

TERRACE SHOPS

1101 Corporate Drive | Ladera Ranch



**WESTAR
ASSOCIATES**

FOR LEASING, PLEASE CONTACT:

800.353.7822

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HIGHLIGHTS

- + A 50,900sf retail and service center
- + Adjacent to an existing 226,000sf 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)

- + ± 58,000 average cars per day on Antonio Parkway
- + ± 10,000 customer visits per week

2023 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
Population:	14,709	78,271	208,346
Average Household Income:	\$182,713	\$167,043	\$159,345
Employee Population:	3,532	26,132	74,983



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	AVAILABLE	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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