

# TERRACE SHOPS

1101 Corporate Drive | Ladera Ranch



**FOR LEASING, PLEASE CONTACT:**

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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

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## TRAFFIC COUNTS (PLACER.AI)

- + ± 47,000 average cars per day on Antonio Parkway
- + ± 10,300 customer visits per week

## 2024 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	14,857	77,692	204,538
<b>Average Household Income:</b>	\$184,449	\$170,903	\$161,660
<b>Employee Population:</b>	3,541	29,556	79,870



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	Eco Friendly Nail Spa	1,350sf
A-6	Terrace Cleaners	1,450sf
A-7	Ladera Ranch Animal Hospital	2,900sf
<b>B-1</b>	<b>AVAILABLE</b>	<b>1,800sf</b>
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	DancKuts	1,125sf
C-6	Rancho Viejo Flooring	1,125sf
C-7	TianTian Eatery – Asian Cuisine & Bar	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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