

\$3,500 - 34202 Sepulveda Avenue, Dana Point

MLS® #OC25246501

\$3,500

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 0 Acres

N/A, Dana Point,

Welcome to 34202 Sepulveda Ave, a bright and versatile commercial space spanning approximately 1000 sqft located in the heart of Capistrano Beach. Designed by renowned architect Frank Gehry, this distinctive building combines striking architectural detail with a functional, open-concept layout. With skylights, large front glass windows and doors, and soaring ceilings, the unit is filled with natural light – perfect for an artist, designer, or any creative business. The interior has been freshly painted to the originally designed color palette, honoring the original vision while providing a fresh environment ready for immediate use. The property features a spacious main level, a convenient half bathroom, and an upstairs loft area ideal for additional workspace or a private office. Previously occupied by a landscape architecture firm, the space offers excellent functionality for creative uses. Additional highlights include two designated parking spaces (with potential for more) and mixed-use zoning, providing flexibility for various business types – and even the potential to convert to a live/work space. Located in one of South Orange County’s most desirable coastal communities, this prime Capistrano Beach location offers convenient access to the beach, Dana Point Lantern District and Harbor, Pacific Coast Highway, and the I-5 freeway. This rare opportunity to establish – and potentially reside – in a beachside setting offers the perfect blend of creativity,



convenience, and coastal charm.

Built in 1987

Essential Information

MLS® #	OC25246501
Price	\$3,500
Bathrooms	0.00
Acres	0.20
Year Built	1987
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Emma Willett
Listing Office	Front Street Realty and Mtg

Community Information

Address	34202 Sepulveda Avenue
Area	CB - Capistrano Beach
Subdivision	N/A
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Utilities	See Remarks
Parking Spaces	2

Exterior

Lot Description	TwoToFiveUnitsAcre
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Interior

Heating	Wall Furnace
Cooling	None
# of Stories	2

Additional Information

Date Listed	October 22nd, 2025
Days on Market	25

Zoning	Mixed Use
Short Sale	N
RE / Bank Owned	N

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