

# TERRACE SHOPS

LADERA RANCH



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### HIGHLIGHTS

- 3.9 acre, 50,900 SF retail center
- Adjacent to 226,000sf of existing and planned office/medical office complex, newly constructed 120,000sf Ladera Sports Center, and Holy Trinity Church with over 2,000 members
- Part of Ladera Retail Hub which includes Dick's Sporting Goods, 24 Hour Fitness, Staples, Home Goods, and CVS Pharmacy.
- 4,000 acre master planned community in South Orange County
- Serving population of over 27,000 in Ladera Ranch

### TRAFFIC COUNTS

- 23,000 Average Daily Traffic on Antonio Parkway (OCTA)

### 2017 DEMOGRAPHICS (Alteryx)

	ESTIMATED POPULATION	AVERAGE H.H. INCOME	DAYTIME POPULATION
1 MILE	12,516	\$189,201	9,724
3 MILE	68,522	\$167,971	63,226
5 MILE	209,656	\$152,605	191,312

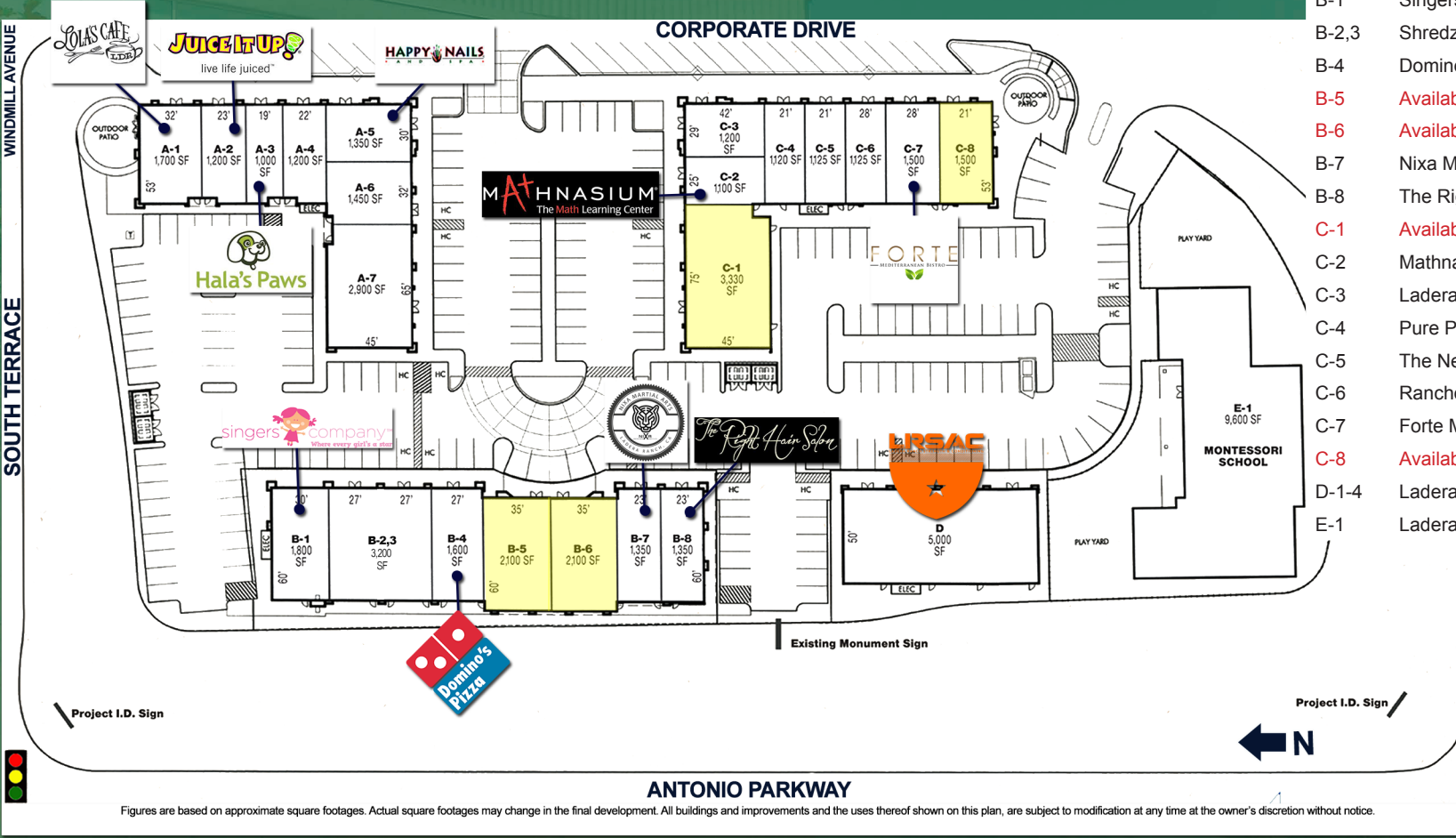


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### SITE PLAN

UNIT #	TENANT	SQ.FT
A-1	Lola's Cafe	1,700sf
A-2	Juice It Up	1,200sf
A-3	Hala's Paws	1,000sf
A-4	Ladera Ranch Grooming & Pet Spa	1,200sf
A-5	Happy Nails	1,350sf
A-6	Terrace Cleaners	1,450sf
A-7	Ladera Ranch Animal Hospital	2,900sf
B-1	Singers Company	1,800sf
B-2,3	Shredz Fitness	3,200sf
B-4	Domino's	1,600sf
B-5	Available	2,100-4,200sf
B-6	Available	2,100-4,200sf
B-7	Nixa Martial Arts Institute	1,350sf
B-8	The Right Hair	1,350sf
C-1	Available	3,330sf
C-2	Mathnasium	1,100sf
C-3	Ladera Smile Dentistry	1,200sf
C-4	Pure Pilates	1,120sf
C-5	The Neighborhood Barbershop & Salon	1,125sf
C-6	Rancho Viejo Flooring	1,125sf
C-7	Forte Mediterranean Bistro	1,500sf
C-8	Available (5/1/2019)	1,500sf
D-1-4	Ladera Ranch Strength & Conditioning	5,000sf
E-1	Ladera Ranch Montessori School	9,600sf



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

