

# TERRACE SHOPS

1101 Corporate Drive | Ladera Ranch



FOR LEASING, PLEASE CONTACT:

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## HIGHLIGHTS

- + A 50,900sf retail center
- + Adjacent to a 226,000sf existing office/medical complex, 120,000sf Ladera Sports Center, and Holy Trinity Church with over 2,000 members
- + 4,000 acre master planned community consisting of 8,100 homes

*Join these major tenants in Ladera Ranch*



STAPLES



(Coming Soon)



(Coming Soon)



WELCOME TO LADERA RANCH

## TRAFFIC COUNTS (SITES USA)

- + 26,039 average cars per day on Antonio Parkway

## 2019 DEMOGRAPHICS (SITES USA)

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	11,876	72,767	210,496
<b>Average Household Income:</b>	\$238,750	\$181,513	\$161,458
<b>Daytime Population:</b>	5,190	44,399	124,723



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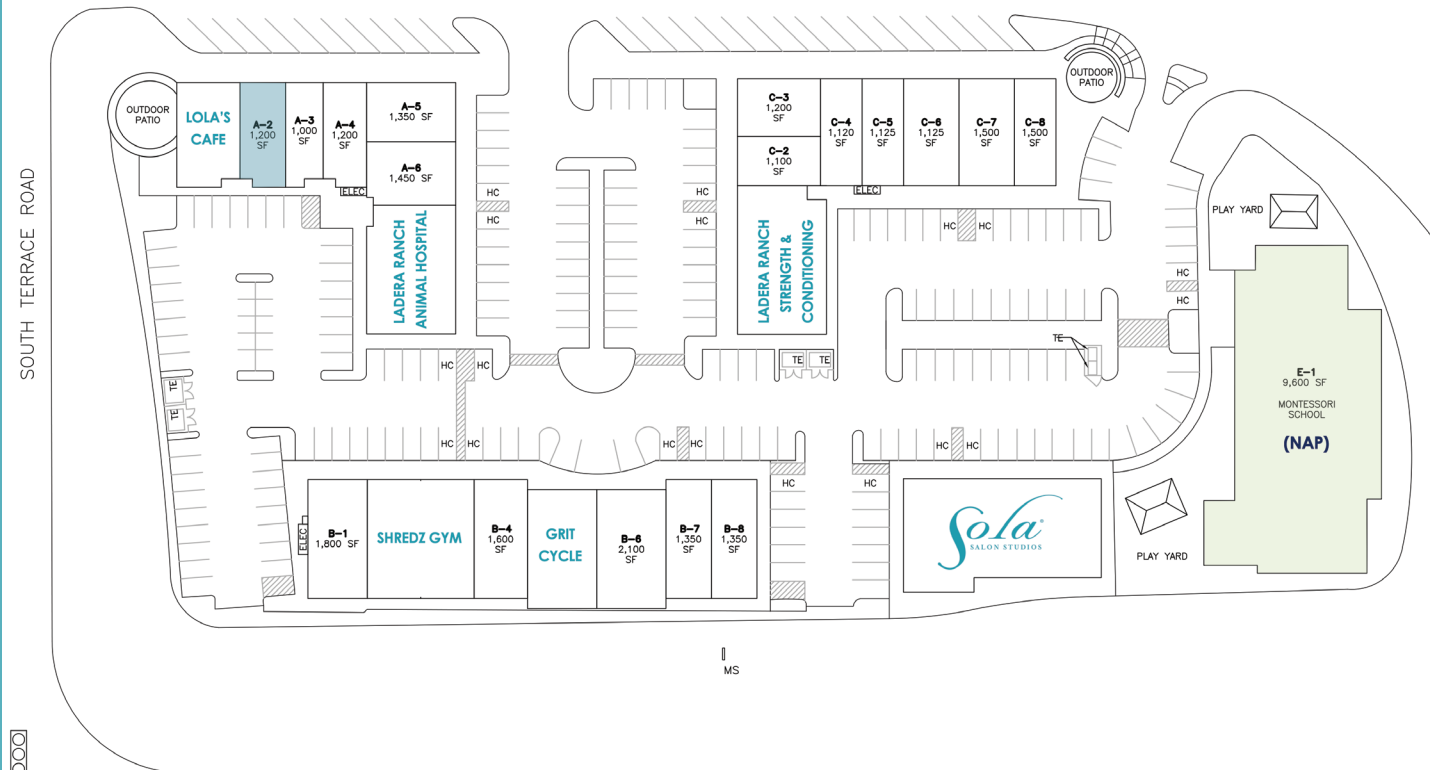
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CORPORATE DRIVE



ANTONIO PARKWAY

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.



UNIT	TENANT	SQ. FT.
A-1	Lola's Cafe	1,700sf
A-2	<b>AVAILABLE</b>	<b>1,200sf</b>
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 Gym	3,200sf
B-4	Domino's	1,600sf
B-5	GritCycle	2,100sf
B-6	Yoga Six	2,100sf
B-7	Nixa Martial Arts Institute	1,350sf
B-8	The Right Hair	1,350sf
C-1	LR Strength & Conditioning	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	1,125sf
C-6	Rancho Viejo Flooring	1,125sf
C-7	Forte Mediterranean Bistro	1,500sf
C-8	Xclusive Taqueria Moderna	1,500sf
D-1-4	Sola Salon Studios	5,000sf
E-1	Montessori School (NAP)	9,600sf



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