

# Mercantile West

📍 25612 Crown Valley Parkway, Ladera Ranch, CA 92694



A lifestyle center is located at the corner of Crown Valley and Antonio, near the community's 'Main Street.'

**Center Size:** 149,993

**Spaces Available:** 2

### Within 3 Miles

Population	83,661
Avg. Household Income	209,811
Avg. Home Value	\$1,255,954
Annual Visits	2,543,711
Vehicles Per Day	40,899

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SPACE	TENANT	SF
B-4	AVAILABLE SOON	1,040
D-4	AVAILABLE SOON	1,405
A	CVS	13,013
B-10	WESTWOOD DENTAL CENTER	2,000
B-2	REGENCY MANAGEMENT OFFICE	476
B-3	LADERA CLEANERS	1,820
B-5	VIP NAILS SALON & SPA	1,815
B-6	ULTA	6,000
B-9	FKB DESIGN	2,000
C	STATER BROTHERS	48,000
D-1	NUAGE SPA	2,045
D-2	STEW'S BARBER SHOP	1,200
D-3	WOLTER GROUP(SUB:CROSSCOUNTRY)	1,430
D-5	US BANK	2,392
D-6	ROW HOUSE	3,038
E-1	OSLO COFFEE CO.	1,344
E-2	POSH PAWS PET SPA	1,200
E-3	ONIGURI	1,075
E-4	AMY SIMS REAL ESTATE TEAM	1,156
E-5	KUMON MATH & READING CENTER	1,300
F-1	CODE NINJAS	1,402
F-3	MED LOUNGE	3,023
G-1	JOE'S ITALIAN RESTAURANT & BAR	4,375
G-4	RICCO GELATO	1,072
G-5	NEKTER JUICE BAR	856
H-1	YOYO'S BURGERS & CHICKEN	1,680
H-2	INSPIRE CHIROPRACTIC	1,560
H-3	SOLOS PILATES	1,560
H-4	TEN MILE BREWING	2,200
I	RANCHO CAPISTRANO WINERY	5,400
J	DISCOVERY MONTESSORI	7,000
K-1A	BOARD & BREW	2,072
K-1B	THAI FIX	1,428

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This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

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SPACE	TENANT	SF
K-2	FRANCO'S FAMOUS MEXICAN	3,500
L-1	CHOYA JAPANESE CUISINE	2,300
L-3	VISION JIU JITSU	3,580
L-4	LEGENDS SALON	1,968
L-5	AMAZING LASH STUDIO	1,350
L-6	ORGANIC NAIL SPA	1,350
L-7	LADERA RANCH DENTISTRY	3,568
L-8	HOTWORX	2,000
L-9	PARIS BAGUETTE	3,000

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