1101 Corporate Drive | Ladera Ranch

ERRACE SHOPS



FOR LEASING, PLEASE CONTACT: 800.353.7822 info@westar1.com westarassociates.com

HIGHLIGHTS

- + A 50,900 square foot retail service center
- + Adjacent to a 226,000sf existing office/medical complex, the 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



TRAFFIC COUNTS (PLACER.AI)

+ ± 46,900 average cars per day on Antonio Parkway

+ ± 9,900 customer visits per week

2022 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
Population:	13,767	75,134	206,546
\$ Average Household Income:	\$183,938	\$169,401	\$157,220
Employee Population:	3,438	25,731	72,543





WELCOME TO LADERA RANCH

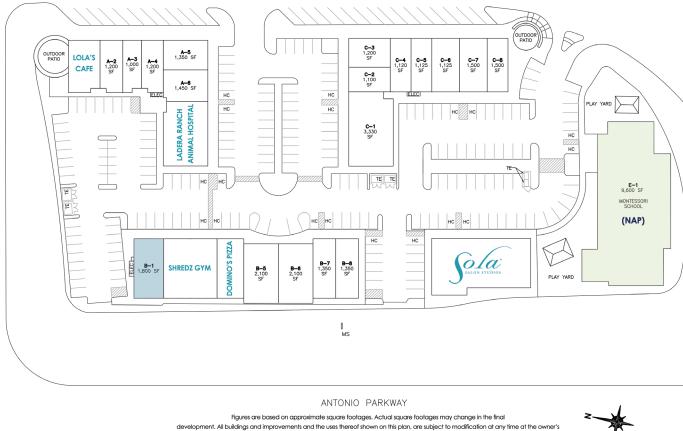


WESTAR ASSOCIATES 800.353.7822 info@westar1.com westarassociates.com

1101 Corporate Drive | Ladera Ranch | 92694



CORPORATE DRIVE



discretion without notice.

	A-2	Tutu School	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 (Avail. 9/1/24)	1,800sf
	B-2,3	Shredz Gym	3,200sf
	B-4	Domino's	1,600sf
	B-5	Movement Recovery	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	My Gym	3,330sf
	C-2	Mathnasium	1,100sf
	C-3	Ladera Smile Dentistry	1,200sf
	C-4	Pure Pilates	1,120sf
	C-5	Danckuts	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

UNIT

A-1

TENANT

Lola's Cafe



1101 Corporate Drive | Ladera Ranch | 92694

WESTAR ASSOCIATES 800.353.7822 info@westar1.com westarassociates.com

SQ. FT.

1,700sf

000





1101 Corporate Drive | Ladera Ranch | 92694

WESTAR ASSOCIATES 800.353.7822 info@westar1.com westarassociates.com