



For Lease

Costco Plaza

**33959-33961 Doheny Park Rd
San Juan Capistrano, CA 92675**

PLEASE DO NOT DISTURB EXISTING TENANT

Property Specifications

JR. ANCHOR AVAILABLE (12/1/2027)

±20,113 SF

RETAIL END-CAP AVAILABLE

±2,113 SF

Est Demographics

	1 MILE
Population	11,868
Avg Household Income	\$184,807
Daytime Population	6,058
	3 MILE
Population	75,620
Avg Household Income	\$199,655
Daytime Population	37,200
	5 MILE
Population	154,958
Avg Household Income	\$205,615
Daytime Population	71,730

2026 Source: esri



About the Property

- High-visibility junior anchor opportunity within a premier Costco-anchored retail destination
- Anchored by high-performing Costco and PetSmart, generating substantial daily traffic and cross-shopping activity
- Strategically positioned near I-5 and Pacific Coast Highway, providing convenient regional access
- Prominent frontage and visibility along Doheny Park Road, with exposure to ±20,000 CPD
- Affluent trade area with average household incomes of approximately \$185K within 1 mile, \$200K within 3 miles, and \$206K within 5 miles
- Serves a substantial customer base of approximately 155,000 residents and 62,000 households within 5 miles

Traffic Counts

Doheny Park Road / Camino Capistrano	±20,000 CPD
I-5 Freeway	±200,000 CPD
Pacific Coast Highway / SR-1	±40,000 CPD

Source: CoStar

Contact

TERRISON QUINN CA License #01789657
949.698.1107 | terrison.quinn@srsre.com

CASEY MAHONY CA License #01886184
949.698.1108 | casey.mahony@srsre.com

SRS REAL ESTATE PARTNERS

The information presented was obtained from sources deemed reliable; however, SRS does not guarantee its completeness or accuracy.



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Availabilities

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RETAIL END-CAP AVAILABLE

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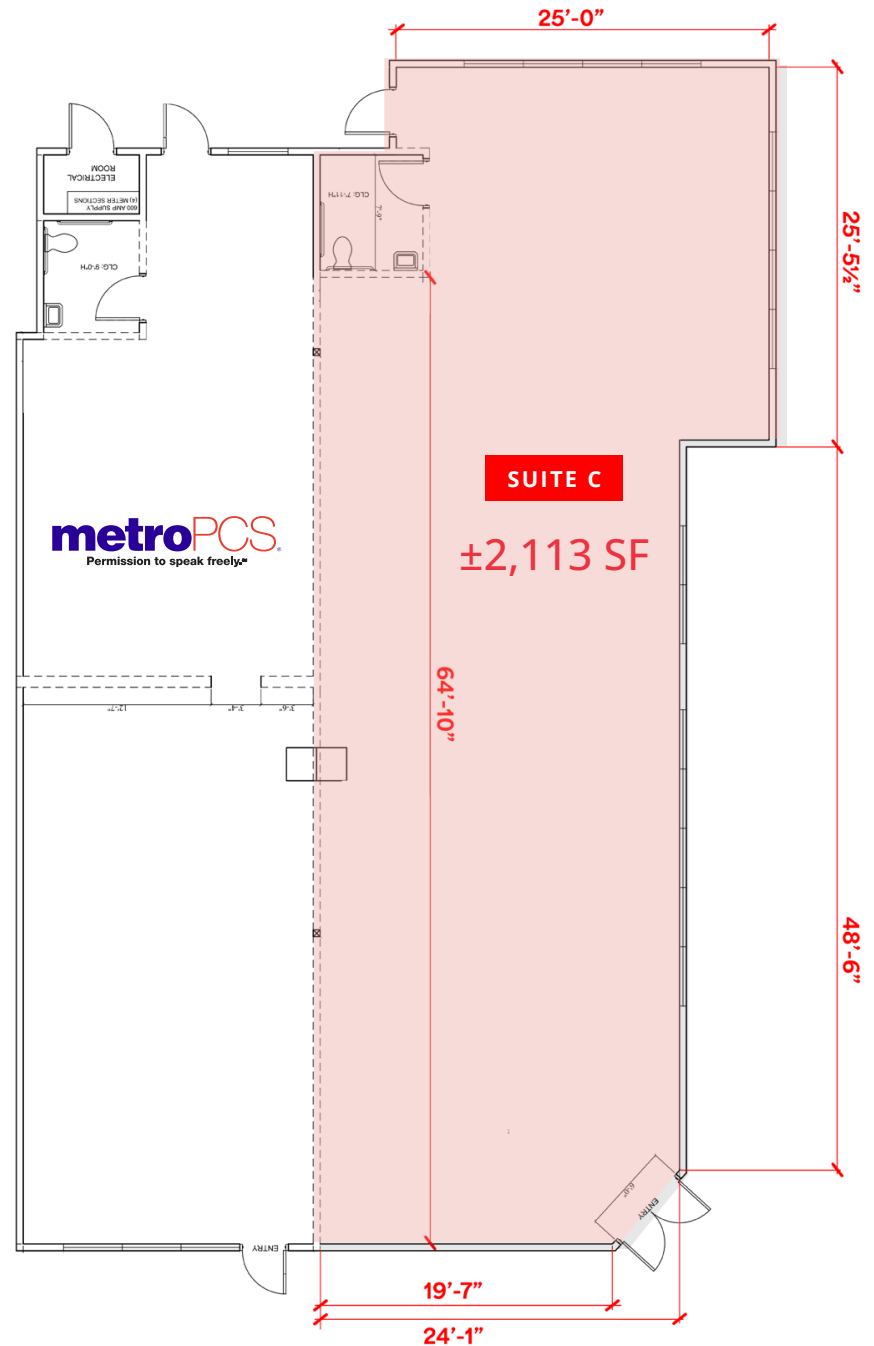
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