

THE SHOPS AT ROSSMOOR

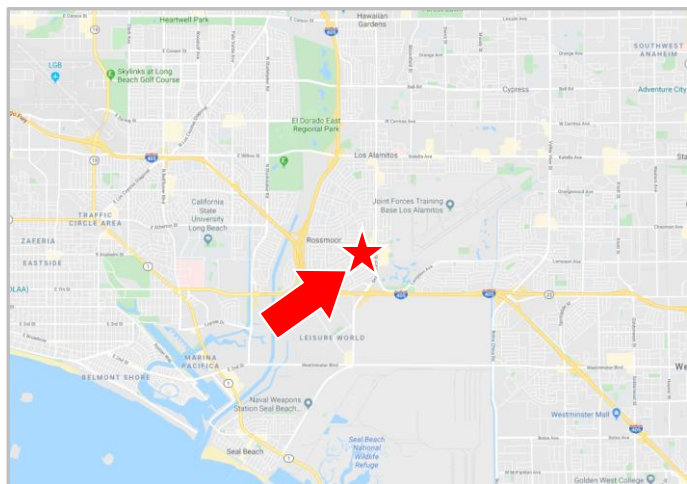
— SEAL BEACH —





NWC St Cloud Dr & Seal Beach Blvd • Seal Beach, CA

LEASING OPPORTUNITIES

- **Retail Space** **3,698 SF**
- **Fitness Club** **19,600 SF**
- **Office** **15,440 SF**

- | | | |
|----------------|--------------------------|-------------------------|
| Burlington | Hof's Hut | Sprouts |
| HomeGoods | In-N-Out Burger | Staples |
| Kohl's | California Pizza Kitchen | PetSmart |
| Chico's | Chick-fil-A | Fortune Cookies |
| Marshalls | Panera Bread | LOFT |
| Talbots | Peet's Coffee & Tea | Pure Barre |
| Soma Intimates | Chipotle | Prep Kitchen Essentials |
| Bowlology | Subway | Fidelity |
| Rite Aid | ULTA Beauty | Soft Surroundings |
| See's Candies | Francesca's | Supercuts |



	 POPULATION	 DAYTIME EMPLOYEES	 HOUSEHOLD INCOME AVERAGE MEDIAN		 NUMBER OF HOUSEHOLDS
1-MILE	14,301	5,001	\$129,446	\$97,484	6,158
3-MILE	111,821	50,457	\$133,127	\$98,518	45,237
5-MILE	454,941	175,065	\$118,805	\$89,267	172,373

TRAFFIC COUNTS

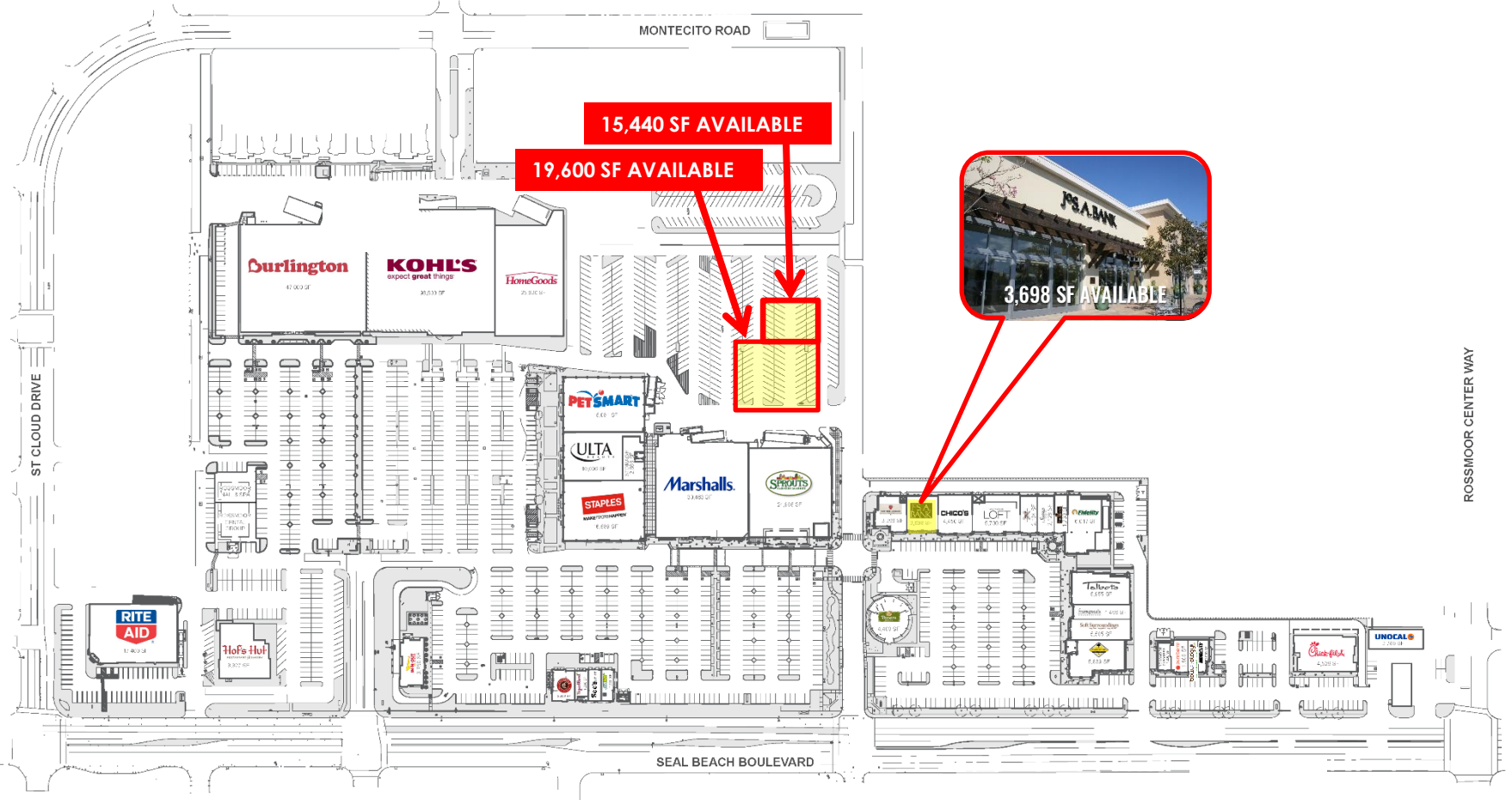
Seal Beach Blvd – 66,000 cpd • I-405 Fwy, 1 mile south – 430,000 cpd



For More Information, Please Contact:

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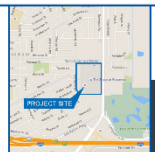
15,440 SF AVAILABLE

19,600 SF AVAILABLE



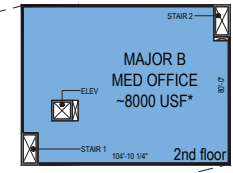
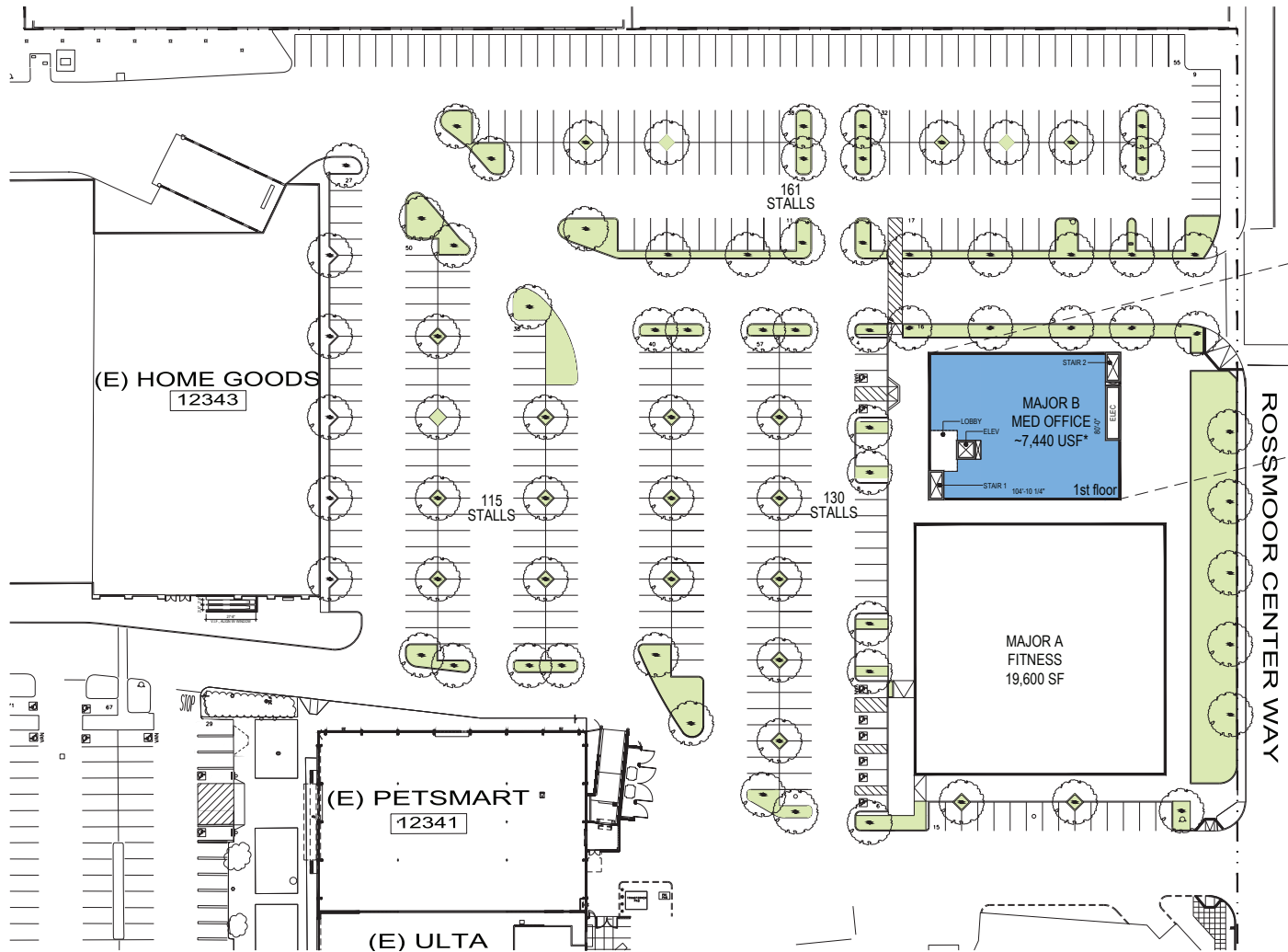
Building Area
376,207 Square Feet
Parking
5.4 / 1,000 Square Feet

THE SHOPS AT
ROSSMOOR
— SEAL BEACH —
Seal Beach, California



SWC of Rossmoor
Center Way & Seal
Beach Boulevard





area summary*

usable area (level 1)	~7440 sf
usable area (level 2)	~8000 sf
total building usable area	~15440 sf

* Building area measured to inside face of exterior wall, deducting only vertical penetrations & building common areas (utility rooms & lobbies).
 NOTE: These areas are based on assumed stair, elevator, & utility room sizes.

parking summary

current parking surplus	403 stalls
current west lot stall count	445 stalls
proposed west lot stall count	406 stalls
med. office req. parking @ 1/200	86 stalls
fitness req. parking @ 1/300	66 stalls
remaining surplus parking	~254 stalls

west lot site plan

Shops at Rossmoor
 12411 Seal Beach Blvd.
 Seal Beach, CA. 90740
 11.05.19

Proposed Med | Fitness Study

scale: 1"=30'

robison hill architecture, inc.

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