

MERCANTILE WEST

SHOPPING CENTER

LADERA RANCH



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HIGHLIGHTS

- 150,000sf neighborhood / lifestyle shopping center
- Anchored by Gelson's and CVS Pharmacy
- Pedestrian oriented "Main Street"
- Southwest corner Crown Valley Parkway / 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

TRAFFIC COUNTS

- 50,000 Average Daily Traffic on Antonio Parkway and Crown Valley Parkway (OCTA)

2017 DEMOGRAPHICS (Alteryx)

	Estimated Population	Average H.H. Income	Daytime Population
1 MILE	12,065	\$187,415	7,901
3 MILE	77,455	\$171,310	71,977
5 MILE	222,332	\$150,332	204,660



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SITE PLAN



UNIT	TENANT	SQ. FT
BLDG-C	Gelson's	48,000sf
BLDG-A	CVS Pharmacy	13,013sf
B-3	Ladera Ranch Cleaners	1,820sf
B-4	Supercuts	1,040sf
B-5	VIP Salon & Spa	1,815sf
B-6,7	Angel's Beauty Supply	4,000sf
B-8	Barre3	2,000sf
B-9	Flooring, Kitchen, Bath Design	2,000sf
B-10	Available	2,000sf
D-1	Ruper Eye Center	2,045sf
D-2	Stew's Barber Shop	1,200sf
D-3	Eyebrow Beauty	1,430sf
D-4	Verizon Wireless	1,405sf
D-5	US Bank	2,392sf
D-6	Available	3,038sf
E-1	Barrels & Birdies	1,344sf
E-2	Nutrishop	1,200sf
E-3	Canopy Alley	1,075sf
E-4	Ladera Flower Shoppe	1,156sf
E-5	Kumon	1,300sf
F-1	Available	1,402sf
F-2	Available	1,386sf
F-3	E-Madison - Interior Lifestyles	1,637sf
G-1,2,3	Available (Divisible)	4,375sf
G-4	Zpizza	1,072sf
G-5	Nektar Juice Bar	856sf
H-1	Which Wich?	1,680sf
H-2	Inspire Chiropractic	1,560sf
H-3	Studio 5 Pilates & Yoga	1,560sf
H-4	Serene Dentistry	2,200sf
I	Pacific Grill House	5,400sf
J-1	Sprint	2,000sf
J-2	Available	5,000sf
K-1A	Project Pie	2,072sf
K-1B	Dickey's Barbecue Pit	1,428sf
K-2	Casa Rancho Mexican	3,500sf
L-1	Choya Japanese Restaurant	2,300sf
L-2	Available	1,580sf
L-3	Kim's Taekwondo	2,000sf
L-4	Legends Salon	1,968sf
L-5	Available	1,350sf
L-6	Professional	1,350sf
L-7	Ladera Ranch Dentistry	3,568sf
L-8	Union Bank	5,000sf

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.

LADERA RANCH TRADE AREA

