

NWC GOLDEN LANTERN & CAMINO DEL AVION, LAGUNA NIGUEL

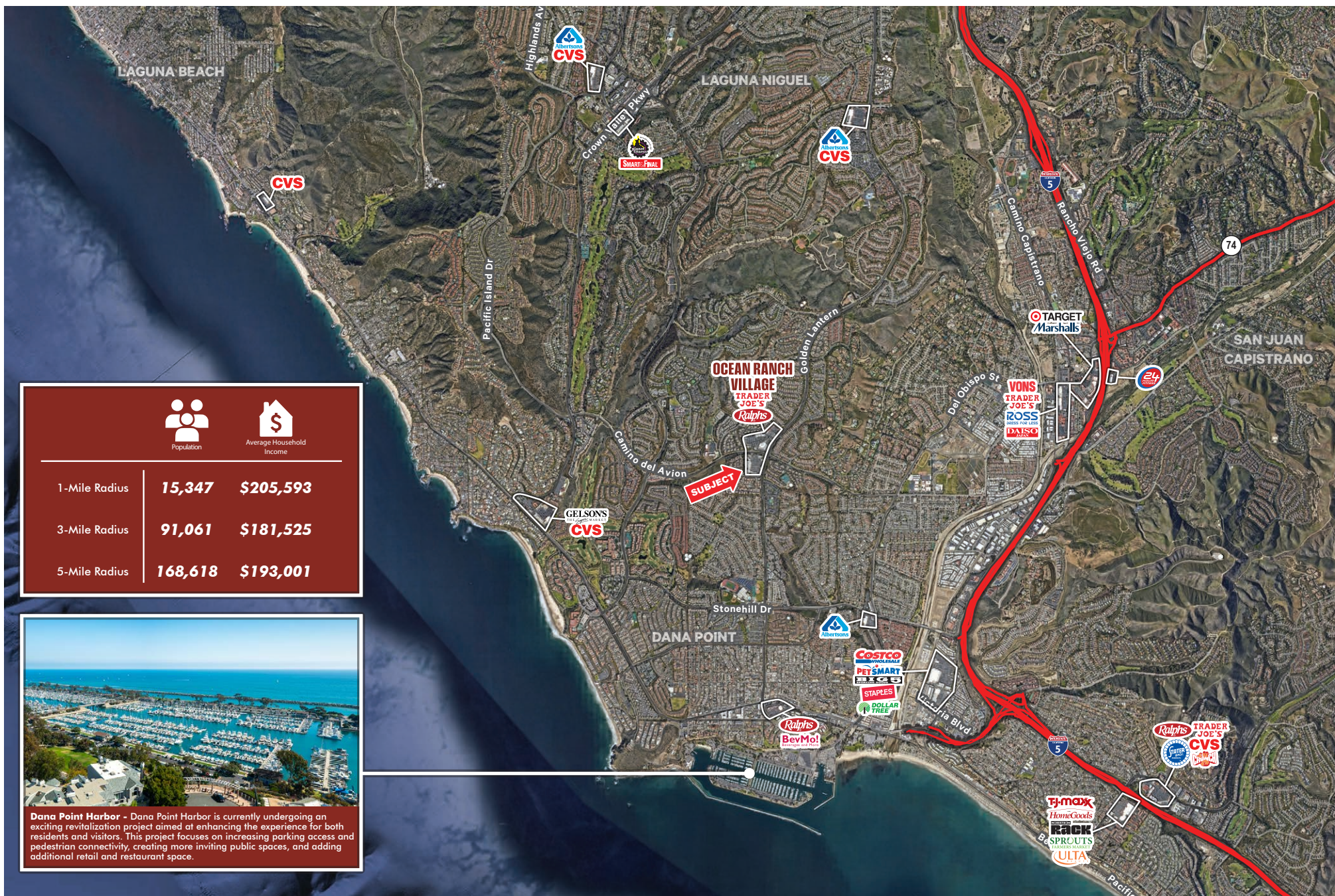


OCEAN RANCH VILLAGE



SWC GOLDEN LANTERN & CAMINO DEL AVION, DANA POINT

COMPETITION MAP & DEMOGRAPHICS



Population



Average Household Income

1-Mile Radius	15,347	\$205,593
3-Mile Radius	91,061	\$181,525
5-Mile Radius	168,618	\$193,001



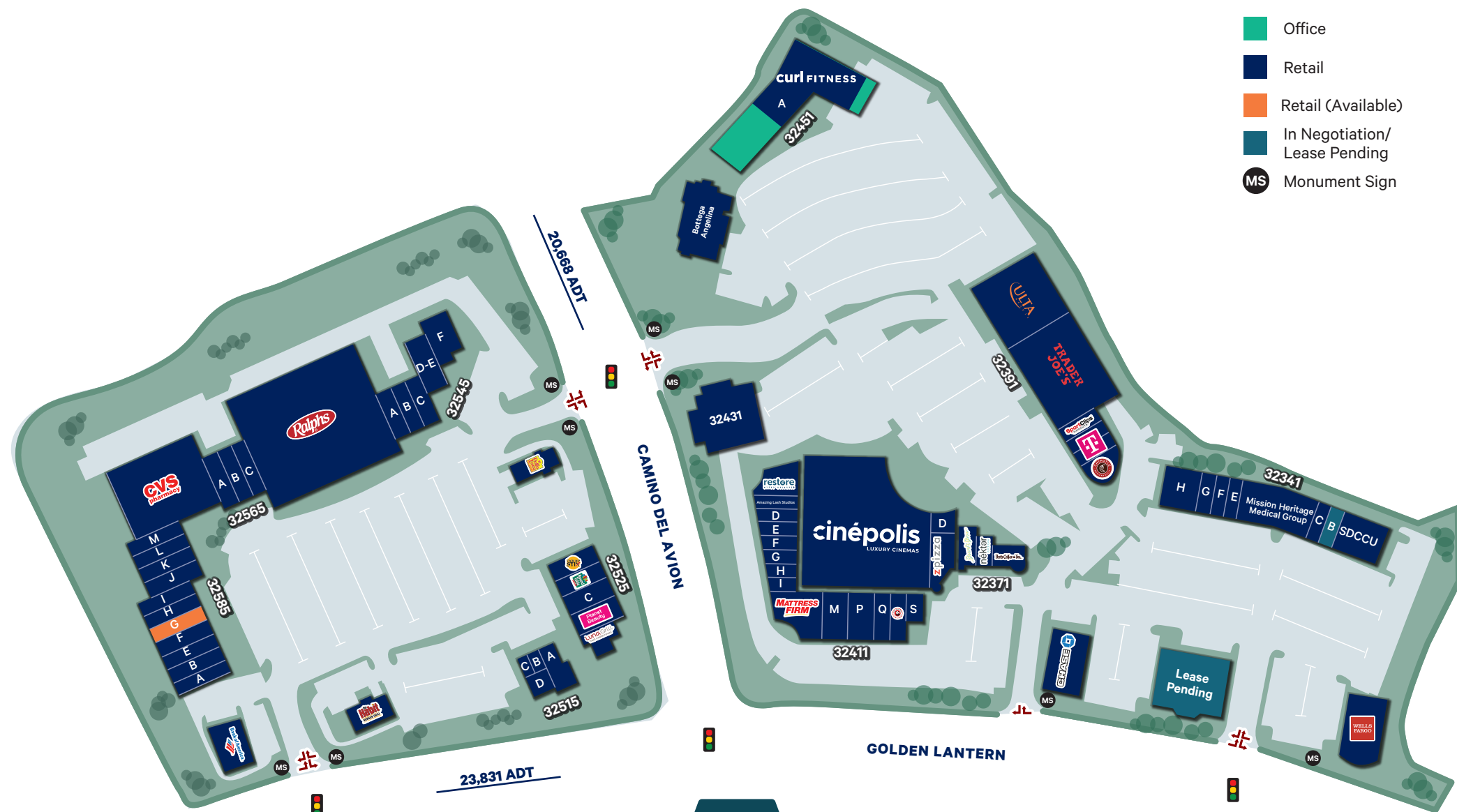
Dana Point Harbor - Dana Point Harbor is currently undergoing an exciting revitalization project aimed at enhancing the experience for both residents and visitors. This project focuses on increasing parking access and pedestrian connectivity, creating more inviting public spaces, and adding additional retail and restaurant space.

OBLIQUE AERIAL & AVAILABLE SPACE

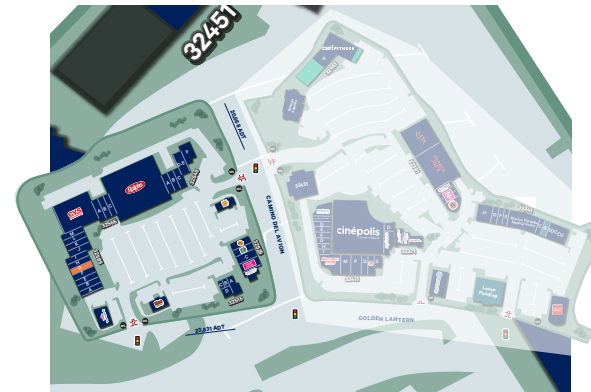


SITE PLAN & ANCHOR TENANTS

- Office
- Retail
- Retail (Available)
- In Negotiation/
Lease Pending
- MS Monument Sign



SITE PLAN & DANA POINT PORTION



- Office
- Retail
- Retail (Available)
- In Negotiation/
Lease Pending
- MS Monument Sign



Building 32515		
A	Starbucks Coffee	1,870 SF
B	Anthony's Shoe Repair	480 SF
C	Pham Tailor	540 SF
D	Ocean Ranch Dental	1,020 SF

Building 32565		
A	Salon Connection	1,748 SF
B	Aim Mail Center	1,411 SF
C	See's Candies	1,480 SF

Building 32545		
A	Jersey Mike's (Coming soon)	1,195 SF
B	I Love Bagels	1,750 SF
C	Urbane Cafe (Coming soon)	1,616 SF
D	Dana Point Animal Hospital	2,715 SF
C	Zen Sushi	2,435 SF

Building 32585		
A	AT&T Wireless	1,500 SF
B	Yogurtland	1,100 SF
E	Memorial Care Health Services	2,983 SF
G	Potentially Available	1,400 SF
H	Ocean Ranch Chiropractic	980 SF
U	Celebrity Cleaners	1,850 SF
J	Vida Organic Wellness	1,585 SF
K	The Wee Loft	1,567 SF
L	United Studios of Self Defense	1,608 SF
M	Pro Nails	1,353 SF

Building 32525		
A	Pick Up Stix	1,500 SF
B	Round Table Pizza	1,507 SF
C	La Jolla Cosmetics	1,467 SF
D	Planet Beauty	985 SF
E	Luna Grill	2,019 SF

OTHER TENANTS		
Bank of America	4,146 SF	
CVS Pharmacy	13,755 SF	
El Pollo Loco	2,250 SF	
Ralphs Supermarket	36,642 SF	
The Habit Burger Grill	2,734 SF	

SITE PLAN & LAGUNA NIGUEL PORTION

Building 32341

A	San Diego County Credit Union	4,525 SF
B	Lease Pending	1,557 SF
C	Sea Country Dental	1,918 SF
D	Mission Heritage Medical Group	6,567 SF
E	Fleet Feet Sports	1,253 SF
F	Blue Eyed Girl	1,201 SF
G	First Choice Carpet	1,272 SF
H	Seasurf Fish Grill	2,367 SF

Building 32371

A	Z Pizza	1,561 SF
B	Pokeworks	649 SF
C	Board & Brew	1,525 SF
D	Nekter Juice Bar	1,321 SF
E	Peet's Coffee & Tea	1,540 SF

Building 32391

A	Chipotle	2,154 SF
B-C	T-Mobile	2,392 SF
D	Sport Clips	1,175 SF

Building 32451

A	Curl Fitness	17,264 SF
---	--------------	-----------

Building 32433

A-B	Restore Hyper	2,357 SF
	Wellness + Cryotherapy	
C	Amazing Lash Studios	1,437 SF
D	Brax Jewelers	1,415 SF
E	Blown Away Beauty Bar	1,029 SF
F	Happy Nail & Spa	1,877 SF
H	Hammer + Nails	1,596 SF
J	Mattress Firm	4,200 SF
M	Solos Pilates	2,800 SF
P	Squeeze Massage	2,861 SF
Q	Facial Works	1,287 SF
R	Panda Express	1,375 SF
S	Golden Spoon Yogurt	962 SF

ANCHOR 1

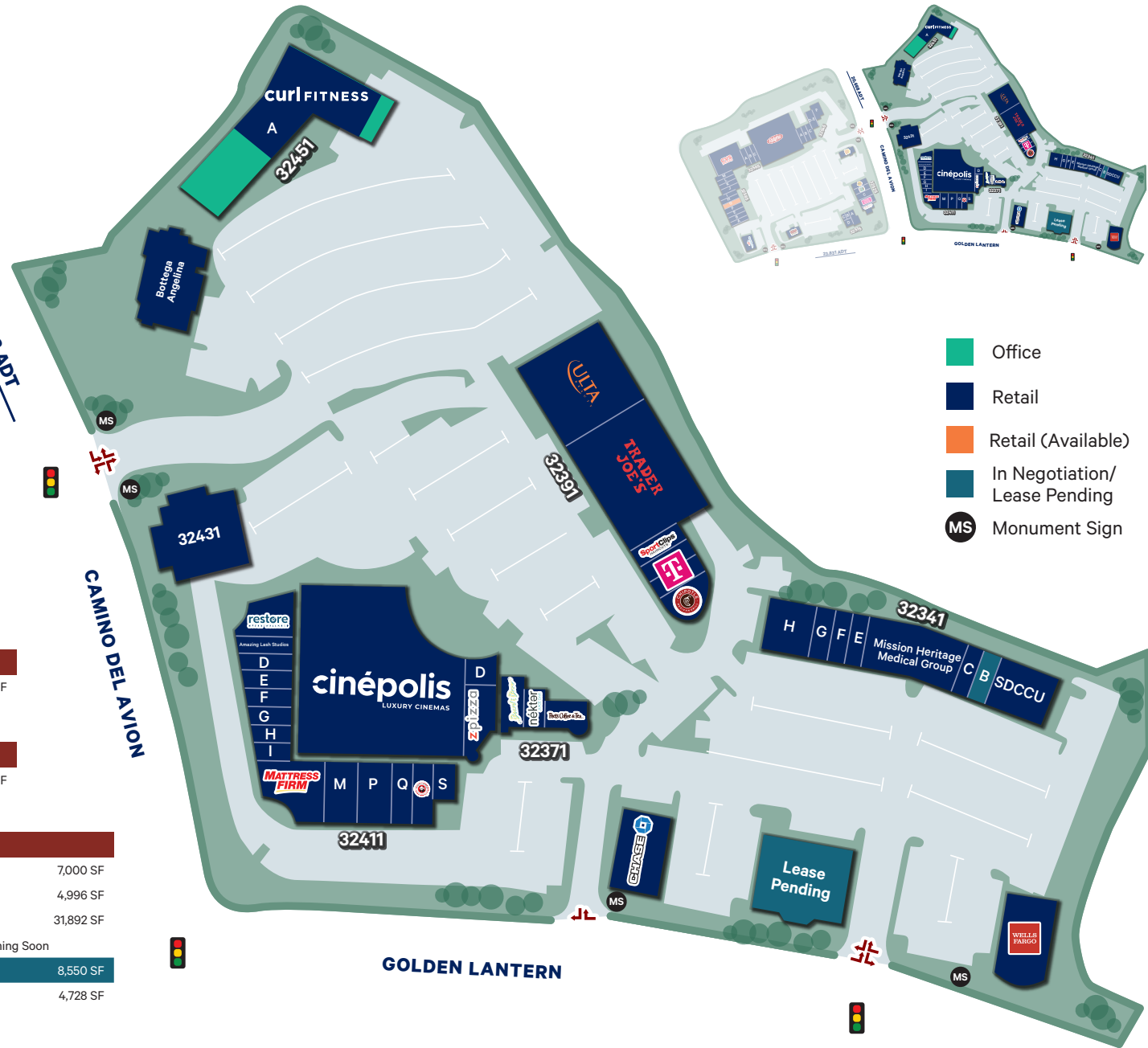
ULTA	10,000 SF
------	-----------

ANCHOR 2

Trader Joe's	14,975 SF
--------------	-----------

OTHER TENANTS

Bottega Angelina	7,000 SF
Chase Bank	4,996 SF
Cinépolis Luxury Theatres	31,892 SF
Full-Service Restaurant Coming Soon	
Lease Pending	8,550 SF
Wells Fargo	4,728 SF



NWC GOLDEN LANTERN & CAMINO DEL AVION, LAGUNA NIGUEL

OCEAN RANCH VILLAGE

SWC GOLDEN LANTERN & CAMINO DEL AVION, DANA POINT

CONTACT US

Jeff Nichols

Lic # 01303258

jeff.nichols@cbre.com

949.725.8626

Ryan Sullivan

Lic # 01276308

ryan.sullivan@cbre.com

949.725.8616

Eric Whitmer

Lic # 01949298

eric.whitmer@cbre.com

714.362.7648

Justin McMahon

Lic # 01856260

justin.mcmahon@cbre.com

949.725.8589

CBRE