

# MERCANTILE WEST

SHOPPING CENTER

LADERA RANCH



25612 Crown Valley Pkwy | Ladera Ranch, CA 92694

For More Information, Contact:

(800) 353 7822

[www.WestarAssociates.com](http://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



UNIT	TENANT	SQ. FT
BLDG-C	Lease Pending	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	Available	1,156sf
E-5	Kumon	1,300sf
F-1	Lease Pending	1,402sf
F-2	Lease Pending	1,386sf
F-3	Lease Pending	1,637sf
G-1,2,3	Available (Divisible)	4,375sf
G-4	Zpizza	1,072sf
G-5	Nektar 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	Available	5,400sf
J-1	Sprint	2,000sf
J-2	Available	5,000sf
K-1A	Project Pie	2,072sf
K-1B	Thai Fix	1,428sf
K-2	Casa Rancho Mexican	3,500sf
L-1	Choya Japanese Restaurant	2,300sf
L-2	A Touch of Jane	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.



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LADERA RANCH TRADE AREA

