

MERCANTILE WEST

SHOPPING CENTER

LADERA RANCH



25612 Crown Valley Pkwy | Ladera Ranch, CA 92694

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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



LADERA RANCH TRADE AREA

