

# MERCANTILE WEST

25612 Crown Valley Parkway | Ladera Ranch



FOR LEASING, PLEASE CONTACT:

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## HIGHLIGHTS

- + A 150,000sf neighborhood lifestyle shopping center
- + SWC 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
- + Pedestrian oriented "Main Street"

Join these major tenants at Mercantile West



## TRAFFIC COUNTS (PLACER.AI)

- + ± 92,200 average cars per day at the Crown Valley Pkwy. & Antonio Pkwy. intersection
- + ± 58,000 average cars per day at the Crown Valley Pkwy. & Sienna Pkwy. intersection
- + ± 51,000 customer visits per week

## 2023 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	12,904	85,452	224,326
<b>Average Household Income:</b>	\$175,456	\$169,421	\$159,023
<b>Employee Population:</b>	3,853	29,266	82,739



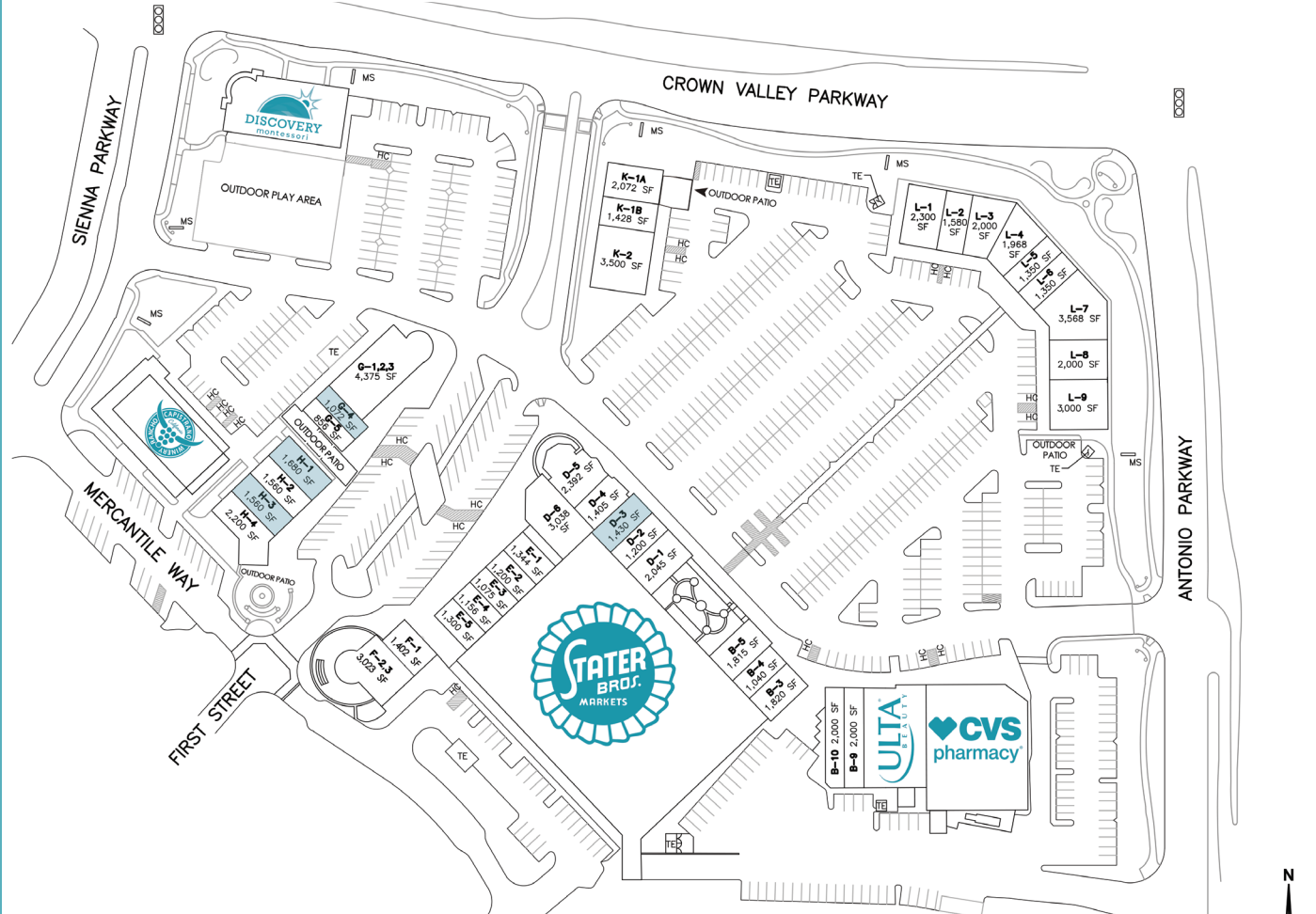
WELCOME TO LADERA RANCH



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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.
BLDG-C	Stater Bros.	48,000sf
BLDG-A	CVS Pharmacy	13,013sf
B-3	Ladera Ranch Cleaners	1,820sf
B-4	First Response Nutrition	1,040sf
B-5	VIP Salon & Spa	1,815sf
B-6,7,8	ULTA	6,000sf
B-9	Flooring Kitchen & Bath Design	2,000sf
B-10	GameStop	2,000sf
D-1	NuAge Spa	2,045sf
D-2	Stew's Barber Shop	1,200sf
<b>D-3</b>	<b>Belle Boutique (Available 11/1/24)</b>	<b>1,430sf</b>
D-4	Crumbly Cookies	1,405sf
D-5	US Bank	2,392sf
D-6	The Row House	3,038sf
E-1	Oslo Coffee Co.	1,344sf
E-2	Posh Paws Pet Spa	1,200sf
E-3	OniGuru	1,075sf
E-4	Amy Sims Real Estate Team	1,156sf
E-5	Kumon	1,300sf
F-1	Code Ninjas	1,402sf
F-2,3	MedLounge	3,023sf
G-1,2,3	Joe's Italian Restaurant & Bar	4,375sf
<b>G-4</b>	<b>Available</b>	<b>1,072sf</b>
G-5	Nekter Juice Bar	856sf
<b>H-1</b>	<b>Which Wich? (Available 3/1/25)</b>	<b>1,680sf</b>
H-2	Inspire Chiropractic	1,560sf
<b>H-3</b>	<b>Le Cadeau (Available)</b>	<b>1,560sf</b>
H-4	Ten Mile Brewing	2,200sf
I	Rancho Capistrano Winery	5,400sf
J-1,2	Discovery Montessori	7,000sf
K-1A	Board & Brew	2,072sf
K-1B	Thai Fix	1,428sf
K-2	Mama's Comfort Food	3,500sf
L-1	Choya Japanese Restaurant	2,300sf
L-2	A Touch of Jane	1,580sf
L-3	Vision Jiu Jitsu	2,000sf
L-4	Legends Salon	1,968sf
L-5	Amazing Lash Studio	1,350sf
L-6	Organic Nail Haus	1,350sf
L-7	Ladera Ranch Dentistry	3,568sf
L-8	Hotworx	2,000sf
L-9	Paris Baguette	3,000sf



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