

MERCANTILE WEST

25612 Crown Valley Parkway | Ladera Ranch



FOR LEASING, PLEASE CONTACT:

800.353.7822

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westarassociates.com

MERCANTILE WEST

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)

- + ± 80,600 average cars per day on Crown Valley Pkwy. at Antonio Pkwy & Sienna Pkwy. intersection
- + ± 57,000 customer visits per week

2024 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
Population:	12,926	85,155	220,257
Average Household Income:	\$177,870	\$173,288	\$161,037
Employee Population:	3,883	32,331	87,850



WELCOME TO LADERA RANCH



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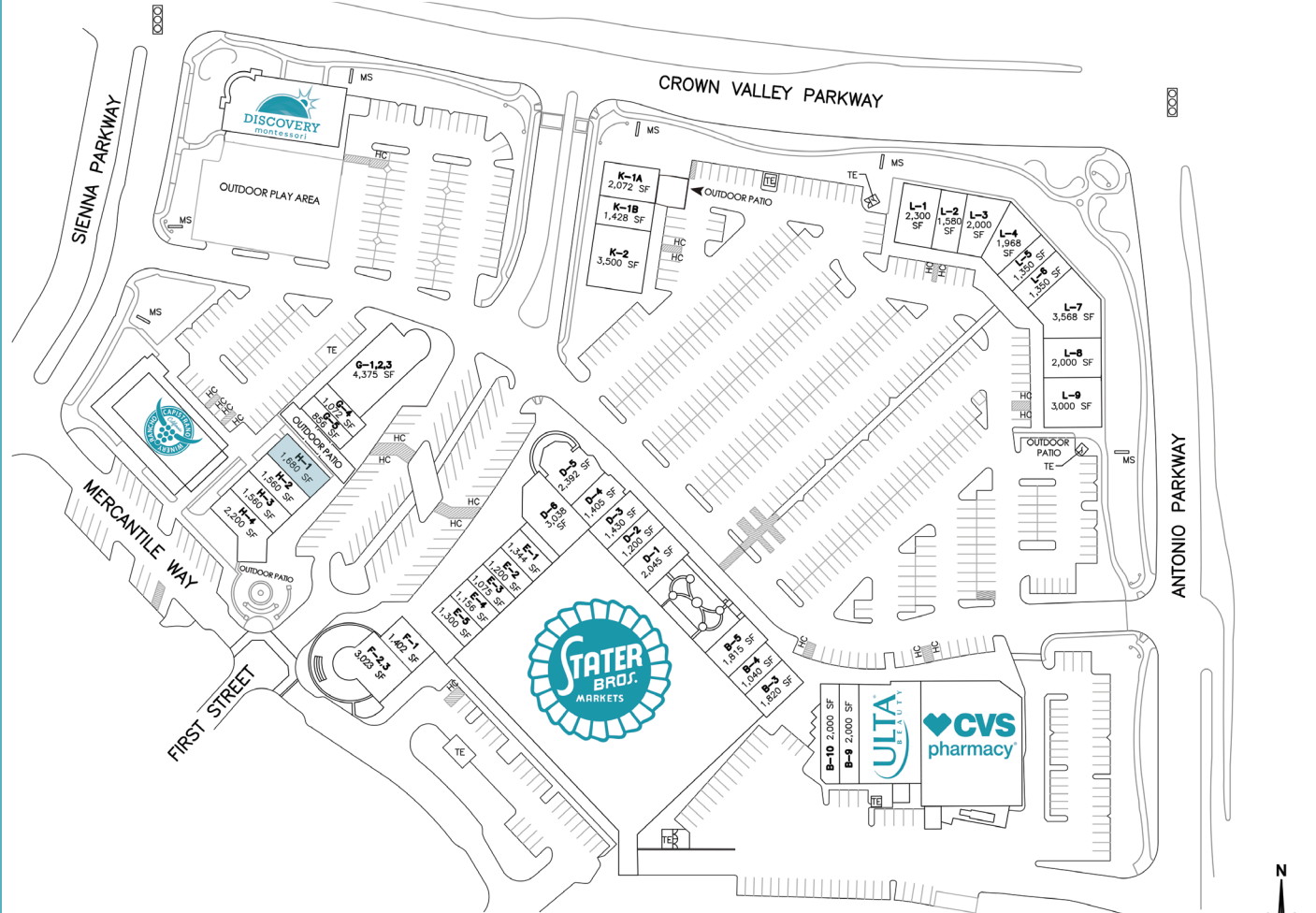
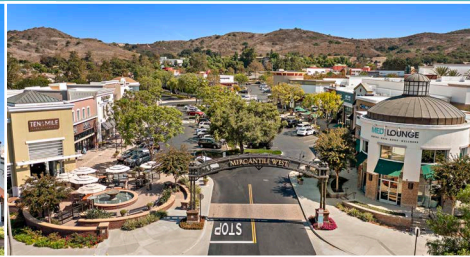
WESTAR ASSOCIATES

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A photograph of a CVS Pharmacy building. The building is a two-story structure with a prominent curved corner. The upper level is white with a large red 'CVS' logo on the curved section. The lower level features large glass windows and doors, with 'CVS/pharmacy' signage. The building is surrounded by a paved parking lot, some greenery, and a clear blue sky.



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
D-3	Tim Wolter Real Estate Group	1,430sf
D-4	Crumbl 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
G-4	Ricco Gelato	1,072sf
G-5	Nekter Juice Bar	856sf
H-1	Available	1,680sf
H-2	Inspire Chiropractic	1,560sf
H-3	SOLOS Pilates	1,560sf
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	Franco's Famous Mexican Kitchen	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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