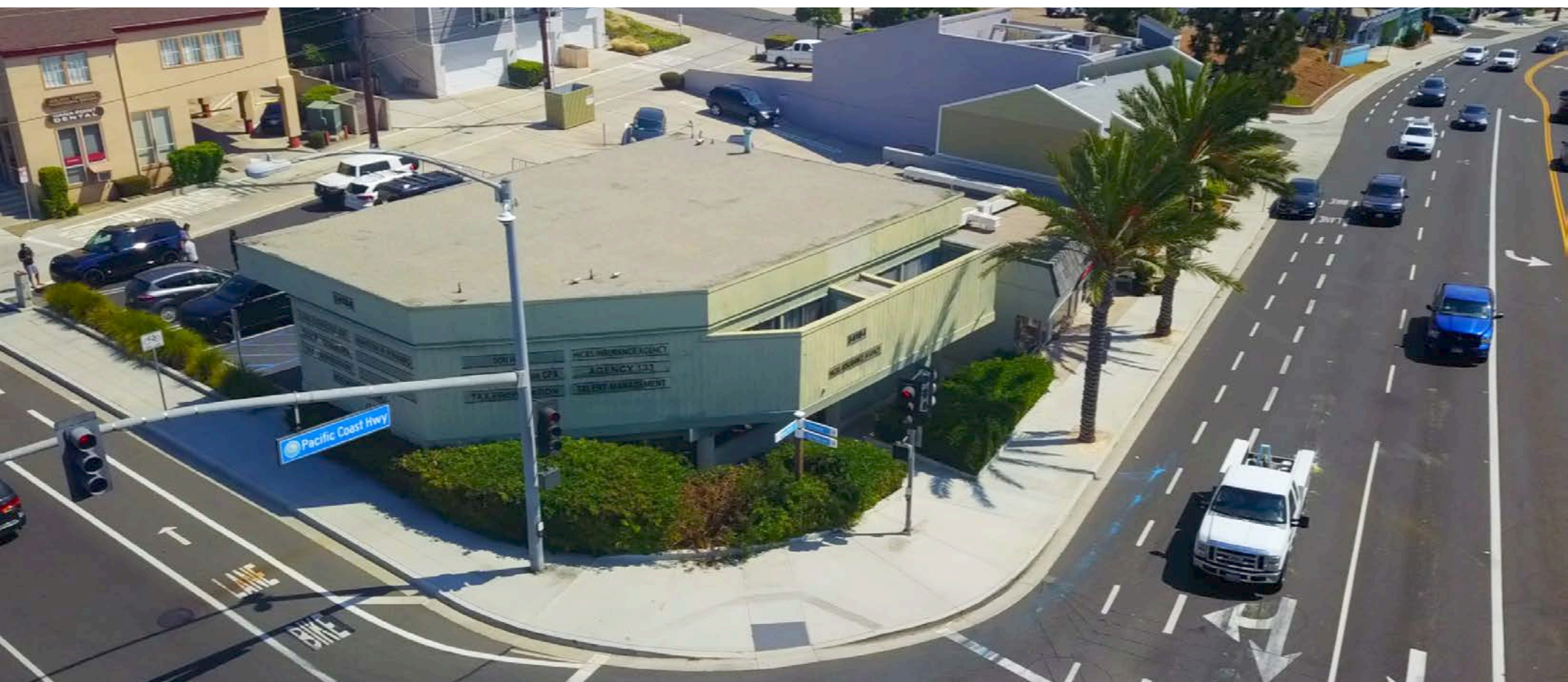


# TWO STORY MULTI-TENANT OFFICE PROFESSIONAL BUILDING

34184 Pacific Coast Highway, Dana Point, CA



EXCLUSIVELY OFFERED BY

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ASSOCIATES**  
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COASTAL INVESTMENT  
GROUP

# CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum (this "Memorandum") is being delivered to you for the sole purpose of evaluating the possible acquisition of 34184 Pacific Coast HWY, Dana Point, California (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner or Lee & Associates, Inc. - Irvine ("Broker").

This Memorandum was prepared by the Broker based on information supplied by the Owner. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Evaluation Material, including any computer diskettes) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an "AS IS," "WHERE IS" basis, a prospective purchase must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material (which may include engineering, environmental or other reports) may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, and engineering/environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations hereunder have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other Broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

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## INVESTMENT OVERVIEW

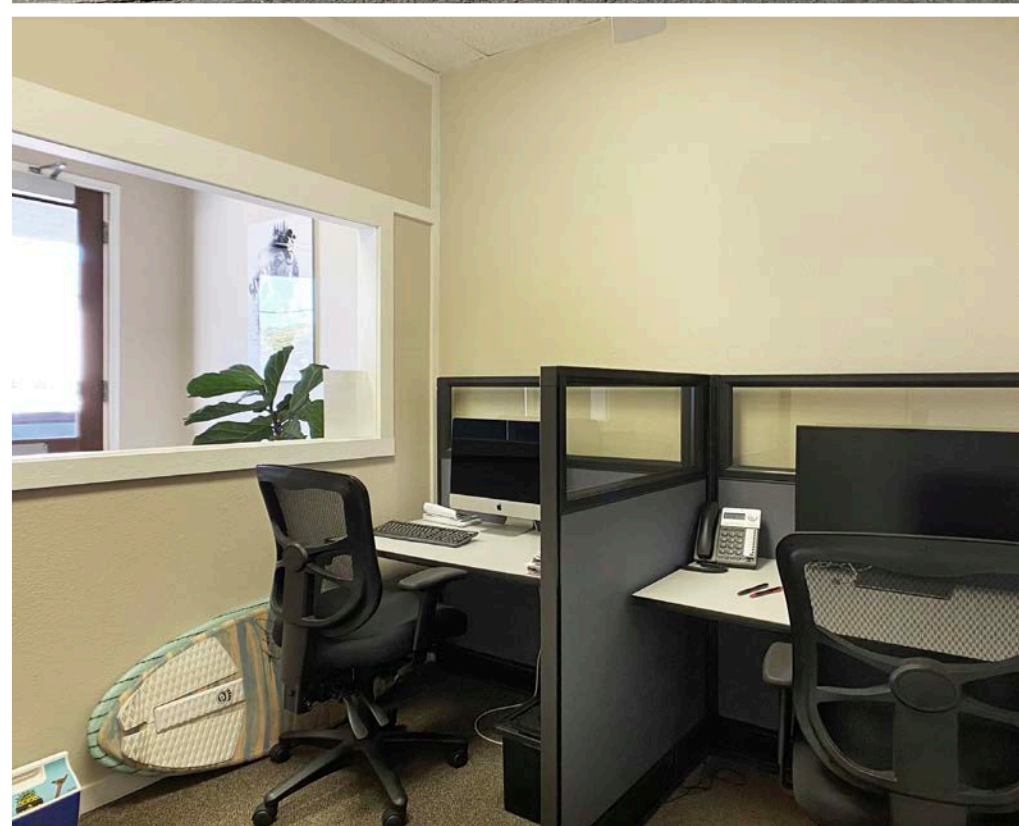
Asking Price:	\$1,975,000
Structure Size:	± 2,360 Square Feet
Land Size:	± 6,534 Square Feet
Parking Spaces:	12 Total
Year Built:	1973
Scheduled Gross Income Monthly:	\$6,270
Units:	4
Zoning:	Town Center Mixed Use (TCMU)

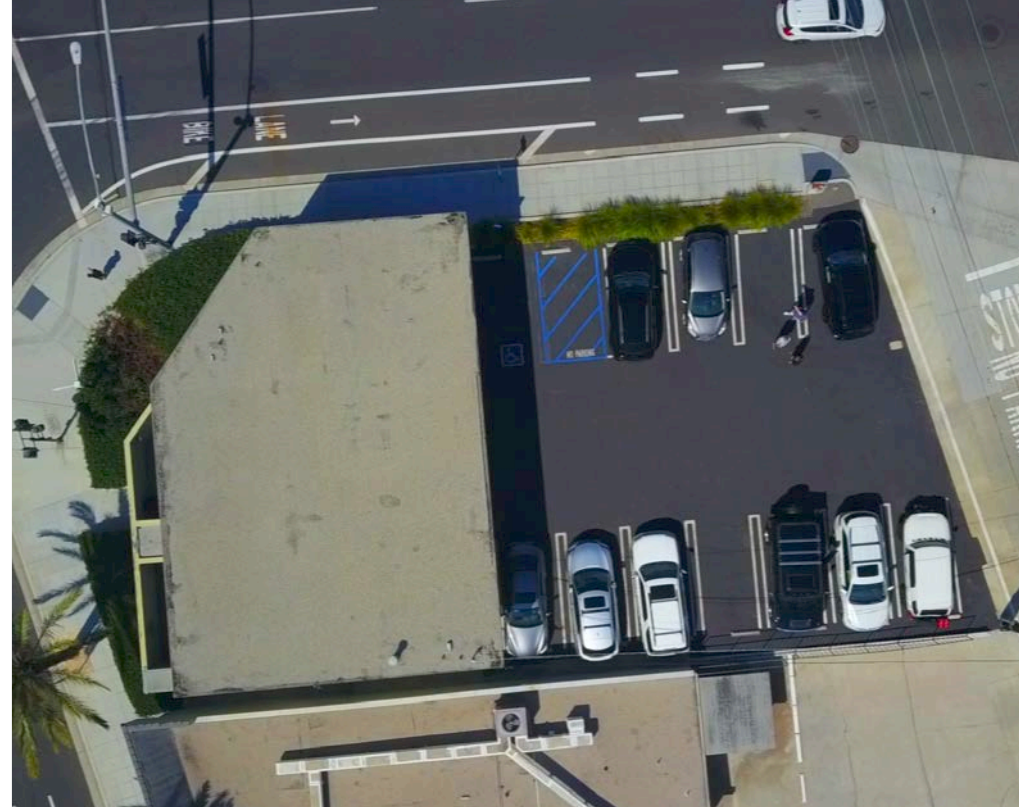
## THE PROPERTY

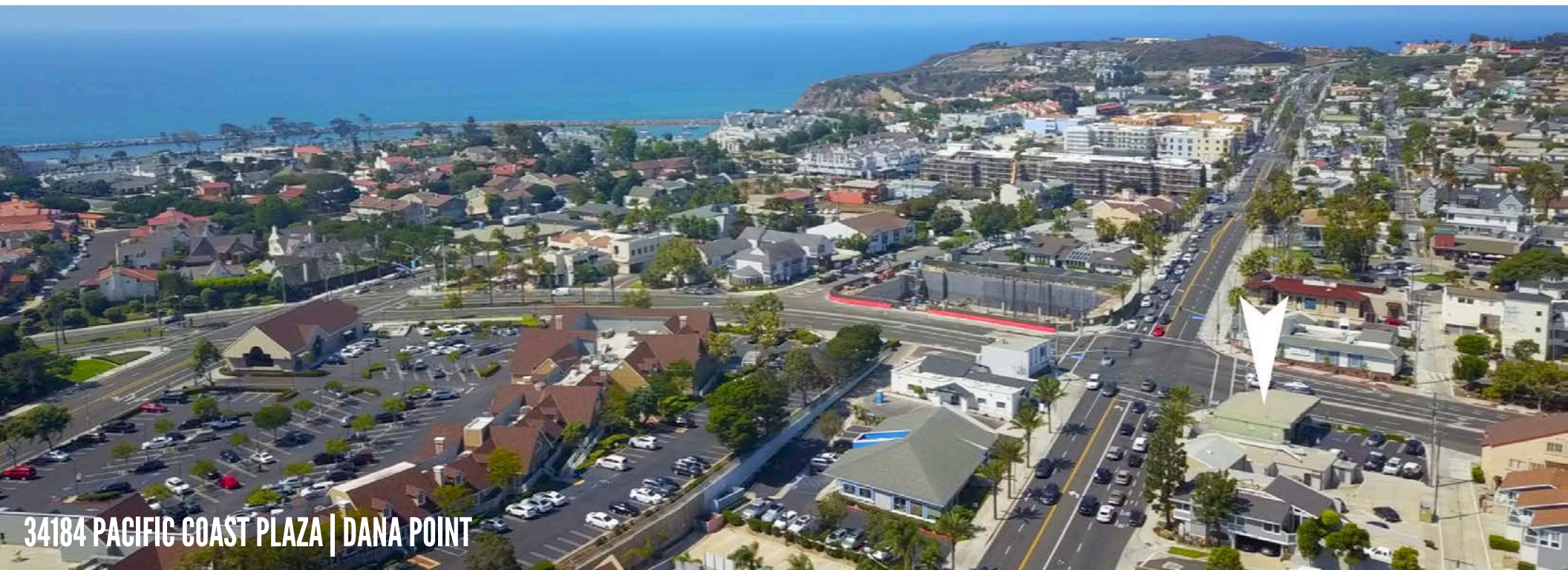
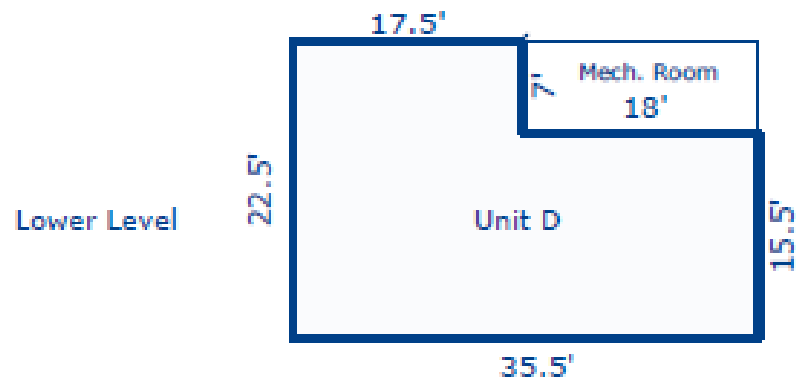
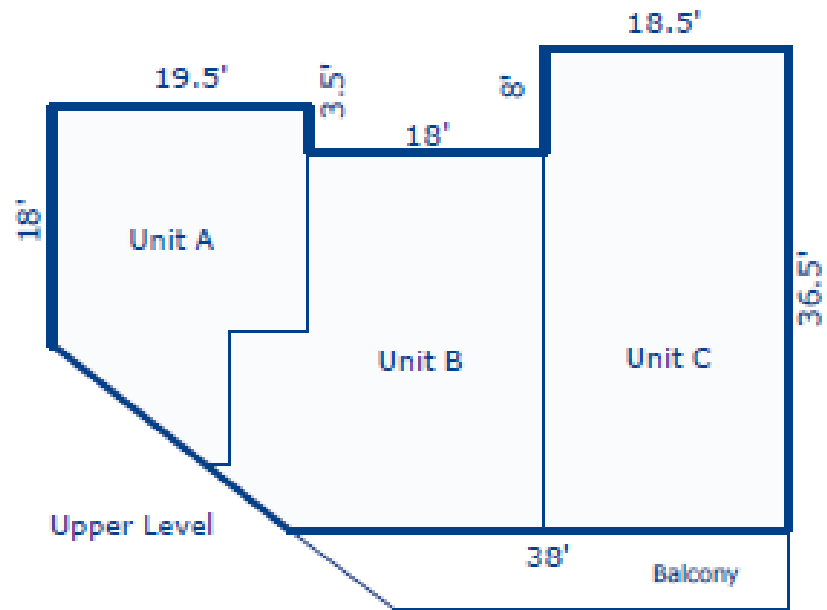
Available for sale for the first time in almost 40 years, 34184 Pacific Coast Highway is a one of a kind multi-tenant office building with coastal breezes and an unmatched location. Located on the signalized corner of Pacific Coast Highway and Golden Lantern and in the path of major surrounding redevelopment, the property features +2360 rentable square feet of structure with approximately 6,534 square feet of land with 12 parking spaces. The property has a versatile tenant mix and flexible leases on 4 units that allows for an investor or owner user to create their own vision.



34184 PACIFIC COAST PLAZA | DANA POINT









**BEAR COAST COFFEE**

**34184 PCH  
DANA POINT, CA**

**HENESSEYS TAVERN**

**HOBIE SURF SHOP**

**WHITESTONE RESTAURANT**

**RALPHS**



Cordova Dr

Dana Dr

Robles Dr

Silver Lantern St

Malaga Dr

El Encanto Ave

La Plaza

Street of the Violet Lantern

GOLDEN LANTERN ST

PACIFIC COAST HWY

San Juan Ave

Del Prado Ave



## Orange County

The cities and communities of Orange County offer a variety of residential choices, from exclusive homes with breathtaking views of the Pacific Ocean to more modest homes in attractive planned communities. The County totals 948 square miles and has 42 miles of pristine beaches, two major harbors, vast wilderness parks and open space, top-rated attractions, world-class shopping, and a wide range of cultural arts. Orange County is a worldwide tourist destination attracting more than 38 million visitors each year. Orange County is home to Disneyland, Knott's Berry Farm, miles of famous beaches and coastline, and the largest convention center in the west (Anaheim Convention Center). Tourist spending swelled to a record \$7.31 billion, supporting nearly 83,000 local jobs.

In fact, "Places Rated Almanac" has rated Orange County as the number one place to live in the nation. The nine factors that influence the quality of location and encompass the most common components applicable to relocation were climate, cost of living, crime, education, health care, jobs, recreation, the arts, and transportation. There are more than 40 colleges and universities in Southern California, which feed and support this highly trained and motivated work force. Orange County has ten public and seven private colleges and universities serving its communities.

With a population of more than 3 million residents (8.5% of California's population), Orange County is the second largest county in California, trailing behind Los Angeles and just surpassing San Diego County, and ranks as the fifth most populated county in the nation. Orange County's population has increased by approximately 29% since 1990 and growth is expected to continue with population projections over 3.6 million by 2030. Compared to the United States overall, Orange County has a slightly younger population that is significantly more affluent and better educated. Superlative demographics continue to attract businesses to Orange County.

## Orange County Economy

- » Ranked in Forbes magazine's top 50 economically thriving metro areas, Orange County enjoys lower business costs, a highly qualified workforce, and one of the lowest unemployment rates in the country.
- » Attraction and retention of the world's leading companies will remain high due to Orange County's 17 colleges and universities, one of the best educated work forces in the world, and an independent attitude.
- » Orange County is roughly 1% of the U.S. Population, but it has 3% of Fortune 500 companies.
- » Places Rated Almanac puts Orange County in the top ten cities in the nation for job growth and retention.
- » More than 43 million tourists visit Orange County annually, spending approximately \$8.7 billion and supporting nearly 160,000 local tourism industry jobs.

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