

MERCANTILE EAST SHOPPING CENTER LADERA RANCH



For More Information, Contact:

(800) 353 7822

www.WestarAssociates.com

CA License NO: 00655156



27612 Antonio Pkwy | Ladera Ranch, CA 92694

MERCANTILE EAST SHOPPING CENTER

LADERA RANCH

HIGHLIGHTS

- A 25 acre, 285,000sf regional shopping center
- Anchored by Dick's Sporting Goods, HomeGoods, Staples, Tilly's, and Bevmo
- Southeast corner of Crown Valley Parkway / Antonio Parkway
- 4,000 acre master planned community in South Orange County, California consisting of 8,100 homes

TRAFFIC COUNTS

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

2017 DEMOGRAPHICS (Alteryx)

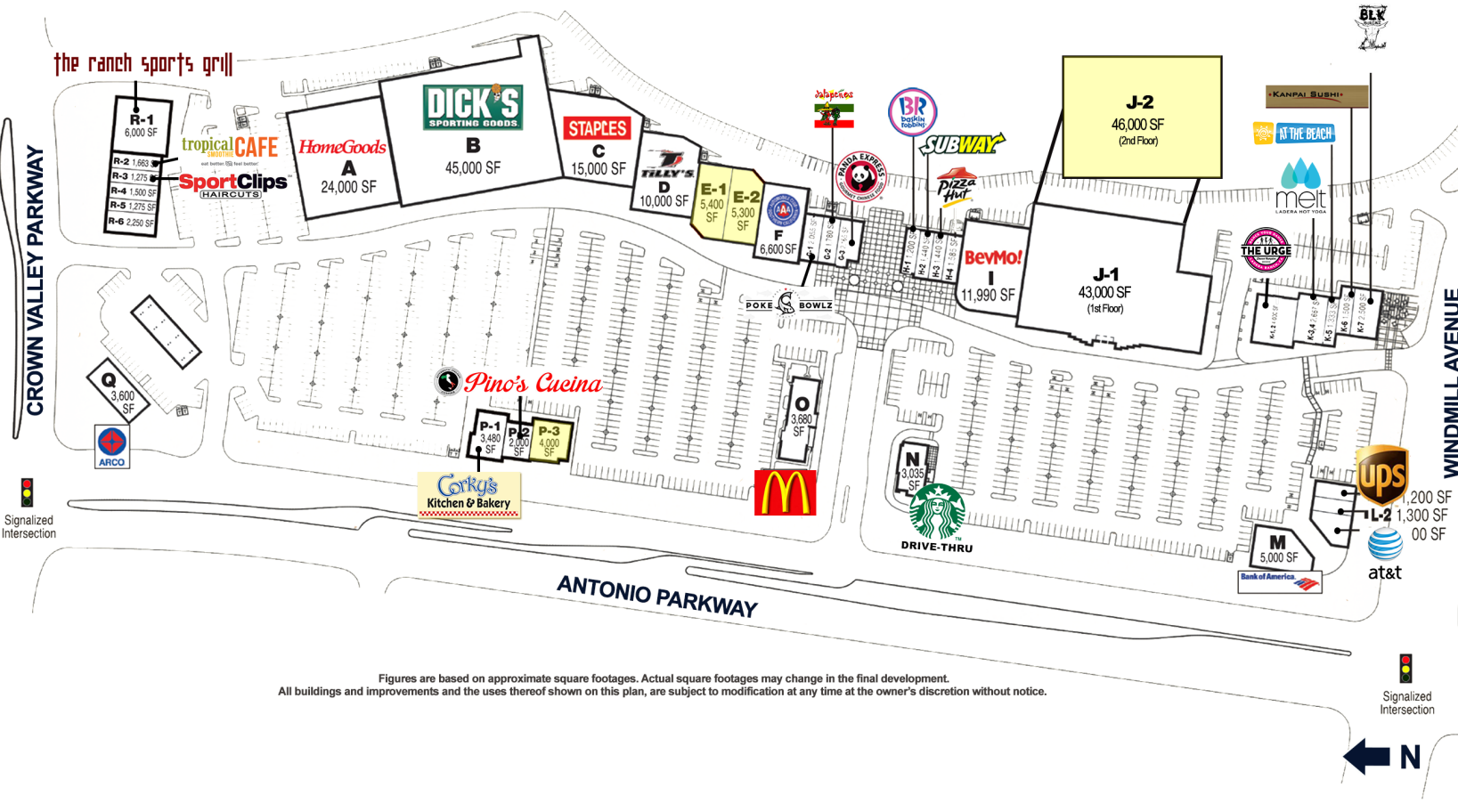
| | Estimated Population | Average H.H. Income | Daytime Population |
|--------|----------------------|---------------------|--------------------|
| 1 MILE | 11,359 | \$188,943 | 7,561 |
| 3 MILE | 73,577 | \$169,477 | 65,630 |
| 5 MILE | 213,273 | \$151,749 | 195,622 |



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SITE PLAN

| UNIT | TENANT | SQ. FT |
|---------|----------------------------------|----------|
| Bldg- A | Home Goods | 24,000sf |
| Bldg- B | Dick's Sporting Goods | 45,000sf |
| Bldg- C | Staples | 15,000sf |
| Bldg- I | Beverages & More! | 11,990sf |
| Bldg-J1 | Lease Pending | 43,000sf |
| Bldg-J2 | Available (2nd Floor) | 46,000sf |
| D | Tilly's | 10,000sf |
| E-1 | Available | 5,400sf |
| E-2 | Available | 5,300sf |
| F | Auto Club | 6,600sf |
| G-1 | Poke Bowlz & Grill | 2,055sf |
| G-2 | Jalapeno's Mexican | 1,780sf |
| G-3 | Panda Express | 2,165sf |
| H-1 | Baskin Robbins | 1,200sf |
| H-2 | Subway | 1,440sf |
| H-3 | Pizza Hut | 1,440sf |
| H-4 | Finest Nails | 1,585sf |
| K-1,2 | The Urge Dance Complex | 4,000sf |
| K-3,4 | Melt Ladera Hot Yoga | 2,667sf |
| K-5 | At The Beach Tanning | 1,333sf |
| K-6 | Kanpai Sushi | 1,500sf |
| K-7 | BLK Burgz | 2,500sf |
| L-1 | The UPS Store | 1,200sf |
| L-2 | View Cleaners | 1,300sf |
| L-3 | AT&T Wireless | 2,500sf |
| M | Bank Of America | 5,000sf |
| N | Starbucks (Drive-Thru) | 3,035sf |
| O | McDonalds | 3,680sf |
| P-1 | Corky's Kitchen & Bakery | 3,480sf |
| P-2 | Pino's Cucina | 2,000sf |
| P-3 | Wells Fargo - Available (1/1/19) | 4,000sf |
| Q | Arco Gas | 3,600sf |
| R-1 | The Ranch Sports Grill | 6,000sf |
| R-2 | Tropical Smoothie Café | 1,663sf |
| R-3 | Sport Clips | 1,275sf |
| R-4 | Mai Ly, DDS. | 1,500sf |
| R-5 | Tacos N Co. | 1,275sf |
| R-6 | Whealthy | 2,250sf |



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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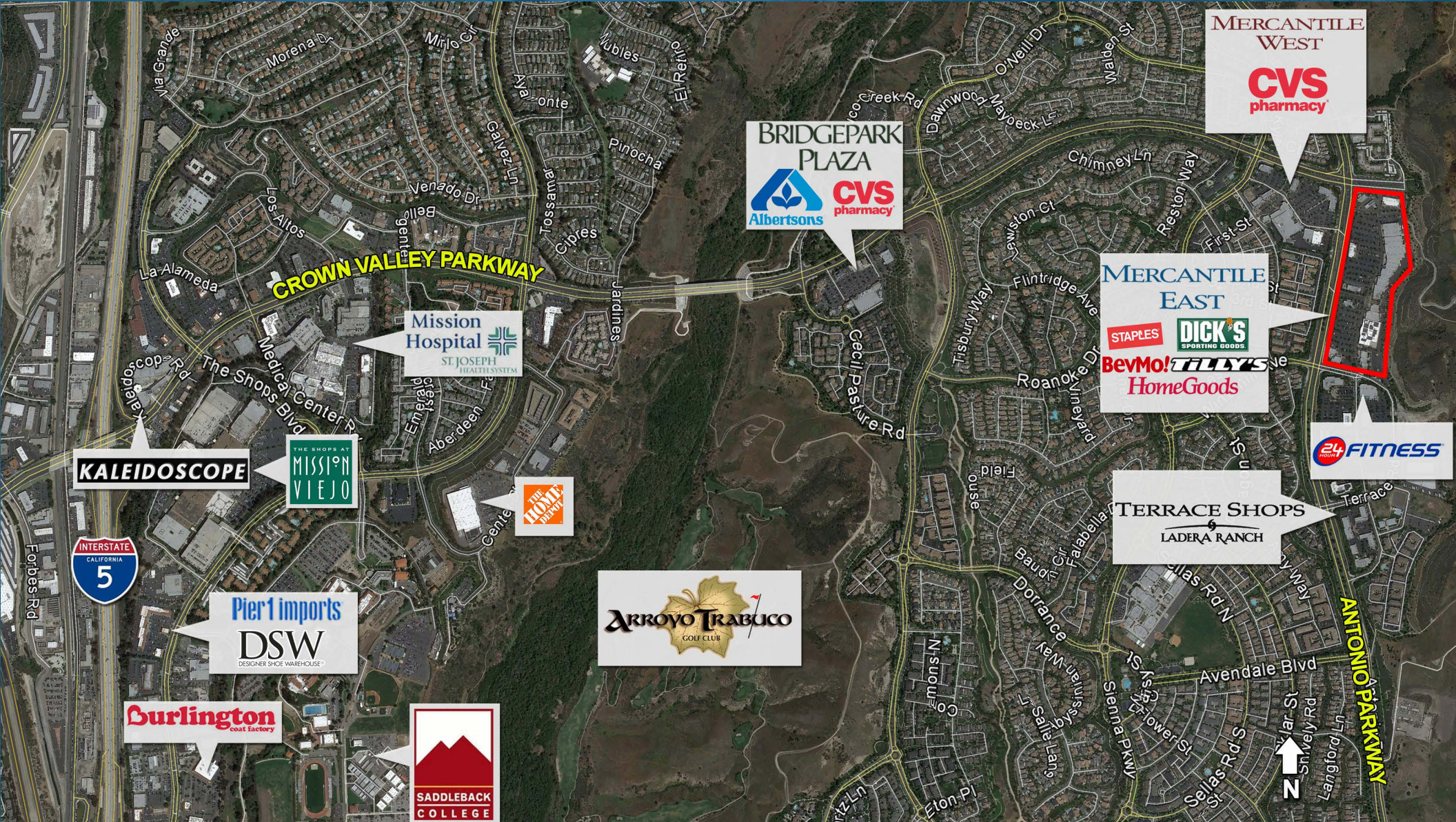
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MERCANTILE EAST
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LADERA RANCH TRADE AREA



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