

TERRACE SHOPS

LADERA RANCH



- ▶ 3.9 acre, 50,900 SF service retail center
- ▶ Southeast corner Antonio Parkway and South Terrace
- ▶ Adjacent to 226,000 SF existing and planned office/ medical office complex
- ▶ Part of Ladera retail hub which includes Kohl's, Chick's Sporting Goods, 24 Hr. Fitness, Staples, HomeGoods, Pavilions and CVS Drug Store
- ▶ 4000 acre master planned community in South Orange County, California
- ▶ 8100 homes projected upon build-out
- ▶ 5 mile population: 182,453
- ▶ Average income: \$119,149
- ▶ Traffic Count Antonio Parkway: 21,000 cars per day (2004)



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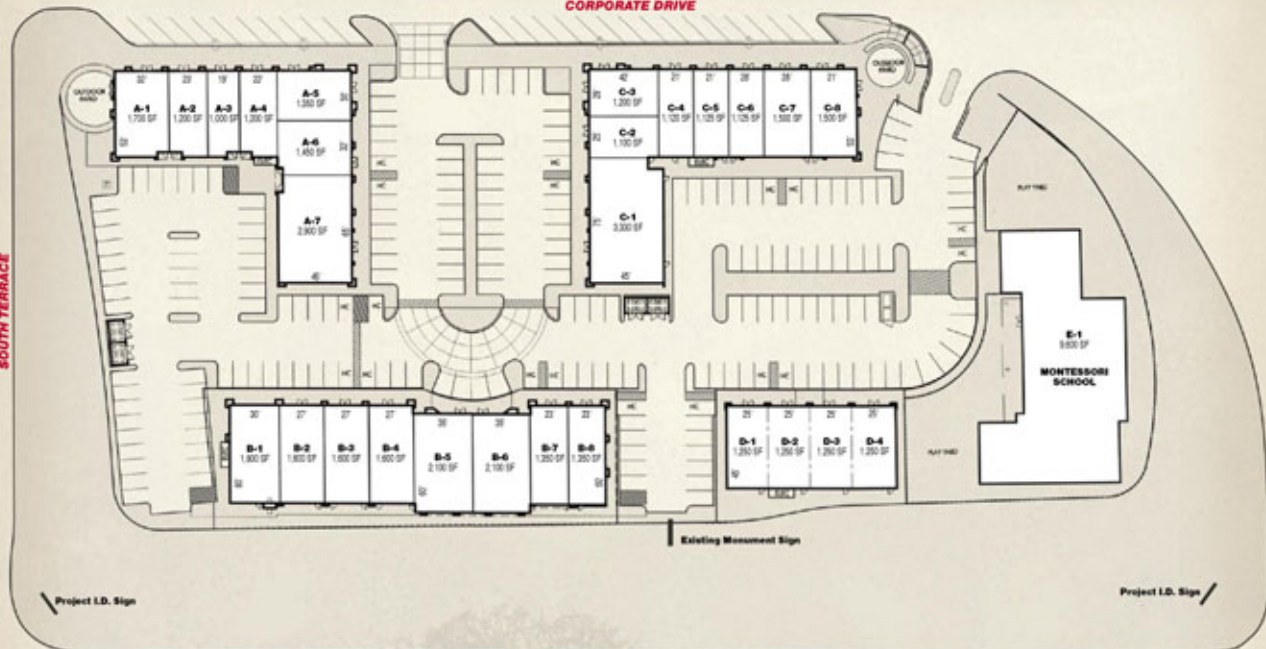
800-353-7822

www.WestarAssociates.com

TERRACE SHOPS

CORPORATE DRIVE

SOUTH TERRACE



Existing Monument Sign

Project I.D. Sign

Project I.D. Sign

ANTONIO PARKWAY



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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.