

FRANCISCAN PLAZA THEATER

San Juan Capistrano

**Iconic lease opportunity at
the Franciscan Plaza Theater**

26762 Verdugo St., San Juan Capistrano

*Shown by appointment only.
Do not disturb existing Tenant.*



DISTINCT. HISTORIC. ICONIC.

Welcome to downtown San Juan Capistrano, where history and culture intertwine in the vibrant heart of Orange County. Nestled within this captivating community is the Franciscan Plaza Theater, a true gem that embodies the essence of timeless entertainment.

The Franciscan Plaza Theater stands as a proud testament to the rich heritage of the city, capturing the spirit of yesteryears while offering a modern-day escape for residents and visitors alike. Located in the heart downtown adjacent to the Train Depot and historic Los Rios District amongst popular restaurants and shops, this landmark also benefits from its proximity to abundant parking, the Mission at San Juan Capistrano and Interstate 5.

This unique building also features a full kitchen and bar along with the four theatre rooms and lobby.

Looking for innovative theater, entertainment, food + beverage and retail tenants.

River Street Marketplace
opening Spring 2024 just
steps away!



THE POWER OF PLACE



26762 Verdugo St., San Juan Capistrano



Approximately 18,109 SF split amongst two levels



Including 4 theatre rooms and full kitchen, bar and seating area for Full Service Restaurant and Bar



By the Numbers

Within 5 miles

211,000+

Daytime Population

\$219,000+

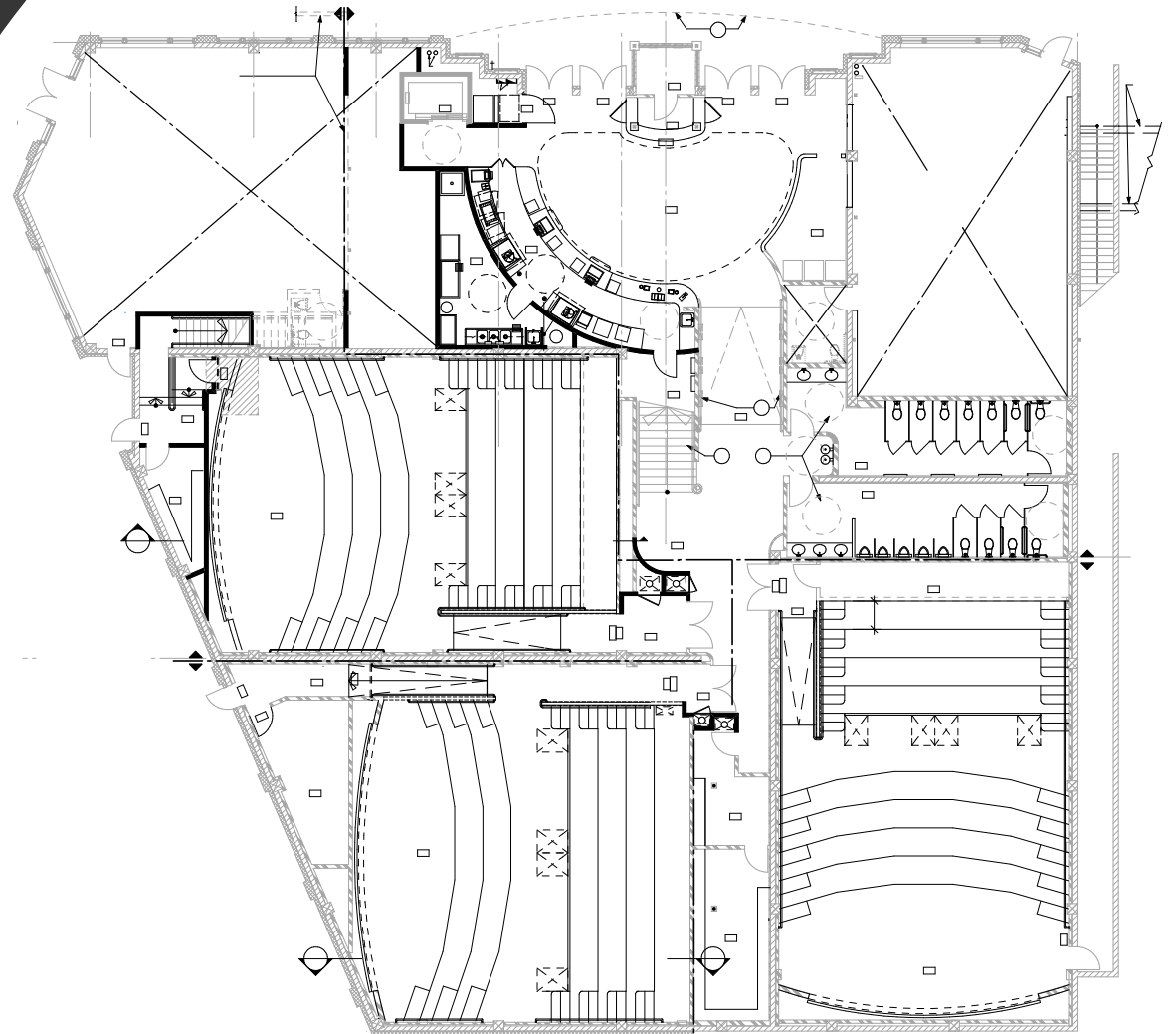
Annual entertainment consumer spend

11,600+

Local Businesses

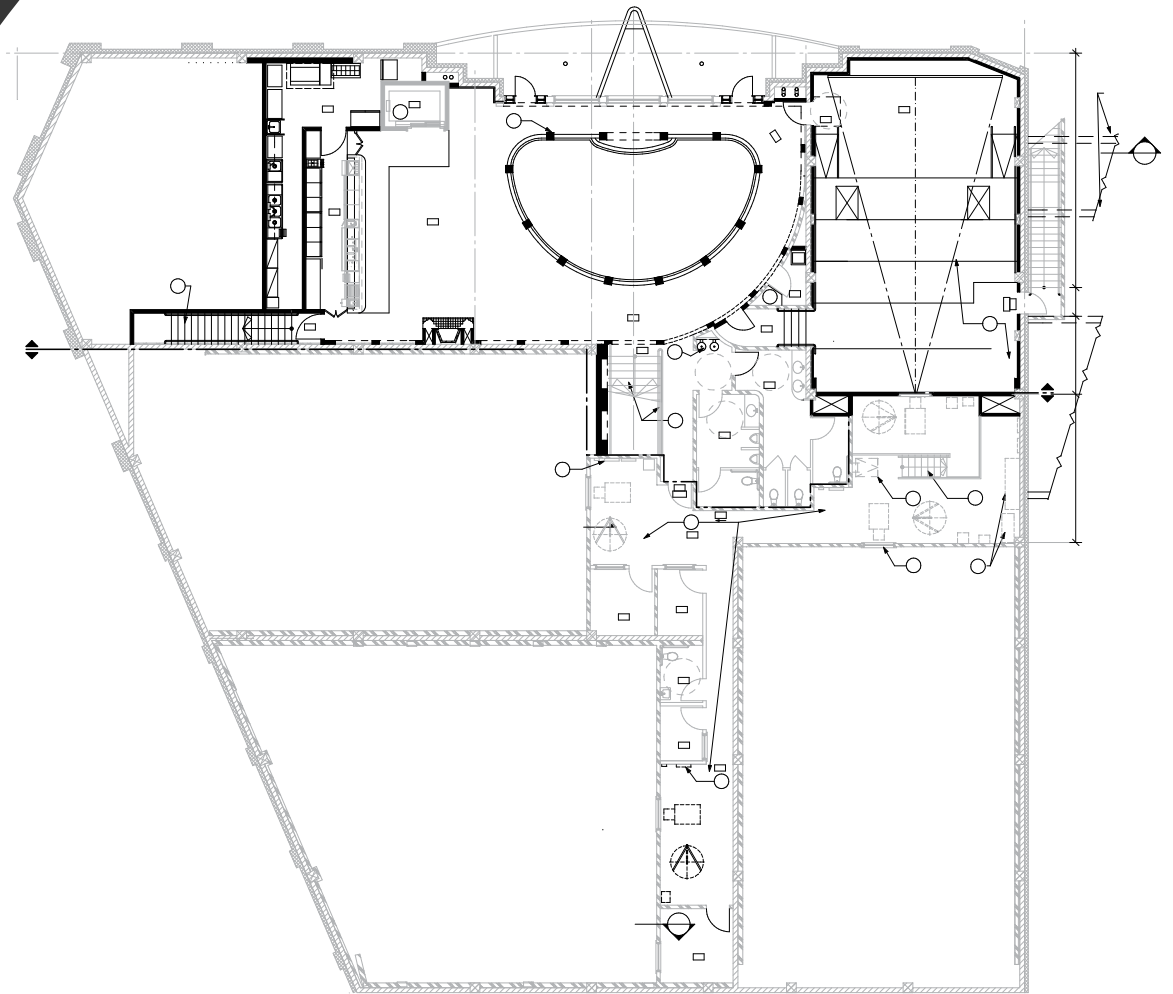
FIRST FLOOR

±11,455 s.f.



SECOND FLOOR

±6,654 s.f.



AMENITY MAP

RESTAURANTS

1. Paddy's Station
2. Travor's at the Tracks
3. Rancho Capistrano Winery
4. Don Juan Mexican Kitchen & Bar
5. 3:16 Bakery Shop
6. Cedar Creek Inn
7. Heritage Barbeque
8. The Tea House on Los Rios
9. Ramos House Café
10. FKN Bread
11. Bloom Restaurant + Bar
12. Breezy
13. Mayfield
14. Hennessey's Tavern
15. Taco Bell
16. Del Taco
17. Selma's Chicago Pizzeria
18. Swallow's Inn
19. In-N-Out Burger
20. Hidden House Coffee
21. McDonald's
22. Carl's Jr.
23. Chick-fil-A
24. Starbucks
25. Ellie's Table at the Eagan House
26. Parmiss Restaurant

PARKS

1. Los Rios Park
2. Los Rios Street Historic District
3. Historic Town Center Park

RETAIL

1. Ortega's Capistrano Trading Post
2. Capistrano Plaza
3. Mission Promenade Mall
4. Old Barn Antique Mall
5. Denault's Ace Hardware
6. Target
7. CVS Pharmacy
8. Marshalls
9. Panage Florist
10. Trader Joe's

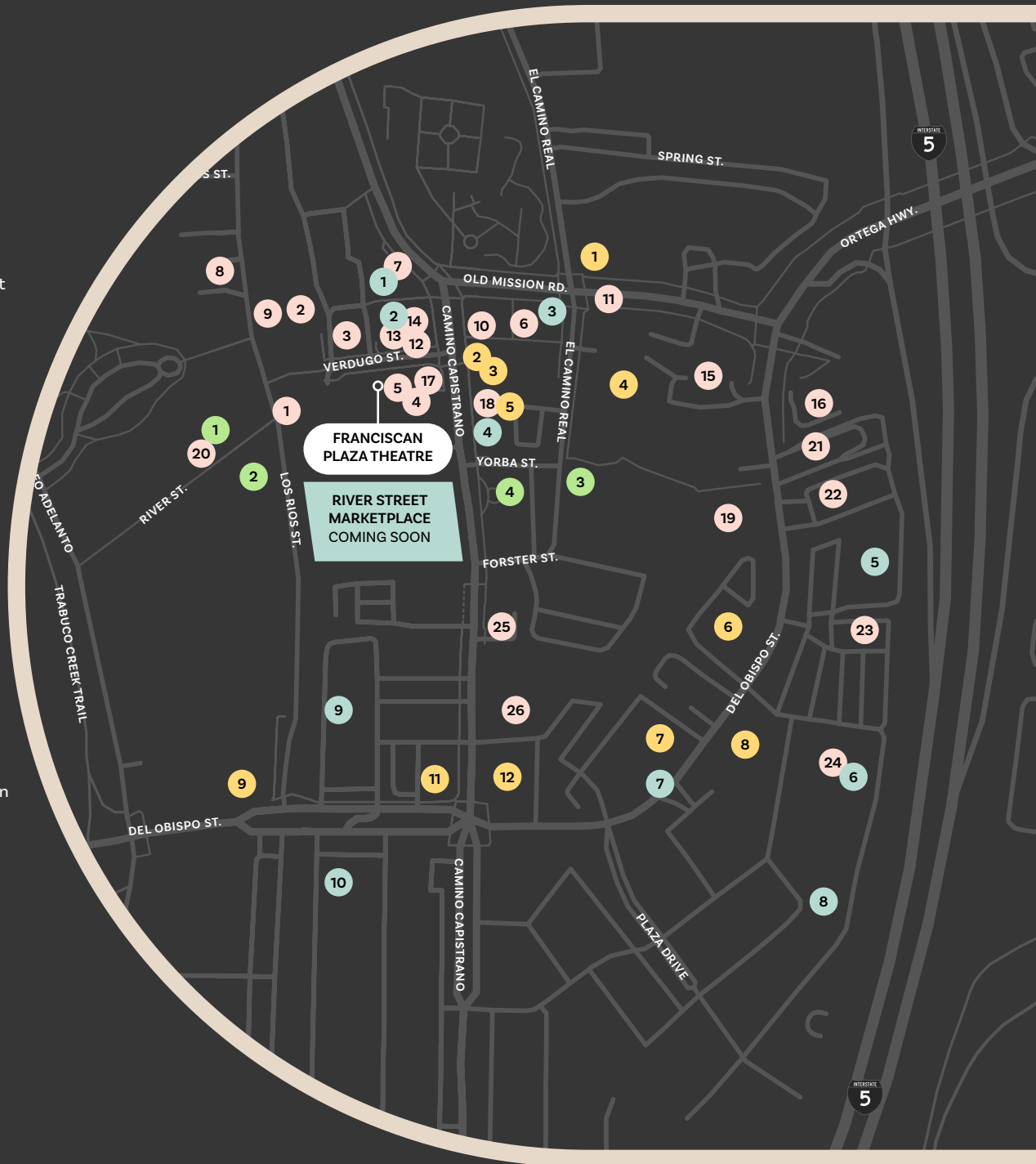
SERVICES

1. Spa At The Mission
2. Tspoons Cooking Classes
3. Brush Salon
4. Camino Real Playhouse
5. Hair of the Dog Barbershop
6. O'Reilly's Auto Parts
7. Farmers & Merchants Bank
8. SchoolsFirst Federal Credit Union
9. San Juan Dental
10. Tesla Supercharger
11. U.S. Bank Branch
12. Chase Bank

River Street Tenants

(coming soon)

- Mendocino Farms
- Ubuntu Cafe
- La Vaquera
- McConnell's Ice Cream
- Free People
- Toes on the Nose
- Wildfire Mercantile
- Common Thread
- The Meat Cellar





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For Leasing Information

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