

TERRACE SHOPS

1101 Corporate Drive | Ladera Ranch



FOR LEASING, PLEASE CONTACT:

800.353.7822

info@westar1.com

westarassociates.com

TERRACE SHOPS

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

HomeGoods®



CVS
pharmacy

TILLY'S

BevMo!

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



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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	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	Dankcuts	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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