

MERCANTILE WEST

SHOPPING CENTER

LADERA RANCH



25612 Crown Valley Pkwy | Ladera Ranch, CA 92694

For More Information, Contact:

(800) 353 7822

www.WestarAssociates.com

CA License NO: 00655156

MERCANTILE WEST

SHOPPING CENTER

LADERA RANCH

HIGHLIGHTS

- 150,000sf neighborhood / lifestyle shopping center
- Anchored by Gelson's and CVS Pharmacy
- Pedestrian oriented "Main Street"
- Southwest corner Crown Valley Parkway / Antonio Parkway
- 4,000 acre master planned community consisting of 8,100 homes
- 5 minute drive from 2.43 million square feet of office space

TRAFFIC COUNTS

- 50,000 Average Daily Traffic on Antonio Parkway and Crown Valley Parkway (OCTA)

2016 DEMOGRAPHICS (Alteryx)

	Estimated Population	Average H.H. Income	Employee Population
1 MILE	11,977	\$175,470	2,761
3 MILE	76,928	\$161,557	26,921
5 MILE	221,485	\$142,827	80,377



MERCANTILE WEST

SHOPPING CENTER

LADERA RANCH

SITE PLAN



UNIT	TENANT	SQ. FT
BLDG-C	Gelson's	48,000sf
BLDG-A	CVS Pharmacy	13,013sf
B-3	Ladera Ranch Cleaners	1,820sf
B-4	Supercuts	1,040sf
B-5	VIP Salon & Spa	1,815sf
B-6,7	Angel's Beauty Supply	4,000sf
B-8	Barre3	2,000sf
B-9	Flooring, Kitchen, Bath Design	2,000sf
B-10	Poppie's Boutique	2,000sf
D-1	Kalologie 360 Spa	2,045sf
D-2	Stew's Barber Shop	1,200sf
D-3	EyeBrow Beauty	1,430sf
D-4	Verizon Wireless	1,405sf
D-5	Lease Pending	2,392sf
D-6	Available	3,038sf
E-1	Available	1,344sf
E-2	Nutrishop	1,200sf
E-3	Canopy Alley	1,075sf
E-4	Ladera Flower Shoppe	1,156sf
E-5	Kumon	1,300sf
F-1	Available	1,402sf
F-2	Available	1,386sf
F-3	E-Madison - Interior Lifestyles	1,637sf
G-1,2,3	Available (Divisible)	4,375sf
G-4	Zpizza	1,072sf
G-5	Nekter Juice Bar	856sf
H-1	Which Wich?	1,680sf
H-2	Inspire Chiropractic	1,560sf
H-3	Studio 5 Pilates & Yoga	1,560sf
H-4	Serene Dentistry	2,200sf
I	Pacific Grill House	5,400sf
J-1	Sprint	2,000sf
J-2	Available	5,000sf
K-1A	Project Pie	2,072sf
K-1B	Dickey's Barbecue Pit	1,428sf
K-2	Casa Rancho Mexican	3,500sf
L-1	Choya Japanese Restaurant	2,300sf
L-2	Available	1,580sf
L-3	Kim's Taekwondo	2,000sf
L-4	Legends Salon	1,968sf
L-5	Available	1,350sf
L-6	Professional Nail	1,350sf
L-7	Ladera Ranch Dentistry	3,568sf
L-8	Union Bank	5,000sf

Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.



25612 Crown Valley Pkwy | Ladera Ranch, CA 92694

For More Information, Contact:
(800) 353 7822
www.WestarAssociates.com
 CA License NO: 00655156

LADERA RANCH TRADE AREA

