

MERCANTILE EAST

27612 Antonio Parkway | Ladera Ranch



FOR LEASING, PLEASE CONTACT:

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HIGHLIGHTS

- + A 235,000 square foot retail power center
- + SEC of Crown Valley Parkway and 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

Join these major tenants at Mercantile East

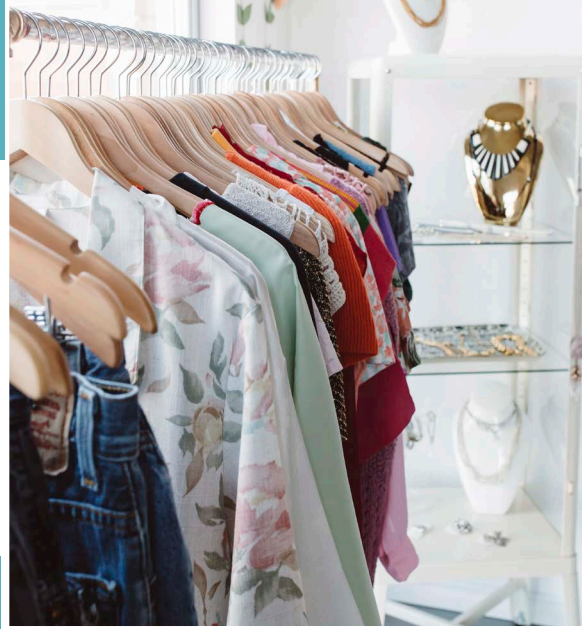


TRAFFIC COUNTS (PLACER.AI)

- + ± 92,200 average cars per day at the Crown Valley Pkwy. & Antonio Pkwy. intersection
- + ± 74,200 average cars per day on Antonio Pkwy. at Windmill Ave.
- + ± 96,300 customer visits per week

2023 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
Population:	13,943	82,392	215,485
Average Household Income:	\$177,183	\$170,175	\$160,184
Employee Population:	4,022	28,494	80,466



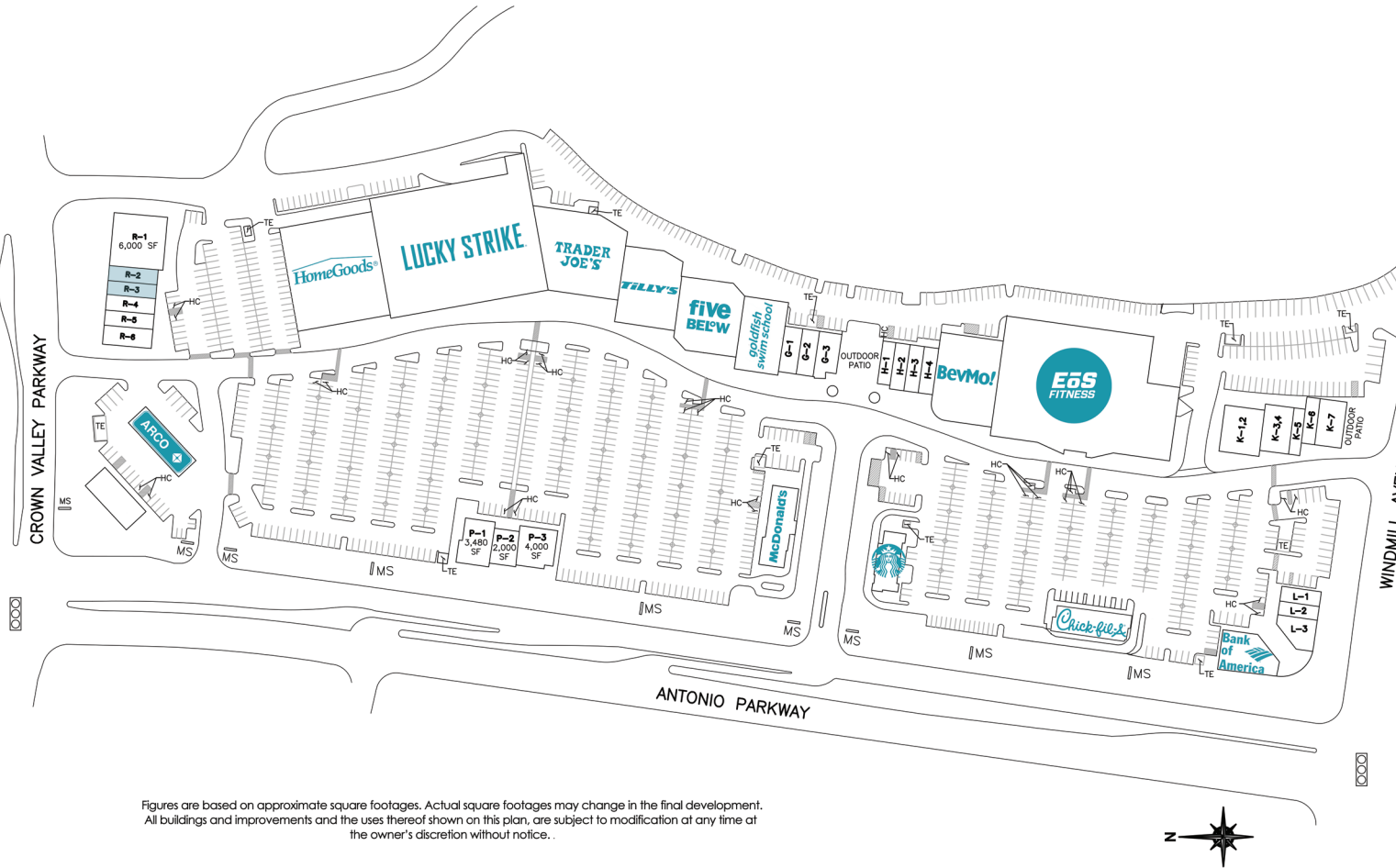
WELCOME TO LADERA RANCH



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UNIT	TENANT	SQ. FT.
BLDG-A	HomeGoods	24,000sf
BLDG-B	Lucky Strike	45,000sf
BLDG-C	Trader Joe's	15,000sf
BLDG-D	Tilly's	10,000sf
BLDG-E	Five Below	10,700sf
BLDG-F	Goldfish Swim School	6,600sf
BLDG-I	Beverages & More!	11,990sf
BLDG-J-1	EOS Fitness	43,000sf
G-1	Poke Bowlz & Grill	2,055sf
G-2	Jalapeno's Mexican	1,780sf
G-3	Panda Express	2,165sf
H-1	Baskin Robbins	1,200sf
H-2	Subway	1,440sf
H-3	Pizza Hut	1,440sf
H-4	Finest Nails	1,585sf
K-1,2	PAVE School of Arts	4,000sf
K-3,4	Melt Ladera Hot Yoga	2,667sf
K-5	PAVE School of the Arts	1,333sf
K-6	Japanese Lemon & Life	1,500sf
K-7	The Counter, Custom Burgers	2,500sf
L-1	The UPS Store	1,200sf
L-2	View Cleaners	1,300sf
L-3	AT&T Wireless	2,500sf
PAD-M	Bank Of America	5,000sf
PAD-N	Starbucks	3,035sf
PAD-O	McDonalds	3,680sf
P-1	Corky's Kitchen & Bakery	3,480sf
P-2	The Great Greek Med. Grill	2,000sf
P-3	American Family Care	4,000sf
PAD-Q	Arco Gas	3,600sf
R-1	The Ranch Sports Grill	6,000sf
R-2	AVAILABLE	1,663sf
R-3	AVAILABLE	1,275sf
R-4	Mai Ly, DDS.	1,500sf
R-5	Tacos & Co.	1,275sf
R-6	LOC Noodle & Dumpling Bar	2,250sf
PAD-S	Chick-Fil-A	4,962sf

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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