

DOHENY VILLAGE

Retail | For Lease

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



1,600 SF AVAILABLE FOR LEASE

Nearby Retailers

Smart & Final

COSTCO
WHOLESALE

BIG 5
SPORTING GOODS

STAPLES



AutoZone

PET SMART

PROPERTY FEATURES

- 1,600 SF space next to Los Golondrinas
- Close proximity to both the 1-5 Fwy & PCH
- Over 22,000 CPD along Doheny Park Rd
- Center to be refreshed over next several months

TRAFFIC COUNTS

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

Barclay Harty

Lic. 01323125

+1 (949) 805-1605

barclay.harty@sra-re.com

Blaine Bush

Lic. 01175854

+1 (949) 805-1608

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Motti Farag

Lic. 01985423

+1 (949) 302-6711

motti.farag@sra-re.com

J. Matthew Spector

Lic. 02303623

+1 (949) 933-5882

matthew.spector@sra-re.com



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

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**Lease out for review*



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Trade Area



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