

THE SHOPS AT ROSSMOOR

— SEAL BEACH —

LEASING OPPORTUNITIES

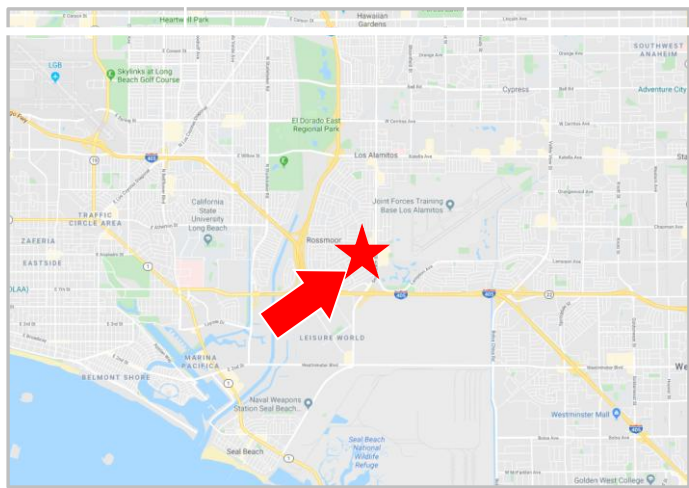
- Retail Space 3,698 SF
- Retail Space 1,600 SF
- Retail Space 1,499 SF

Burlington
HomeGoods
Kohl's
Chico's
Marshalls
Talbots
Soma Intimates
Rite Aid
See's Candies
Yogurtland

Hof's Hut
In-N-Out Burger
California Pizza Kitchen
Chick-fil-A
Panera Bread
Peet's Coffee & Tea
Chipotle
ULTA Beauty
Unocal

J.Crew Factory
Sprouts
Staples
PetSmart
Fortune Cookies
LOFT
Prep Kitchen Essentials
Fidelity
Supercuts

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



	 POPULATION	 DAYTIME EMPLOYEES	 HOUSEHOLD INCOME AVERAGE	 MEDIAN	 NUMBER OF HOUSEHOLDS
1-MILE	13,422	5,022	\$194,804	\$153,635	5,250
3-MILE	112,068	56,995	\$166,039	\$127,123	44,788
5-MILE	454,906	188,303	\$145,465	\$111,423	171,779

TRAFFIC COUNTS

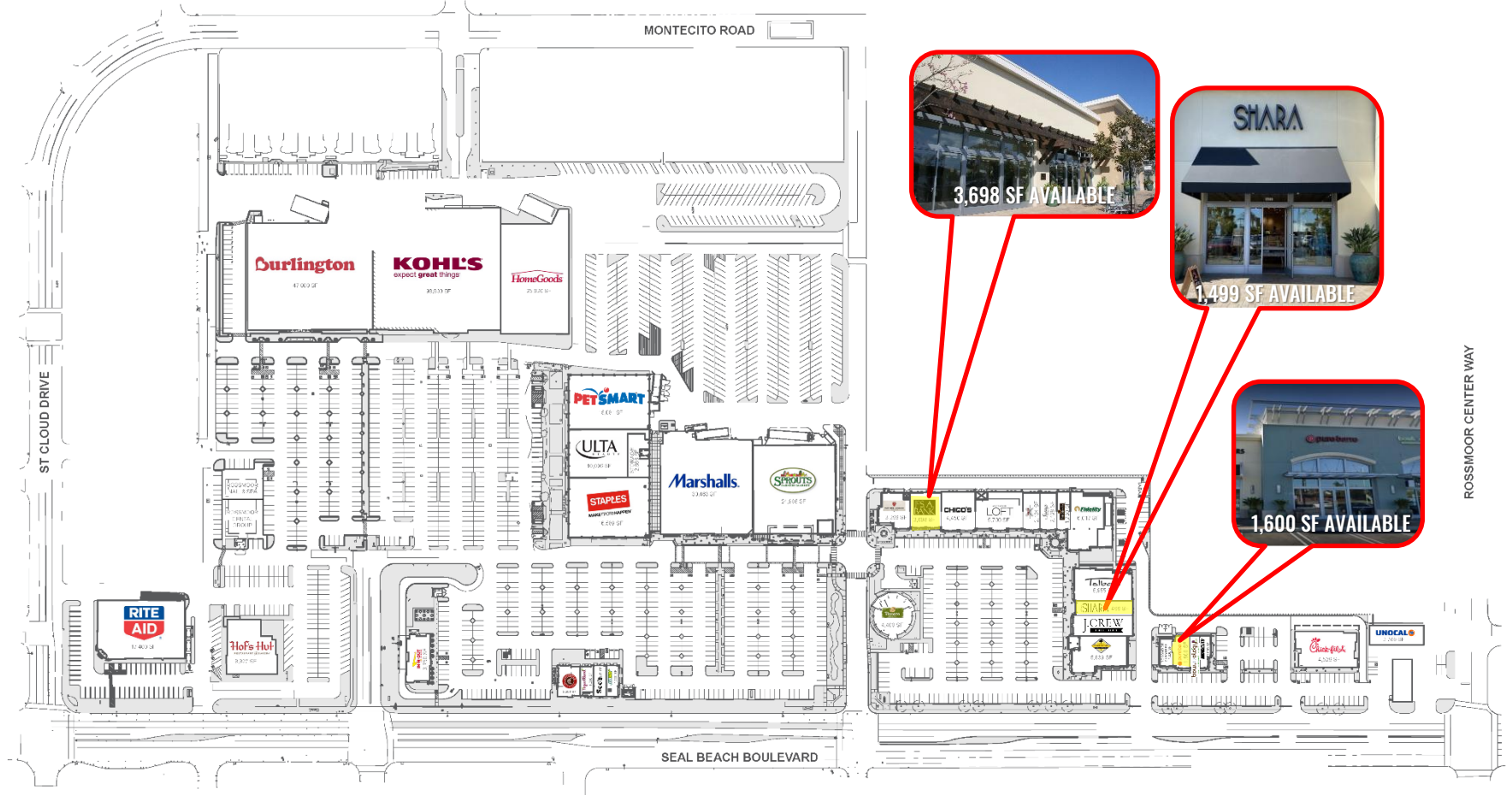
Seal Beach Blvd – 66,000 cpd • I-405 Fwy, 1 mile south – 430,000 cpd



For More Information, Please Contact:

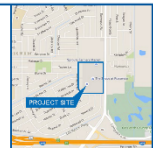
Wally Limburg | CalBRE Lic: 00468578 | 949.500.1396 | wally.limburg@sra-re.com





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

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



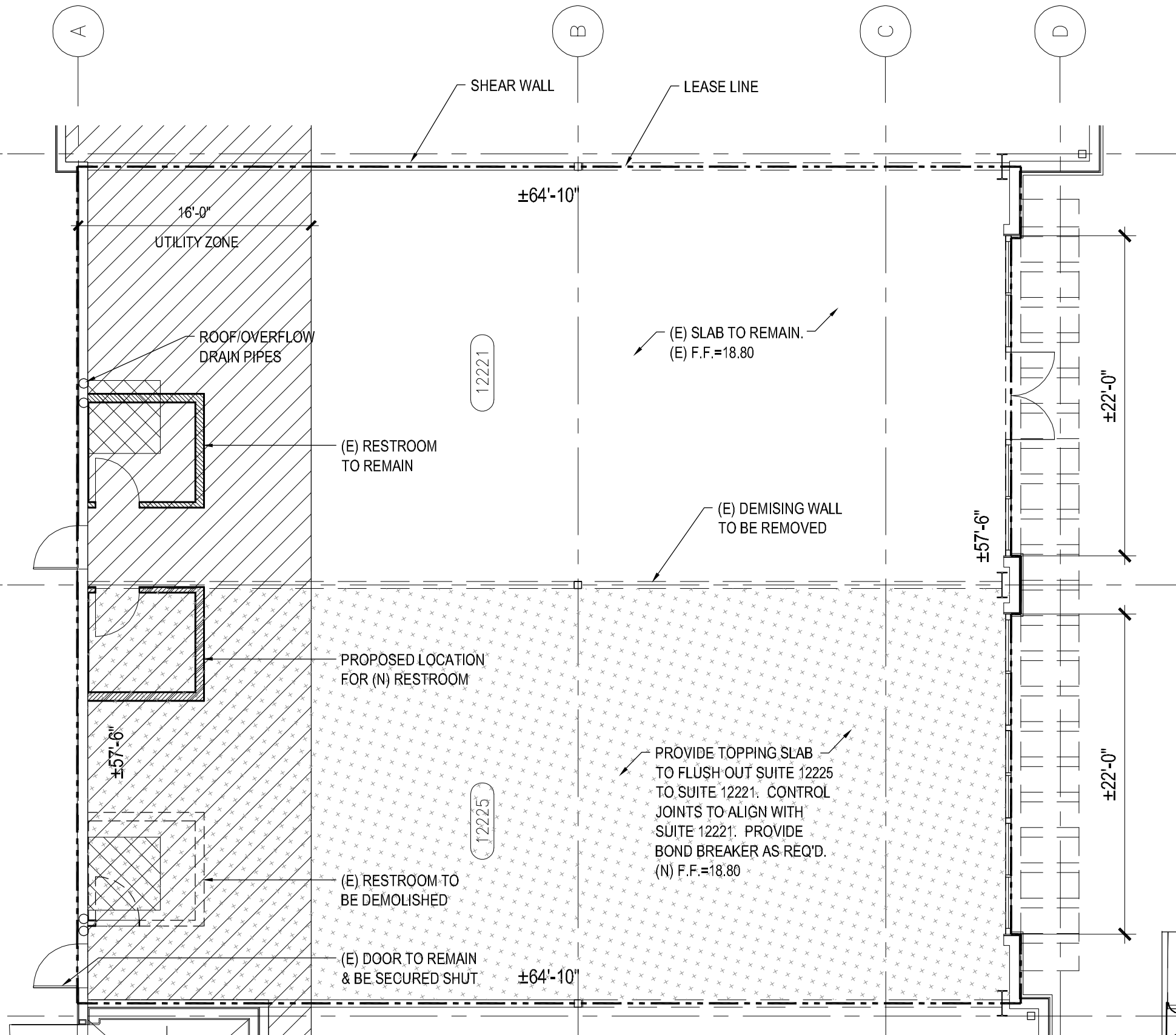
SWC of Rossmoor
Center Way & Seal
Beach Boulevard

brr
ARCHITECTURE



1. FLOOR PLAN

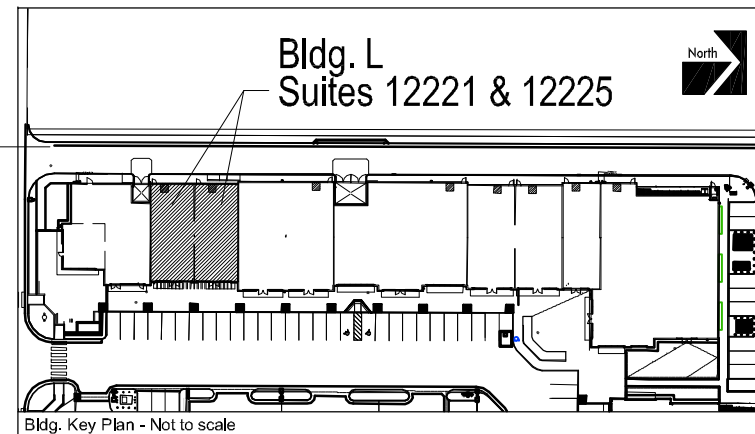
scale: 1/8"=1'-0"



Suite 12221: ±1,849 S.F. G.L.A.

Suite 12225: ±1,849 S.F. G.L.A.

Total: ±3,698 S.F. G.L.A.



Dimensions are to lease line and are rounded to the nearest 1/8". Area Calculations are based upon lease line. This document identifies the perimeter configuration of the lease space only and shall not be used for construction. It is the responsibility of the Tenant to verify all dimensions and conditions prior to commencement of design drawings. Any discrepancies shall be brought to the attention of Mall Management. All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated. PDF formatting may result in drawing scale discrepancies.

CENTURY NATIONAL PROPERTIES

SHOPS AT ROSSMOOR

Ste. Address: 12221-25 Seal Beach Blvd., Seal Beach, CA 90740

Description:

Scale: 1/8"=1'-0"

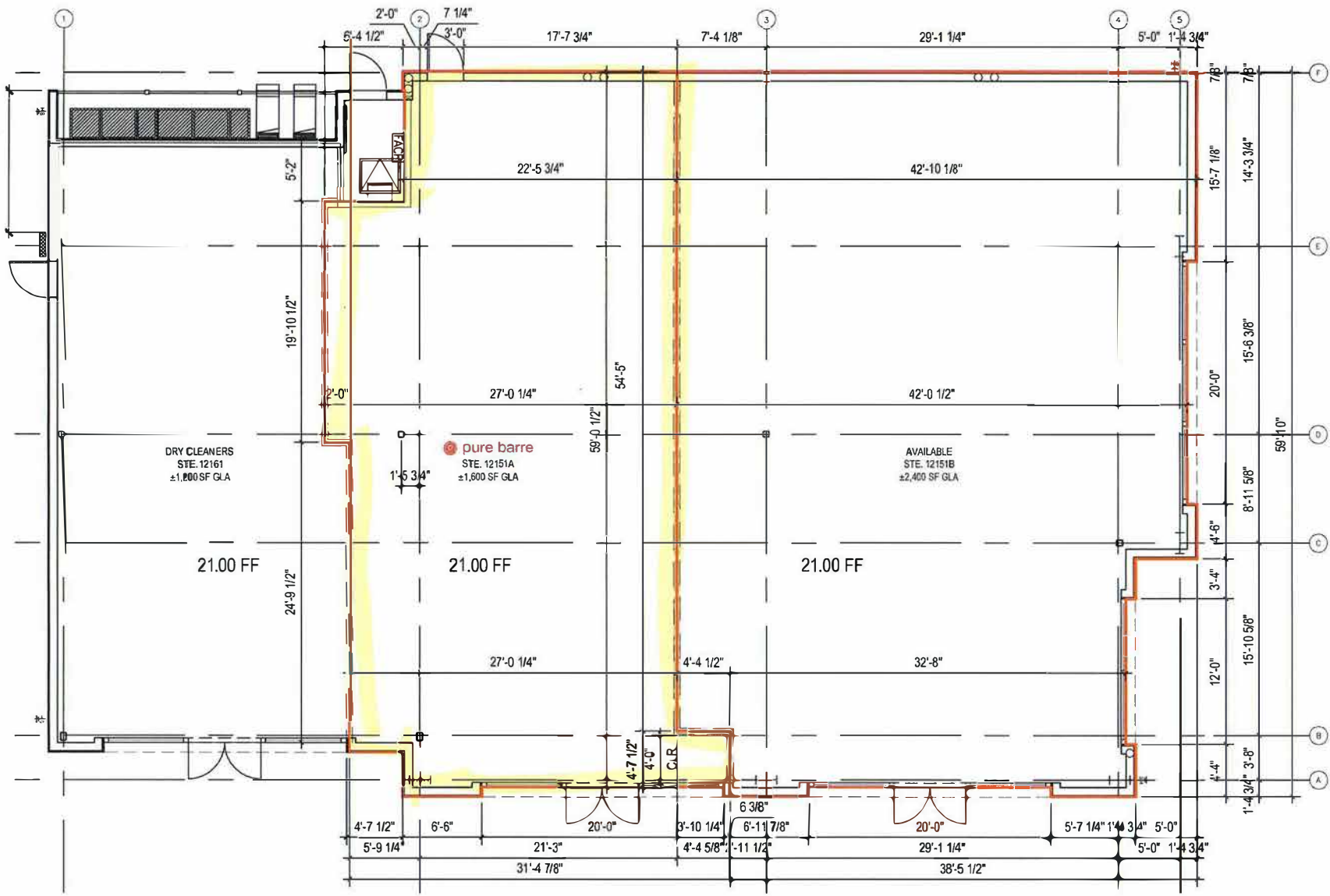
Project No.:

Drawn by: PH & JF

SUITES 12221-12225 LEASE OUTLINE DRAWING FLOOR PLAN



robinson hill architecture, inc.
p 714.825.8888 . f 714.825.8889



Dimensions are indicated and are recorded in the project Log. Area Calculations are based upon these dimensions. This document is for informational purposes only and shall not be used for construction. It is the responsibility of the Tenant to verify all dimensions and conditions prior to commencement of design drawings. Any discrepancies shall be brought to the attention of the Architect. All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated. PDF format printing may result in drawing scale discrepancies.

AEW Capital Management

SHOPS AT ROSSMOOR

Date: 12.10.13

Site Address: 12151A Seal Beach Blvd., Seal Beach, CA 90740

Description: Scale: 1/8"=1'-0"

Project No.: Drawn by: HS

SUITE 12151A - 12151B
FLOOR AREA

OVERALL BUILDING PLAN

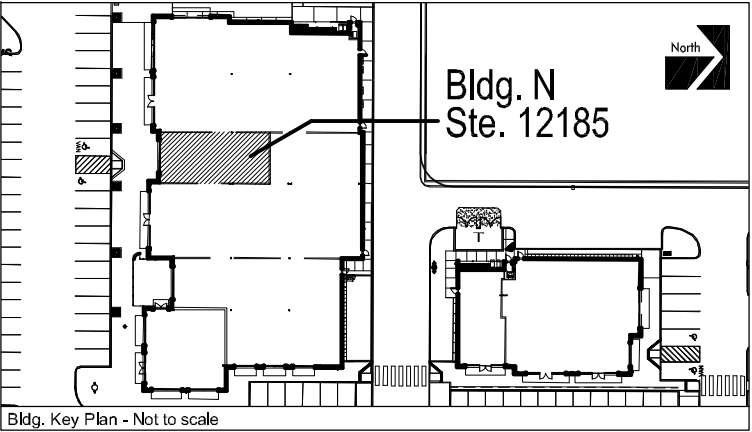
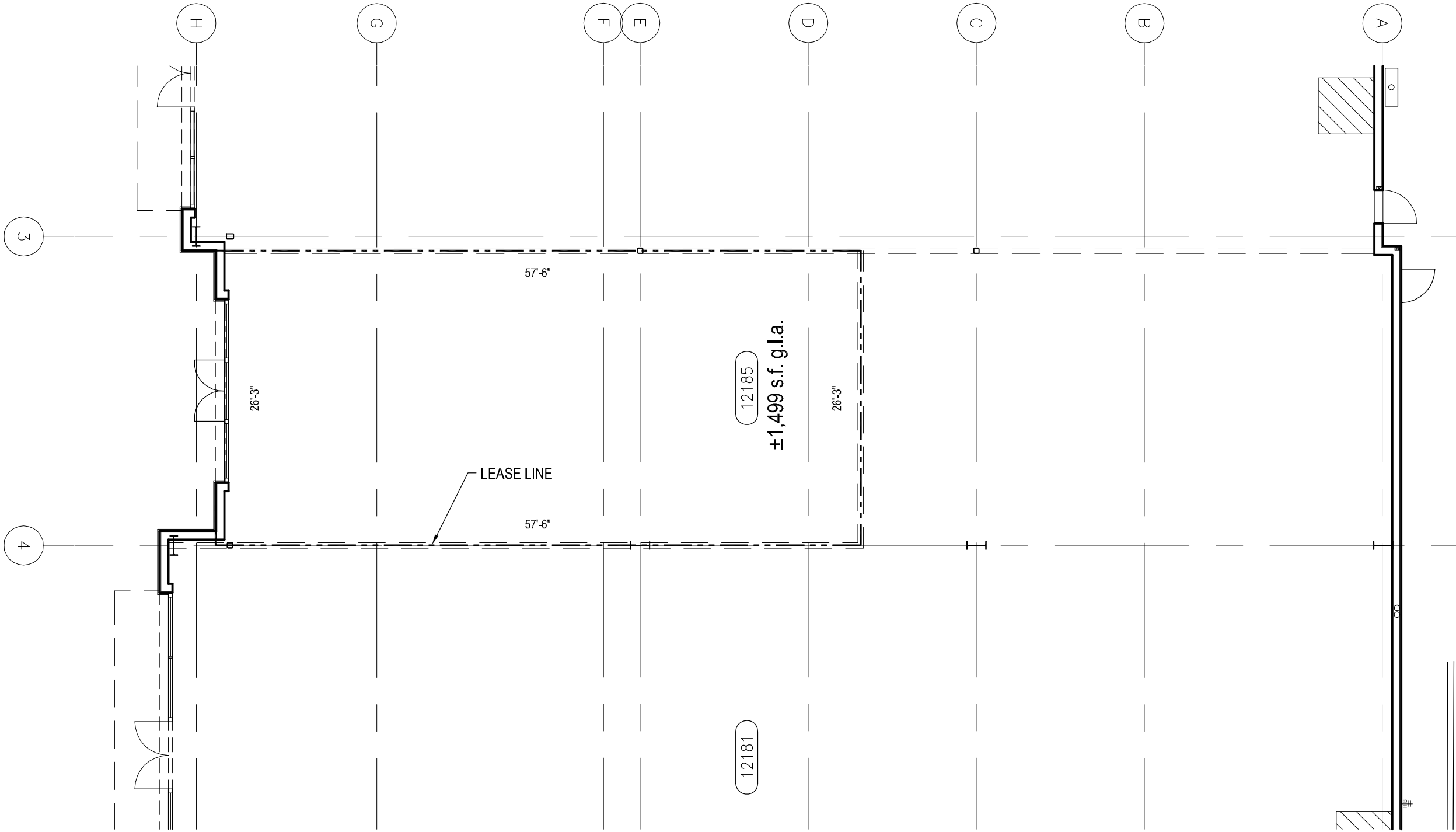


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1. FLOOR PLAN

scale: 1" = 10'



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CENTURY NATIONAL PROPERTIES

SHOPS AT ROSSMOOR

Ste. Address: 12185 Seal Beach Blvd., Seal Beach, CA 90740

Description: Scale: 1" = 40'

Project No.: Drawn by: PH & JF

SUITE 12185 LEASE OUTLINE DRAWING FLOOR PLAN



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