

# THE SHOPS AT ROSSMOOR

— SEAL BEACH —





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

### LEASING OPPORTUNITIES

- **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              | ULTA Beauty             |
| Marshalls      | Bowlology                | Fortune Cookies         |
| LOFT           | Panera Bread             | Pure Barre              |
| Talbots        | Peet's Coffee & Tea      | Prep Kitchen Essentials |
| Jos. A. Bank   | Chipotle                 | Fidelity                |
| Francesca's    | Rite Aid                 | Soft Surroundings       |
| Soma Intimates | Subway                   | Supercuts               |



	 POPULATION	 DAYTIME EMPLOYEES	 HOUSEHOLD INCOME AVERAGE MEDIAN		 NUMBER OF HOUSEHOLDS
1-MILE	<b>14,324</b>	<b>4,512</b>	<b>\$125,045</b>	<b>\$103,198</b>	<b>6,165</b>
3-MILE	<b>111,863</b>	<b>48,851</b>	<b>\$127,325</b>	<b>\$100,290</b>	<b>45,249</b>
5-MILE	<b>455,255</b>	<b>175,075</b>	<b>\$113,347</b>	<b>\$89,923</b>	<b>172,598</b>

### TRAFFIC COUNTS

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

Managed by

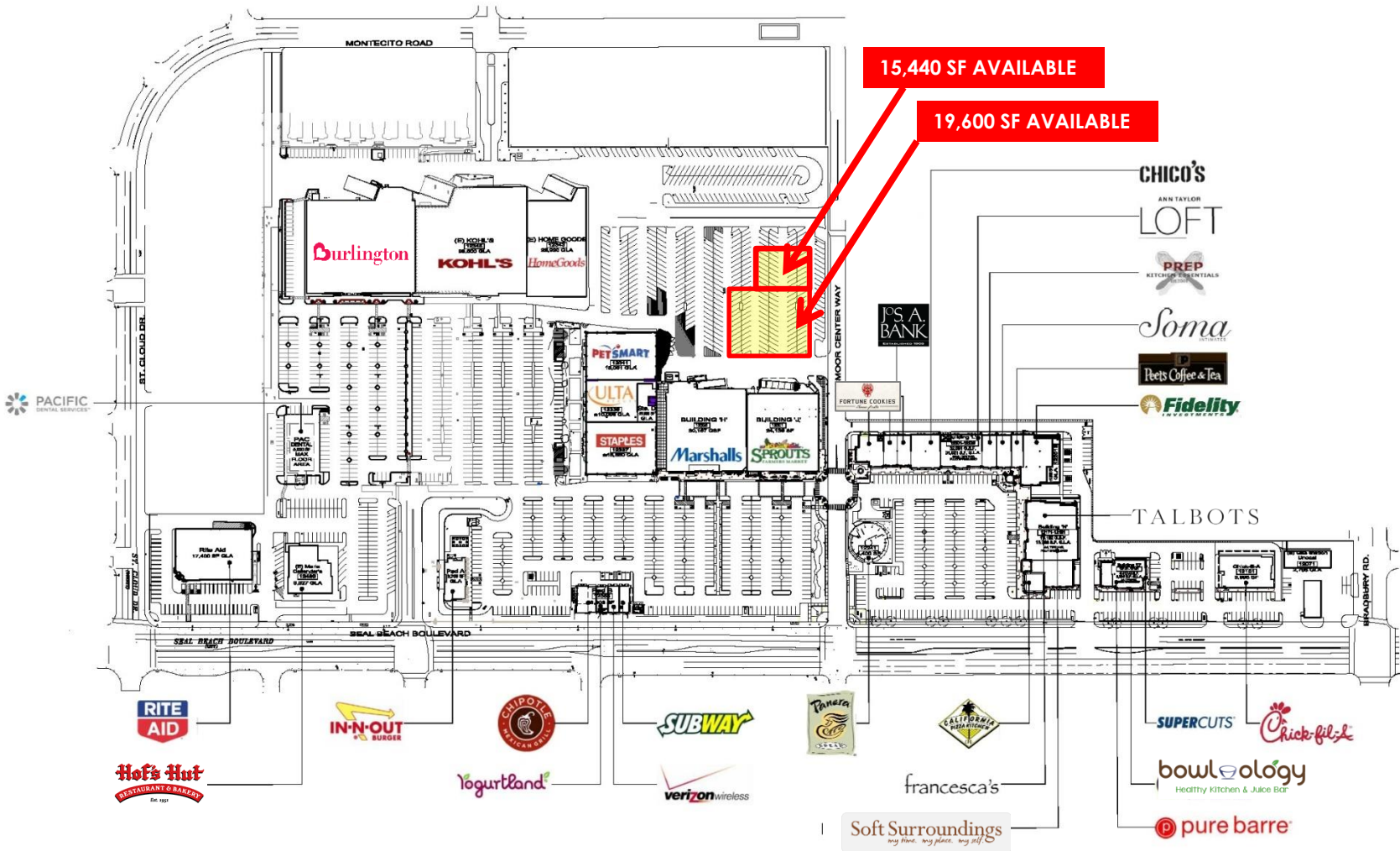


Strategic Retail Advisors

For More Information, Please Contact:



Wally Limburg | CalBRE Lic: 00468578 | 949.500.1396 | wally@strategicretailadvisor.com



**Shops at Rossmore**

1241 I Seal Beach Blvd.  
Seal Beach, CA 90740  
10.21.15

Overall Leasing Site Plan  
scale: 1" = 200'-0"

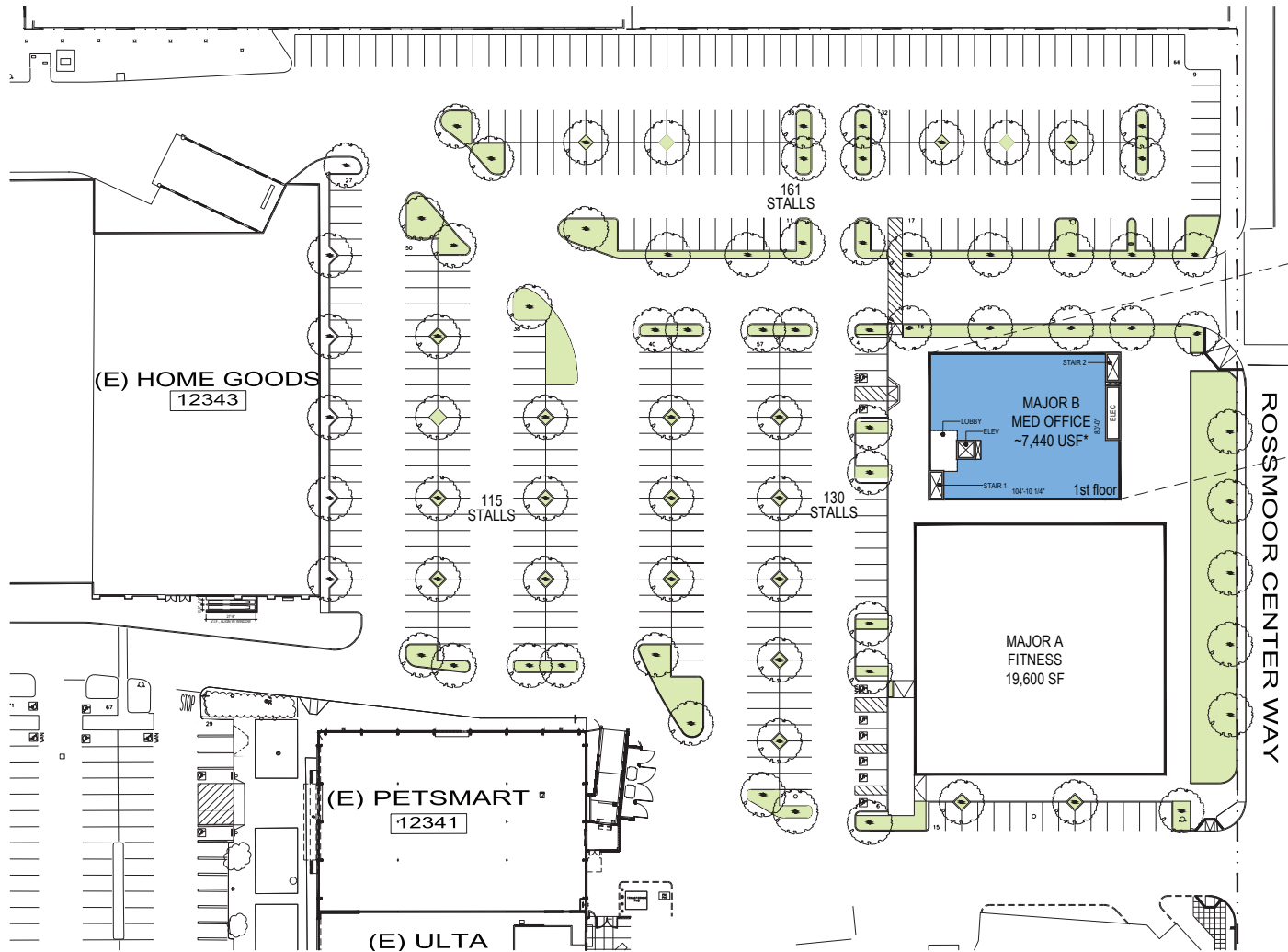


robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2015 All Rights Reserved



**area summary\***

usable area (level 1)	~7440 sf
usable area (level 2)	~8000 sf
<b>total building usable area</b>	<b>~15440 sf</b>

\* 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
<b>remaining surplus parking</b>	<b>~254 stalls</b>

**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.

A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2019 All Rights Reserved

