

SOUTH ORANGE COUNTY COASTAL 1+ ACRE OF LAND

34162

Doheny Park Rd, Dana Point, CA 92624

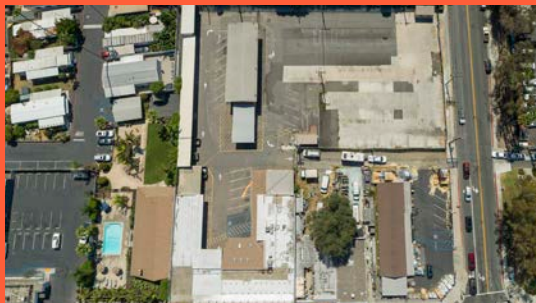
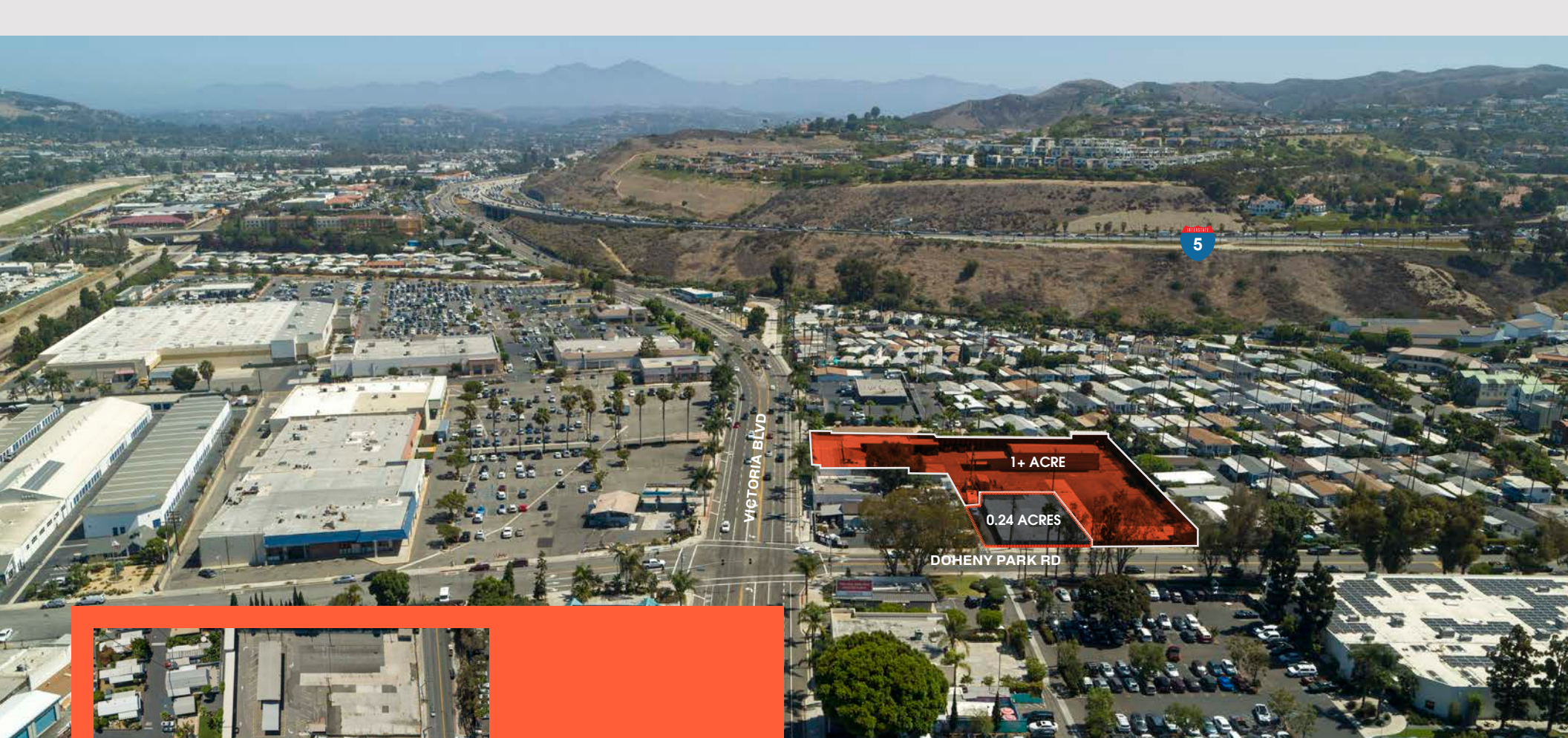
7,500 SF ||||| BLDG ON 1.099
ACRES OF LAND

VICTORIA BLVD

0.24 ACRES

1+ ACRE

DOHENY PARK RD



PROPERTY HIGHLIGHTS

Rare opportunity to lease a strategically located land site in South Orange County's highly sought-after coastal market. Positioned with excellent accessibility and visibility, this property offers over one acre of usable land with the flexibility to expand through an additional adjacent parcel.



Sublease Opportunity



±1.0+ Acre of Land Available



Opportunity to Lease an Additional **±0.24 Acres** Adjacent to the Site



Rare Coastal South Orange County Land Offering



Excellent Access to **Interstate 5**

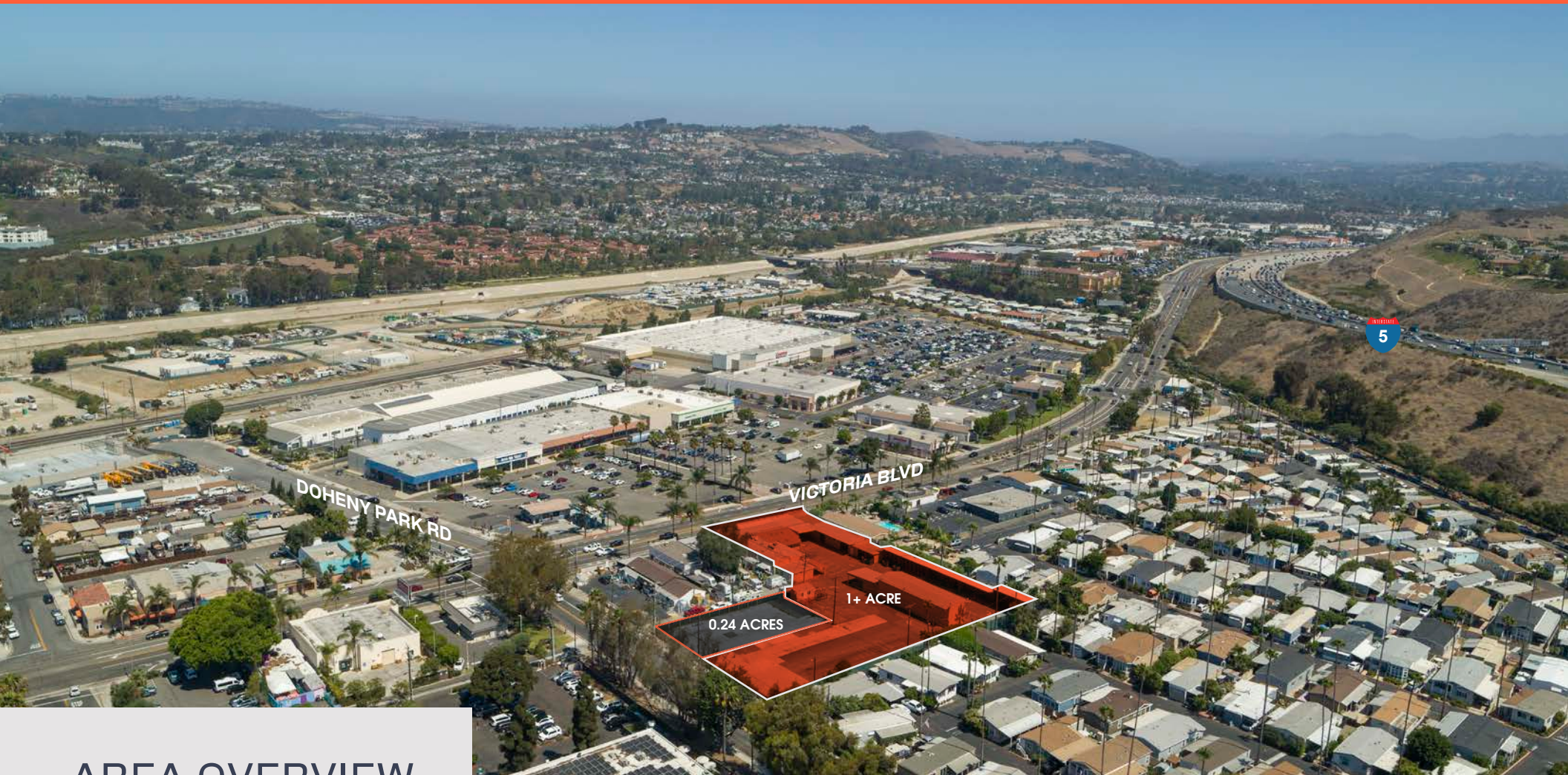
SITE PLAN

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SOUTH ORANGE
COUNTY COASTAL
1+ ACRE OF LAND





AREA OVERVIEW



Prime location
in Dana Point's
evolving Doheny
Village District



Immediate
access to
Interstate 5 and
nearby Pacific
Coast Highway



Minutes from
Dana Point
Harbor and
Doheny State
Beach



Surrounded
by established
residential
communities and
retail amenities



Strong South
Orange County
demographics
and labor pool

LOCAL MAP

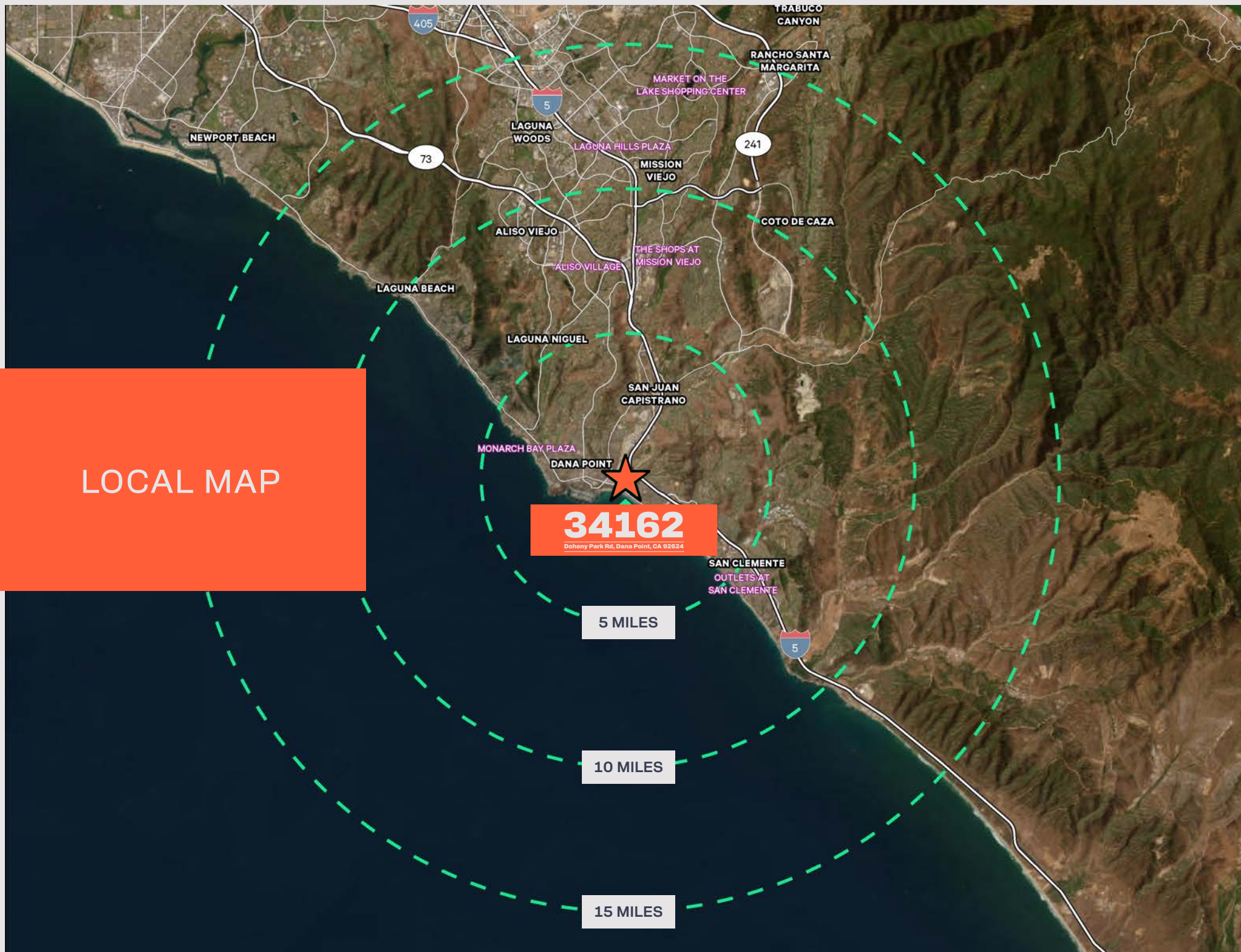
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5 MILES

10 MILES

15 MILES



REGIONAL RETAILERS



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	11,025	71,507	153,694
2025 Median Age	49.70	49.40	46.50
Generations			
Generation Alpha (Born 2017 or Later)	8.2%	8.4%	9.0%
Generation Z (Born 1999-2016)	16.8%	18.1%	19.5%
Millennials (Born 1981-1998)	21.1%	19.9%	20.9%
Generation X (Born 1965-1980)	21.0%	20.7%	20.8%
Baby Boomers (Born 1946-1964)	26.4%	26.7%	24.5%
Greatest Generations (Born 1945 or Earlier)	6.5%	6.2%	5.4%
Education			
High School Diploma	11.9%	11.4%	11.6%
Some College - No Degree	16.5%	16.2%	15.5%
Associate`s Degree	7.6%	8.9%	9.3%
Bachelor`s Degree	38.4%	35.5%	34.9%
Graduate or Professional Degree	16.1%	20.7%	21.9%
2025 Households	4,690	29,438	61,205
2025 Average Household Income	\$185,139	\$199,847	\$205,773
White Collar Workers	77.6%	73.4%	74.4%
2025 Daytime Population	11,157	71,779	146,644



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CBRE

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