capistrano

31781 Camino Capistrano



RETAIL & OFFICE AVAILABLE  
For Lease | San Juan Capistrano, CA



# The Location

Located in the heart of Old Town San Juan Capistrano, Franciscan Gardens is among the most popular destinations in South County — including River Street Marketplace, Heritage Barbecue, Mayfield, Mission San Juan Capistrano and more.

The property features a prominent event venue and sits at the primary intersection from I-5 and Ortega Highway into Downtown and the Los Rios District.



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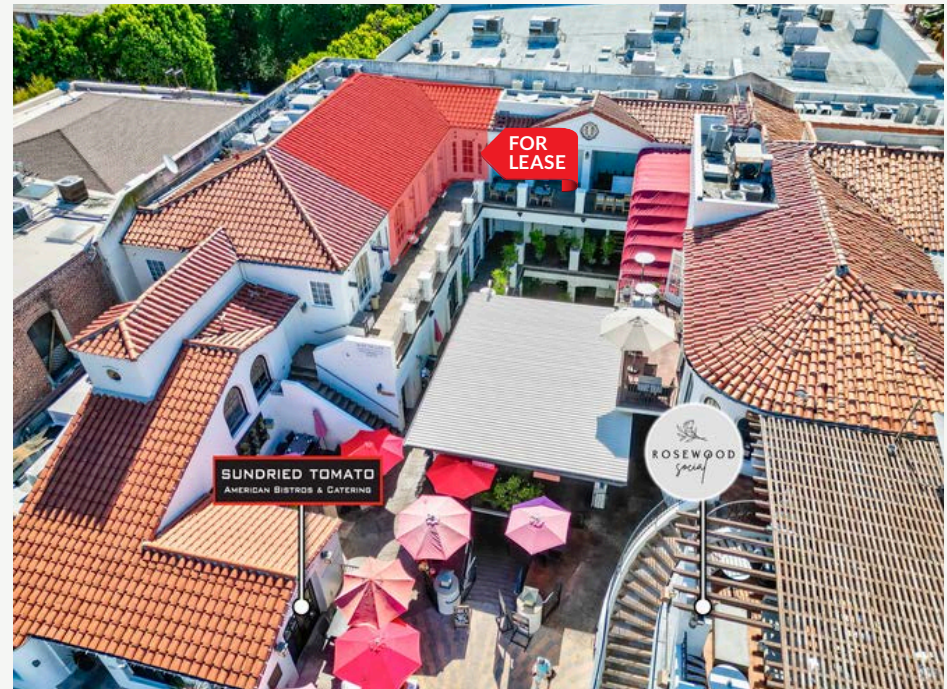
**2,507 SQ FT**  
2ND FLOOR RETAIL/OFFICE SPACE

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2ND FLOOR RETAIL/OFFICE SPACE

- 2<sup>nd</sup> Floor space ideal for salon, beauty, or service use
- Well appointed with charming architecture, arched windows, and balcony overlooking Camino Capistrano
- Visibility to local and tourist traffic
- Strong co-tenancy, located in Francisca Gardens, one of the most prominent plazas in San Juan Capistrano



**COMMERCIAL WEST BROKERAGE**  
Doug Wombacher | LIC# 1424025  
Chase Lemley | LIC# 2007670  
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# HISTORIC DISTRICT

31781 Camino Capistrano, San Juan Capistrano, CA 92675

## ESTIMATED POPULATION

1 mi | 14,641

3 mi | 92,197

5 mi | 207,559

## AVERAGE HH INCOME

1 mi | \$140,706

3 mi | \$191,158

5 mi | \$198,156

## DAYTIME POPULATION

1 mi | 17,048

3 mi | 78,649

5 mi | 197,690

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