MERCANTILE WEST

SHOPPING CENTER

LADERA RANCH



25612 Crown Valley Pkwy | Ladera Ranch, CA 92694



For More Information, Contact:

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



		The state of
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	Available	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	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	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 Ranchero Mexican	3,500sf
L-1	Choya Japanese Restaurant	2,300sf
L-2	A Touch of Jane Kim's Taekwondo	1,580sf
L-3 L-4		2,000sf
L-4 L-5	Legends Salon Available	1,968sf
L-5 L-6	Available Professionail	1,350sf 1,350sf
L-6 L-7		3.568sf
L-7 L-8	Ladera Ranch Dentistry Union Bank	5,000sf
L-0	UIIIUII Dalik	5,00081



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