

# MERCANTILE WEST

SHOPPING CENTER

## LADERA RANCH



- ▶ 15 acre, 149,517 SF neighborhood/lifestyle shopping center
  - ▶ Anchored by **PAVILIONS** Supermarket and **CVS/pharmacy**
  - ▶ Pedestrian oriented "Main Street"
  - ▶ Southwest corner Crown Valley Parkway / Antonio Parkway
  - ▶ 4000 acre master planned community in South Orange County, California consisting of 8100 homes
  - ▶ 2007 Demographics
- |                           | 3 mile    | 5 mile    |
|---------------------------|-----------|-----------|
| Population:               | 55,121    | 209,679   |
| Average household income: | \$132,661 | \$120,823 |
- ▶ Traffic counts: 39,021 cars/day



**WESTAR ASSOCIATES**

(800) 353-7822 • (714) 241-0400

[www.WestarAssociates.com](http://www.WestarAssociates.com)

# MERCANTILE WEST SHOPPING CENTER



Signalized Intersection

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**CROWN VALLEY PARKWAY**

**SIENNA PARKWAY**

**ANTONIO PARKWAY**

**MERCANTILE WAY**

FRONT BL.

J-1  
2,000 SF

J-2  
3,000 SF

K-1  
3,500 SF

K-2  
3,500 SF

L-1  
2,500 SF

L-2  
1,500 SF

L-3  
2,000 SF

L-4  
1,500 SF

L-5  
1,500 SF

L-6  
1,500 SF

L-7  
1,500 SF

L-8  
3,000 SF

I  
1,500 SF

G-1  
2,500 SF

G-2  
2,500 SF

G-3  
2,500 SF

G-4  
2,500 SF

G-5  
2,500 SF

G-6  
2,500 SF

G-7  
2,500 SF

G-8  
2,500 SF

G-9  
2,500 SF

G-10  
2,500 SF

G-11  
2,500 SF

G-12  
2,500 SF

G-13  
2,500 SF

G-14  
2,500 SF

G-15  
2,500 SF

**PAVILIONS**

C  
48,000 SF

B-9,10  
4,000 SF

B-8  
3,000 SF

B-6,7  
4,000 SF

B-11  
4,000 SF

**CVS  
pharmacy**

A  
13,013 SF

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