

34270 PACIFIC COAST HWY STE C, DANA POINT, CA 92626



# Pacific Coast Hwy

## Dana Point, CA

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## CREATIVE OFFICE SPACE LEASE RATE: \$3.95/SF MODIFIED GROSS YEAR ONE RATE

- REONOVATED IN 2015
- 3262 SQ FT



- RARE OFFICE WITH ICONIC BUILDING
- FURNISHING INCLUDED

## HIGH TRAFFIC C3 DEVELOPMENT





# PICTURES





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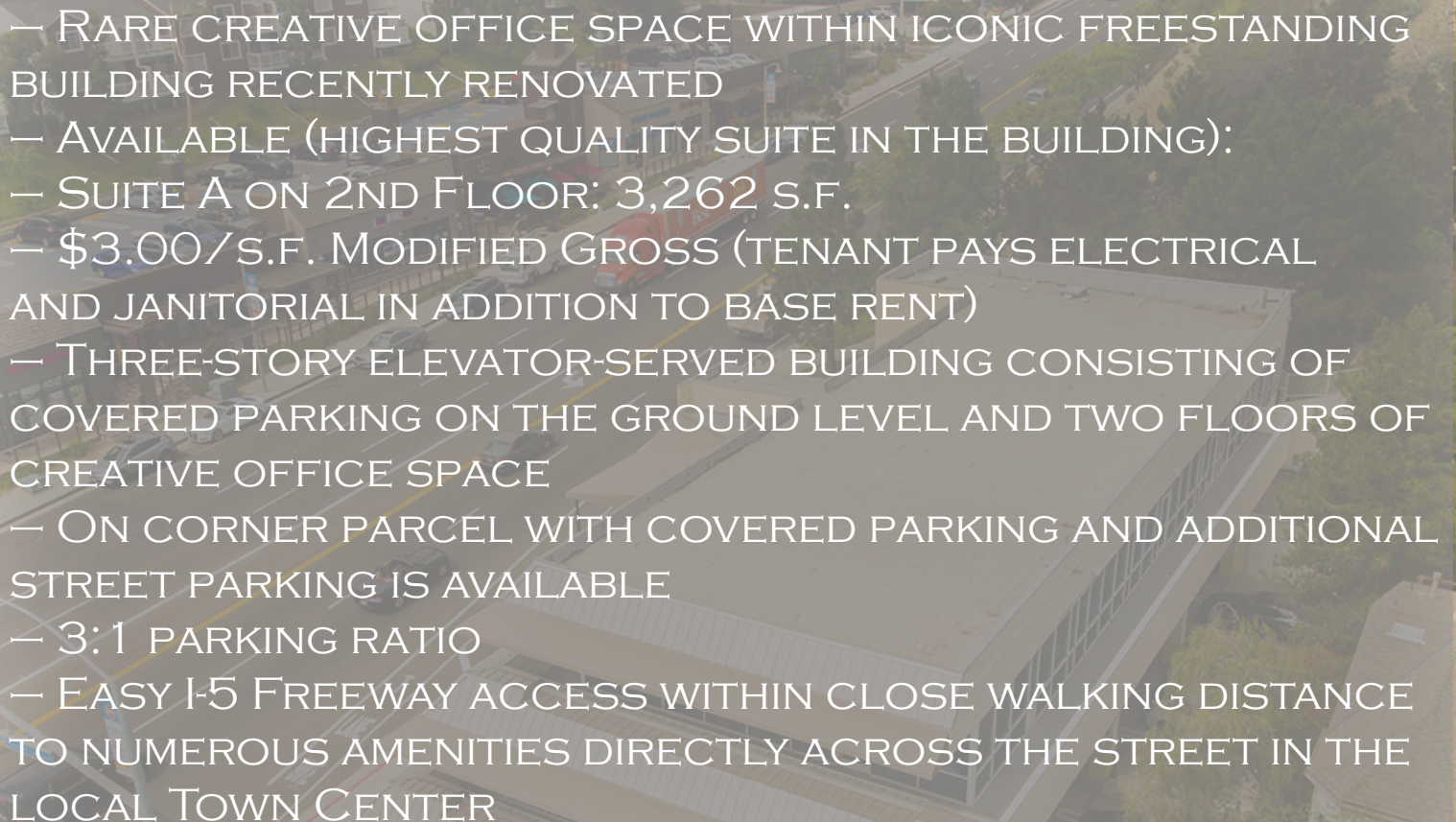
# AERIAL



34270 PACIFIC COAST HIGHWAY:  
MINUTES TO 5 FREEWAY 2  
MINUTES TO 73 FREEWAY 9  
MINUTES TO JOHN WAYNE AIRPORT 25  
PCH TRAFFIC COUNT PER DAY 33,373  
POPULATION (3 MILES) 66,814  
MEDIAN HOUSEHOLD INCOME (3 MILES) \$84,210



# HIGHLIGHTS

- 
- RARE CREATIVE OFFICE SPACE WITHIN ICONIC FREESTANDING BUILDING RECENTLY RENOVATED
  - AVAILABLE (HIGHEST QUALITY SUITE IN THE BUILDING):
  - SUITE A ON 2ND FLOOR: 3,262 S.F.
  - \$3.00/S.F. MODIFIED GROSS (TENANT PAYS ELECTRICAL AND JANITORIAL IN ADDITION TO BASE RENT)
  - THREE-STORY ELEVATOR-SERVED BUILDING CONSISTING OF COVERED PARKING ON THE GROUND LEVEL AND TWO FLOORS OF CREATIVE OFFICE SPACE
  - ON CORNER PARCEL WITH COVERED PARKING AND ADDITIONAL STREET PARKING IS AVAILABLE
  - 3:1 PARKING RATIO
  - EASY I-5 FREEWAY ACCESS WITHIN CLOSE WALKING DISTANCE TO NUMEROUS AMENITIES DIRECTLY ACROSS THE STREET IN THE LOCAL TOWN CENTER



# FLOORPLAN

**Suite C**  
**3,262 s.f.**

