

RIVER STREET MARKETPLACE

SAN JUAN CAPISTRANO, CA. ★ EST. 1794





RS

McConnell's
SINCE 1948
FINE ICE CREAMS

Boots

PROMSIONS



Rodeo RIVER STREET

- rom
- Kebab Craft
- shootz
- BRED HOT CHICKEN
- Inetto

- CAPAS CAPAS
- THE SUSHI STATION
- Pastali
- Hickory





RIVER STREET MARKETPLACE

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- **Prime First-Floor Location** - Only suite available in a vibrant, community-driven destination in the heart of San Juan Capistrano.
- **Built-In Traffic** - Daily visitors from the ground-floor food hall, retail shops, and River Street events support strong customer flow for service-based uses.
- **Café Space** - A well-known, second-generation restaurant location with strong brand recognition and built-in awareness within the community.
- **Quality Common Areas** - Well-maintained restrooms, hallways, stairwells, and elevator access.
- **Year-Round Programming** - Events, live music, and seasonal activities keep visitation high and consistent.
- **Strong Tenant Synergy** - Surrounded by a curated mix of food, beverage, and retail concepts that drive repeat visits and cross-traffic
- **Marketing + Visibility** - On-site signage and inclusion in property-wide marketing and social channels.
- **Strong Tenant Synergy** - Join a mix of food, retail, and entertainment that naturally drives cross-traffic.
- **Convenient Parking** - Ample on-site parking and at the City of San Juan Capistrano public parking lots.

Available

2,367 SQ FT
1,320 SQ FT (PATIO)





Available Space

Hay Loft

Green House

COOKIES

Postalia

WE SINK STAND

Panama

CAPAS

CAPO
VINTAGE
HOUSE

G1

G3

G4

Evolutionary Path

for people

Mendocino Farms

Palmetto

RED BARN

Robot Craft

mom

FARMSTEAD

F1

LA VAQUERA

WINE CELLAR

PICK-N-MIX

MARKET PLACE

MA3

McCornell's

MA2

ALAY MARTIN

WILDFIRE

SALT.

W1

PISCA BY DAVID PRATT

W3

SEAGER

Ubuntu CAFE

WORKSHOP

Hobie

FLORENCE

17B

VIESLA

patagonia

Rowan

M4

TECOVAS

M1

LOVE WOLF

LOWE'S

RIVER STREET

PASEO ADELANTO

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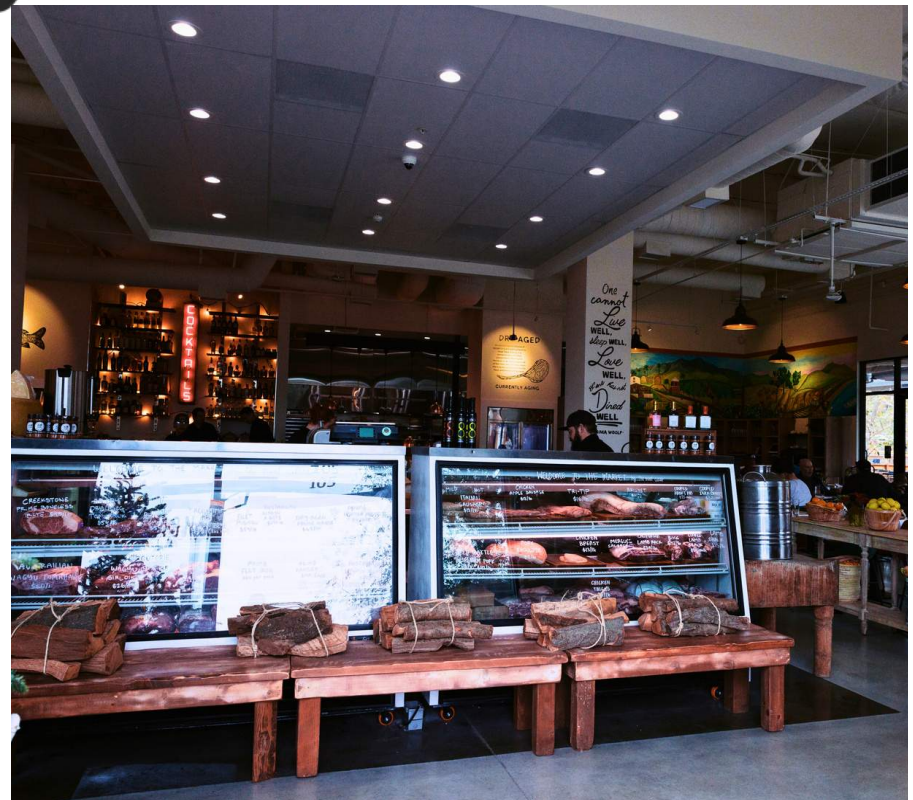
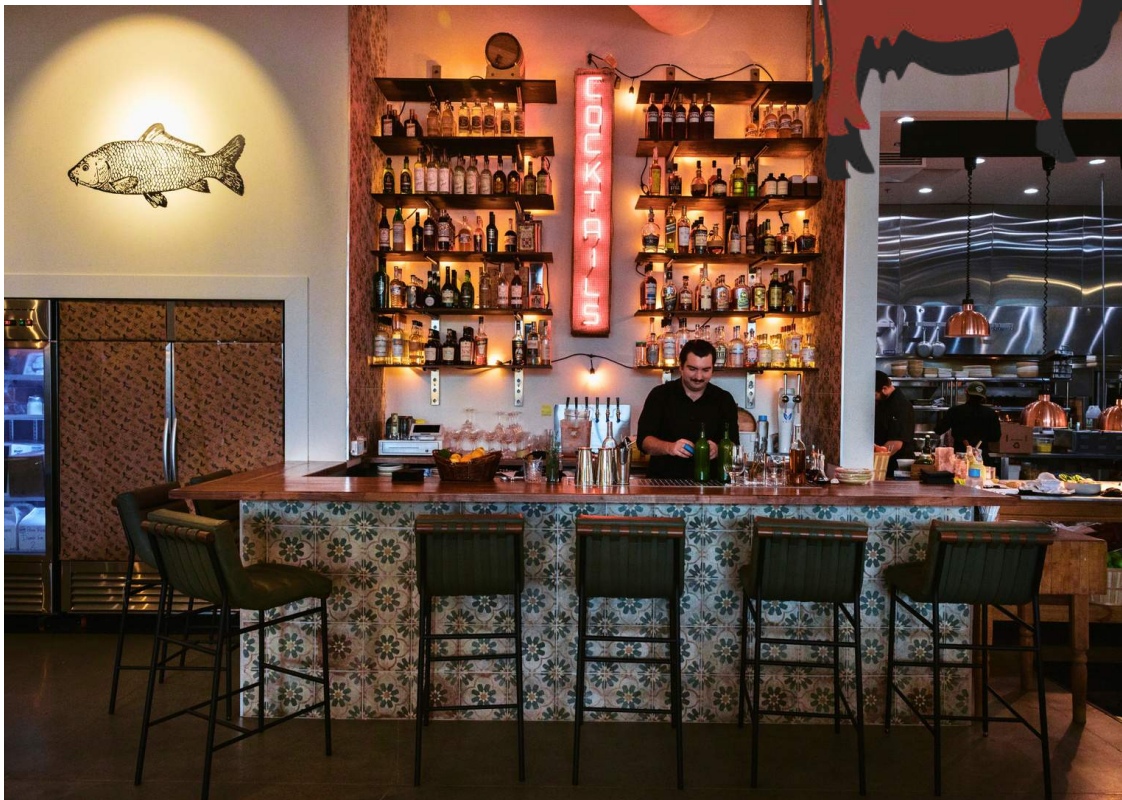
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2nd Generation Restaurant Space



- **Restaurant Space:** 2,367 sq ft turnkey space featuring a fully built-out kitchen—ideal for immediate full-service operations.
- **Prime Co-Tenancy:** Surrounded by best-in-class retailers, including SALT Optics, Wildfire Mercantile, McConnell's Ice Cream, May Martin, and the upcoming Rylee + Cru.
- **Expansive Outdoor Patio:** A generous patio positioned along the main entry promenade, offering high visibility and a vibrant guest experience.
- **Unmatched Location:** Front-and-center along the central green—River Street's family gathering hub—benefiting from consistent foot traffic and all-day activation.





Close Proximity to the Downtown & Train Station





Demographics + Foot Traffic Highlights

• Strong Local Demographics

- High-income, family-oriented community
- Educated households with strong disposable income
- Growing daytime population from schools, offices, and nearby businesses
- Located minutes off the 5 Freeway with easy access from all South County Cities

• High Daily Foot Traffic

- Constant visitation from the food hall, restaurants, and retail
- River Street Ranch draws families year-round
- Tourists visiting Los Rios Street, the Mission, and Historic Downtown
- Ample on-site parking, including the new parking structure

• Event-Driven Visitation

- Weekly and seasonal events, live music, and community programming
- Makers markets, kids activities, and holiday activations boost traffic

• All-Day Customer Flow

- Mornings: parents, fitness users, tourists
- Afternoons: shoppers, lunch crowds, school pickups
- Evenings: dinner guests and event attendees

• Proven Destination

- A vibrant, high-traffic gathering place with strong cross-shopping and repeat visitation.

Proven Retail Success

River Street Marketplace has firmly positioned itself as one of Orange County's strongest retail destinations, with multiple tenants achieving record-breaking performance across their entire portfolios.

High Sales Across the Tenant Mix

The retailers at River Street Marketplace report well-above-average sales, supported by:

- A highly engaged local audience
- Consistent daily and weekend visitation
- Significant tourism traffic to Historic Downtown and Los Rios Street
- Cross-shopping generated by restaurants, the food hall, and River Street Ranch

A Destination Built for Tenant Success

With its curated mix of retail, dining, entertainment, and community programming, River Street Marketplace continues to deliver exceptional results.









Join the River Street Family

odeo RIVER STREET

Leasing Inquires



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Director of Leasing

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ALMQUIST

DEVELOPMENT + INVESTMENT