



OCEAN RANCH VILLAGE | GOLDEN LANTERN & CAMINO DEL AVION | LAGUNA NIGUEL & DANA POINT, CALIFORNIA

Ocean Ranch Village Laguna Niguel is one of South Orange County's premier shopping centers with 146,669 square feet of prime retail, dining, entertainment and office space. The center is anchored by Trader Joe's, Pier 1 Imports, Bed Bath & Beyond, 24 Hour Fitness, Hendrix Restaurant and Bar, and Cinépolis luxury cinemas. The center is also served by a successful food court. Tenants are given unique signage that maximizes retail identity and presence.

The center is also linked by traffic signal to Ocean Ranch Village Dana Point—a 102,389 square foot neighborhood retail center—which is anchored by a high-volume Ralph's supermarket and a CVS/pharmacy. Access and visibility at both centers is excellent along Golden Lantern with ample surface parking and circulation.

Ocean Ranch Village serves the needs of the local residents as well as tourists. It draws from a large trade area, including Laguna Niguel, Dana Point, San Juan Capistrano, South Laguna Beach and San Clemente. It is close to the Ritz Carlton Hotel, St. Regis Hotel, Dana Point Resort, Dana Point Harbor and Pacific Coast Highway. For more information about our properties, visit SheaProperties.com.



Ralph's supermarket anchors the Dana Point side.



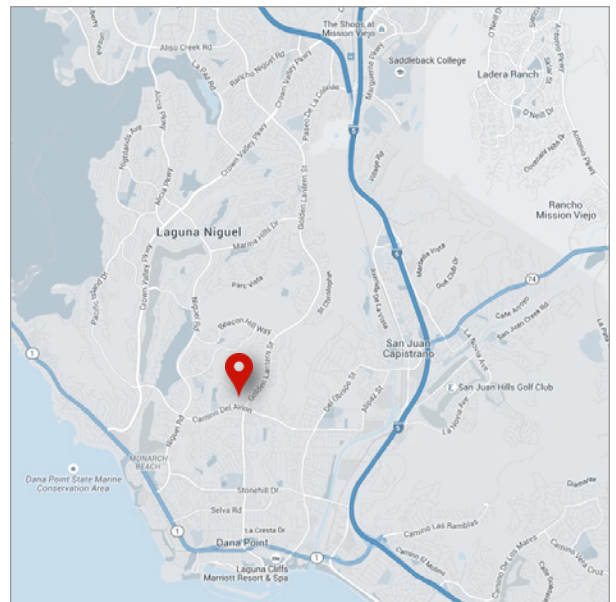
Demographics

	1 mile	3 mile	5 mile
Population	15,570	100,240	184,313
Average HH Income	\$195,073	\$159,475	\$171,162
Median HH Income	\$133,745	\$107,620	\$117,249

Source: Alteryx, Inc. 2018

	5 mins	10 mins	15 mins
Drive-Time Population	51,340	131,085	276,889

Source: CBRE 2016



Location Map

CBRE • CBRE.COM CBRE

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 Justin McMahon (LIC. 01721162) • +1 949 725 8659 • justin.mcmahon@cbre.com

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AERIAL 1

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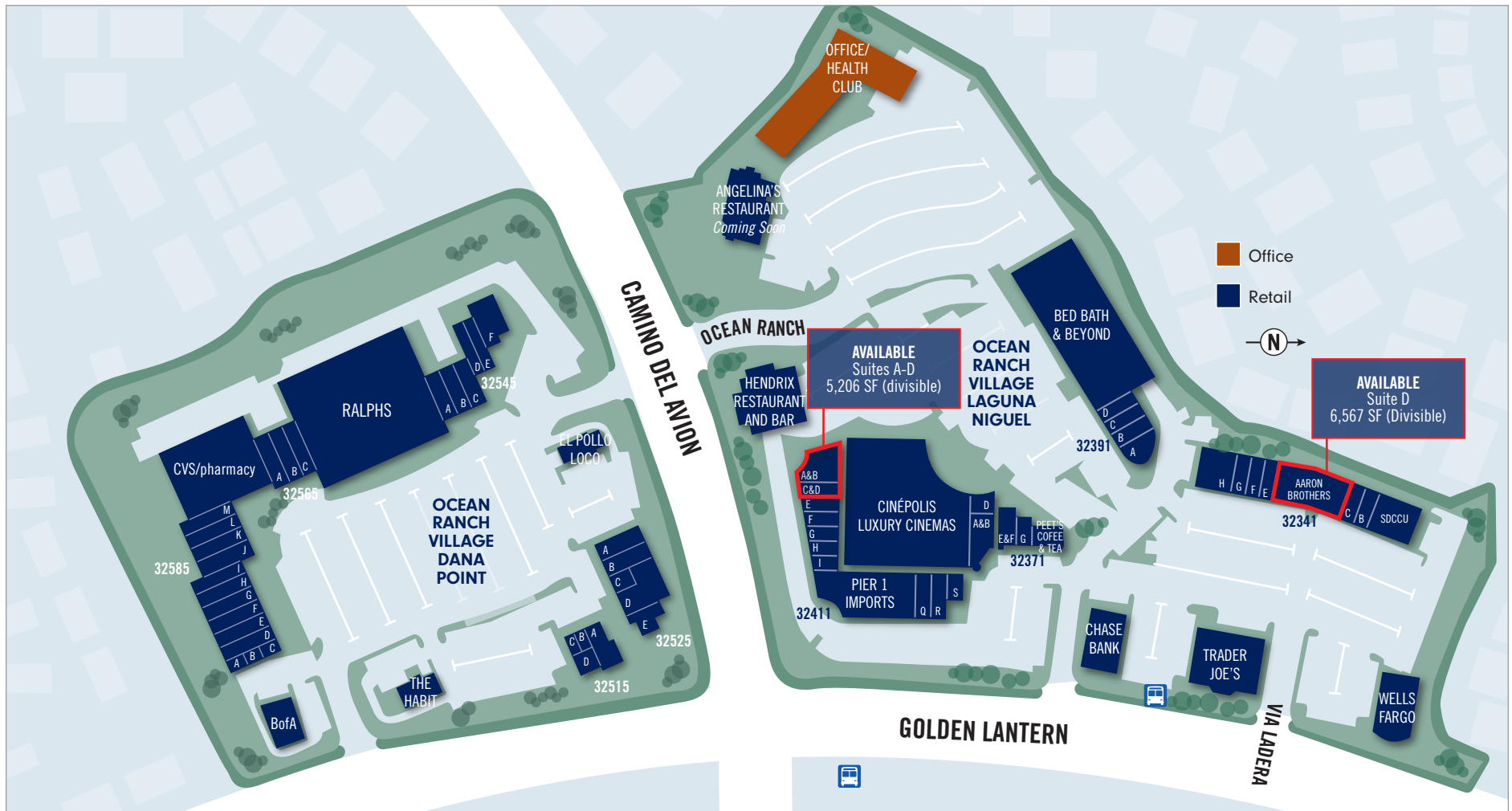
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AERIAL 2

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SITE PLAN

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BUILDING 32341

- A San Diego County Credit Union
- B Generations
- C Sea Country Dental
- D AVAILABLE 7/1/18 (6,567 SF) - Do Not Disturb Tenant**
- E Fleet Feet Sports
- F Blue Eyed Girl
- G First Choice Carpet
- H Five Guys Burgers & Fries

BUILDING 32371

- A-B Z Pizza
- D Poke-Ria
- E-F Board & Brew
- G Nekter Juice Bar
- H Peet's Coffee & Tea

BUILDING 32391

- A Chipotle
- B-C T-Mobile
- D Nutrition Zone

BUILDING 32411

- A-D AVAILABLE (5,206 SF - Divisible)**
- E Blown Away Beauty Bar
- F-G Happy Nail & Spa
- H-I Hammer + Nails
- J-P Pier 1 Imports
- Q Facial Works
- R Panda Express
- S Golden Spoon Yogurt

OTHER TENANTS

- 24 Hour Fitness
- Angelina's Restaurant *Coming Soon*
- Bed Bath & Beyond
- Chase Bank
- Cinépolis Luxury Theatres
- Hendrix Restaurant and Bar
- Trader Joe's
- Wells Fargo

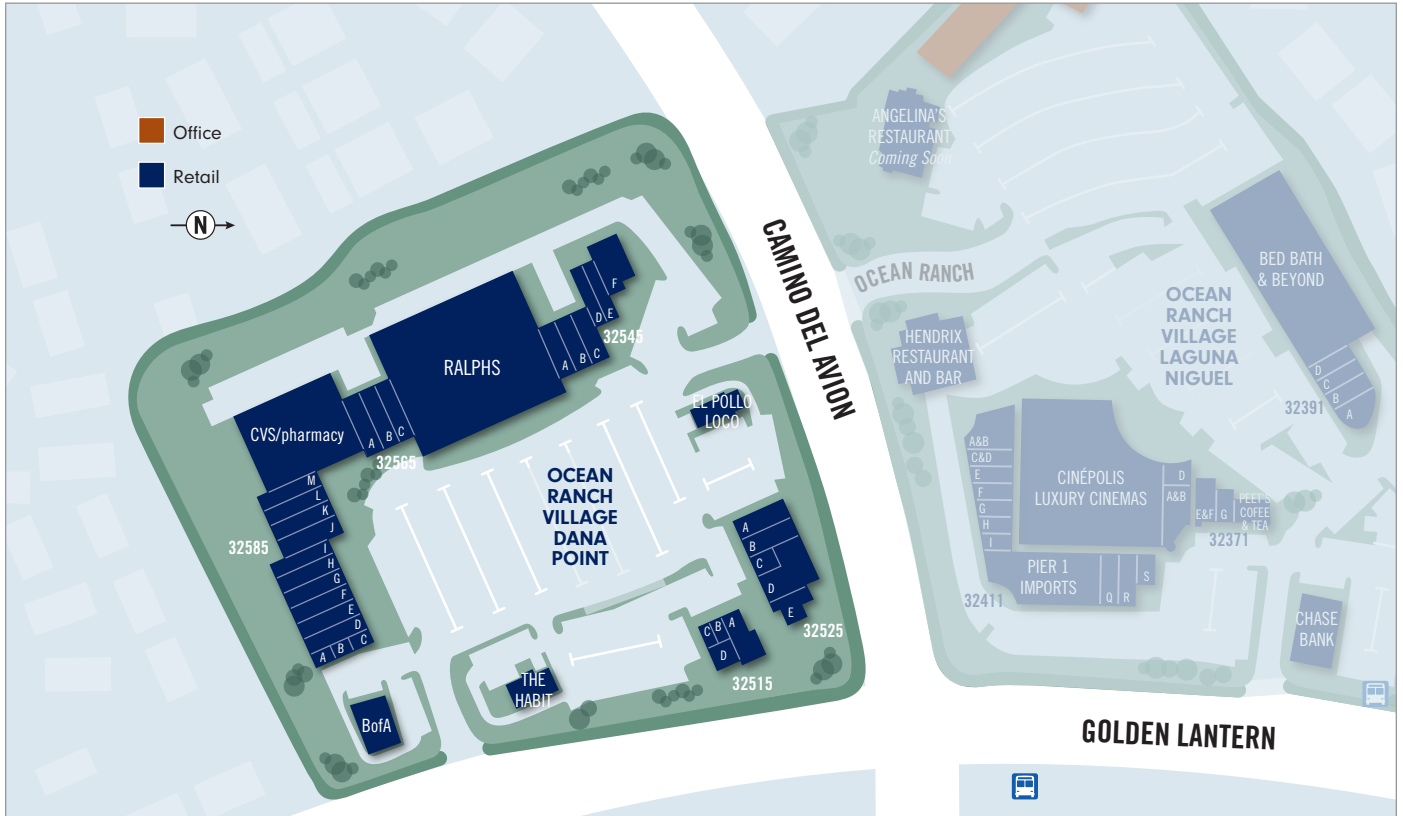


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As of July 2018
TENANT LIST

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BUILDING 32515

- A Starbucks Coffee
- B Anthony's Shoe Repair
- C Pham Tailor
- D Ocean Ranch Dental

BUILDING 32525

- A Pick Up Stix
- B Round Table Pizza
- C-D Planet Beauty
- E Luna Grill

BUILDING 32545

- A Subway
- B I Love Bagels
- C Ocean Ranch Optometry
- D Golden Lantern Animal Hospital
- E Howard Jones Salon
- F Zen Sushi

BUILDING 32565

- A Swiss Connection
- B Aim Mail Center
- C Salon Connection

BUILDING 32585

- A-C AT&T Wireless
- D Yogurtland
- E-F Massage Envy
- G Jamba Juice
- H Ocean Ranch Chiropractic
- I Celebrity Cleaners
- J Modern Acupuncture
- K The Wee Loft
- L United Studios of Self Defense
- M Pro Nails

OTHER TENANTS

- Bank of America
- CVS/pharmacy
- El Pollo Loco
- Ralphs Supermarket
- The Habit Burger Grill



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