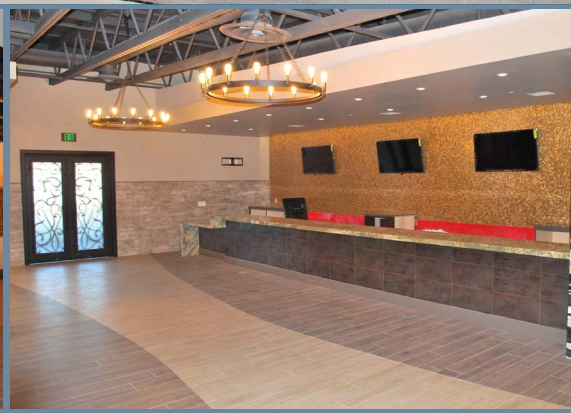


SOUTH ORANGE COUNTY RESTAURANT OPPORTUNITY AVAILABLE

MERCANTILE WEST

25612 Crown Valley Parkway | Ladera Ranch, California 92694



**WESTAR
ASSOCIATES**
Real Estate Development

MERCANTILE WEST

25612 Crown Valley Parkway | Ladera Ranch, California 92694

5,400 SF RESTAURANT PAD

+2,000 SF EXCLUSIVE OUTDOOR PATIO SPACE

HIGHLIGHTS

- Rare free-standing improved restaurant opportunity in South Orange County
- Services the affluent communities of Ladera Ranch, Covenant Hills, Coto de Caza and Rancho Mission Viejo
- Average restaurant sales within Ladera Ranch are over \$500 per square foot (2017)
- Annual restaurant sales in Ladera Ranch exceed \$25,000,000 per year (2017)

TRAFFIC COUNTS

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

DEMOGRAPHICS

	Estimated Population	Average H.H. Income	Employee Population
1 MILE	12,914	\$168,188	3,637
3 MILE	80,377	\$156,606	29,192
5 MILE	222,433	\$140,057	73,227

Source: 2018, COSTAR



NOTABLE EATERIES



LADERA RANCH®

\$156,000 AVERAGE H.H. INCOME

38.1 MEDIAN AGE

\$129,000 MEDIAN H.H. INCOME

\$1,367,000 MEDIAN HOME VALUE

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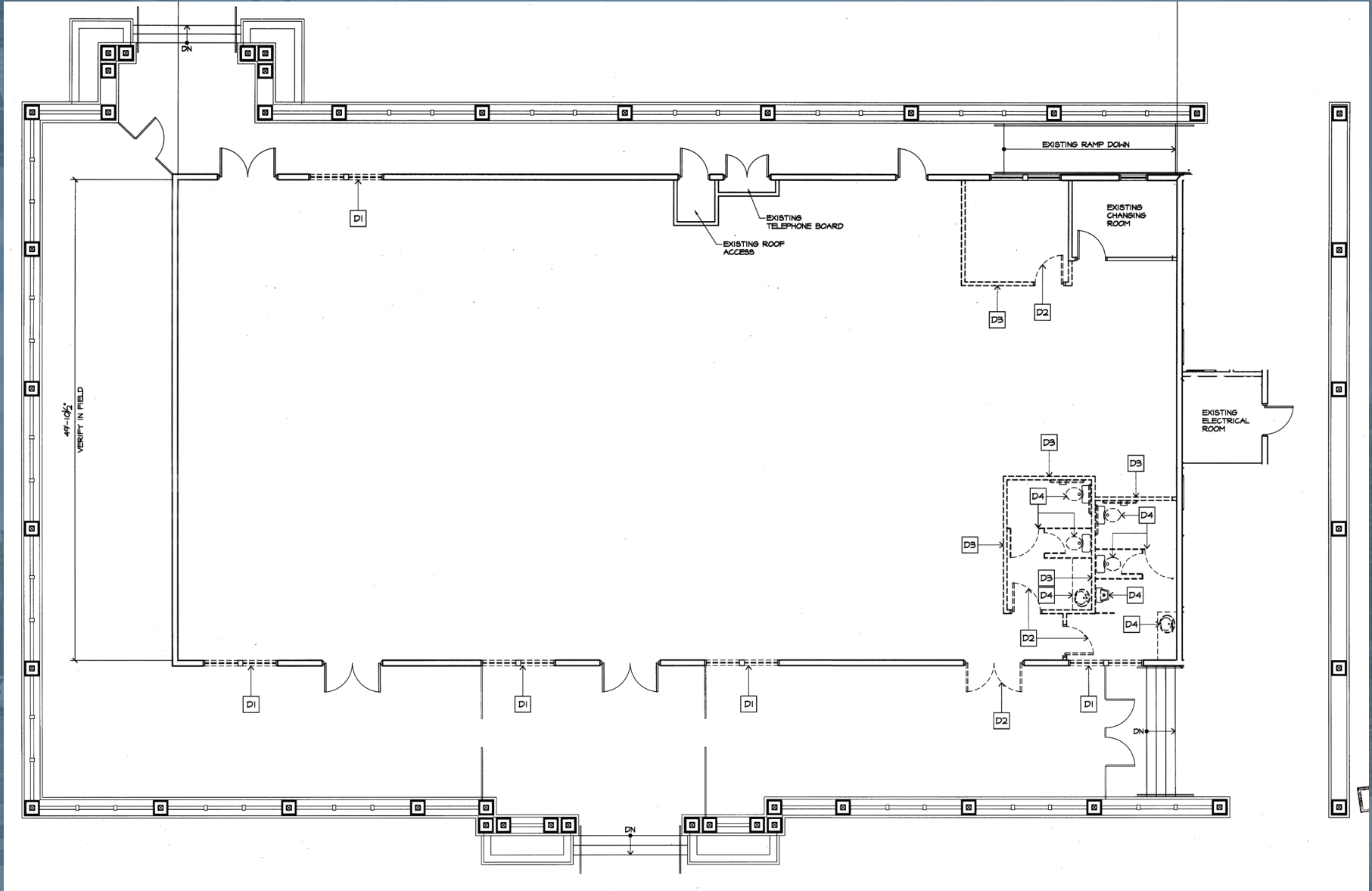


Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.

UNIT	TENANT	SQ. FT
BLDG-C	Grocery Store (Coming Soon)	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	NuAge Spa	2,045sf
D-2	Stew's Barber Shop	1,200sf
D-3	Beauty Lab	1,430sf
D-4	Verizon Wireless	1,405sf
D-5	US Bank	2,392sf
D-6	Mangata Crossfit	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	Lease Pending	1,402sf
F-2	Lease Pending	1,386sf
F-3	Lease Pending	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	AVAILABLE	5,400sf
J-1	Sprint	2,000sf
J-2	Available	5,000sf
K-1A	Project Pie	2,072sf
K-1B	Thai Fix	1,428sf
K-2	Casa Rancho Mexican	3,500sf
L-1	Choya Japanese Restaurant	2,300sf
L-2	A Touch of Jane	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

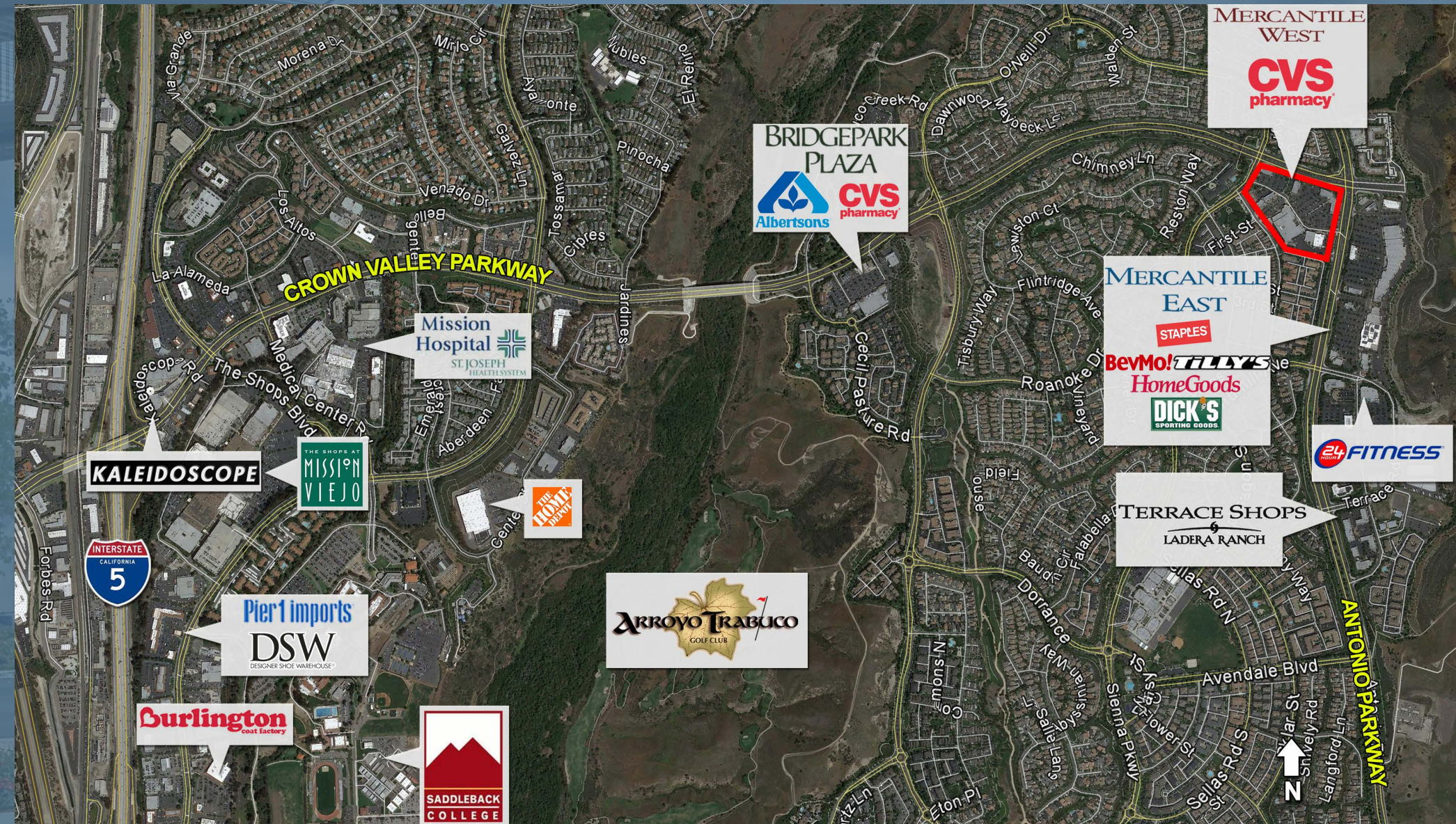
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