MERCANTILE WEST
SHOPPING CENTER
LADERA RANCH

WESTAR ASSOCIATES

25612 Crown Valley Pkwy | Ladera Ranch, CA 92694

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

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HIGHLIGHTS

- 150,000sf neighborhood / lifestyle shopping center
- 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)

2017 DEMOGRAPHICS (Alteryx)

	Estimated Population	Average H.H. Income	Daytime Population
1 MILE	12,065	$187,415	7,901
3 MILE	77,455	$171,310	71,977
5 MILE	222,332	$150,332	204,660

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SITE PLAN

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.

UNIT	TENANT	SQ. FT
BLDG-C	Gelson's (Available)	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	Available	2,000sf
D-1	NuAge Spa	2,045sf
D-2	Stew's Barber Shop	1,200sf
D-3	Beauty Lab	1,430sf
D-4	Verizon Wireless	1,405sf
D-5	US Bank	2,392sf
D-6	Mangata Crossfit	3,038sf
E-1	Barrels & Birdies	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	Lease Pending	1,402sf
F-2	Lease Pending	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	Lease Pending	5,400sf
J-1	Sprint	2,000sf
J-2	Available	5,000sf
K-1A	Project Pie	2,072sf
K-1B	Available	1,428sf
K-2	Casa Ranchero 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	Professionail	1,350sf
L-7	Ladera Ranch Dentistry	3,568sf
L-8	Union Bank	5,000sf

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LADERA RANCH TRADE AREA

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