

THE SHOPS AT ROSSMOOR

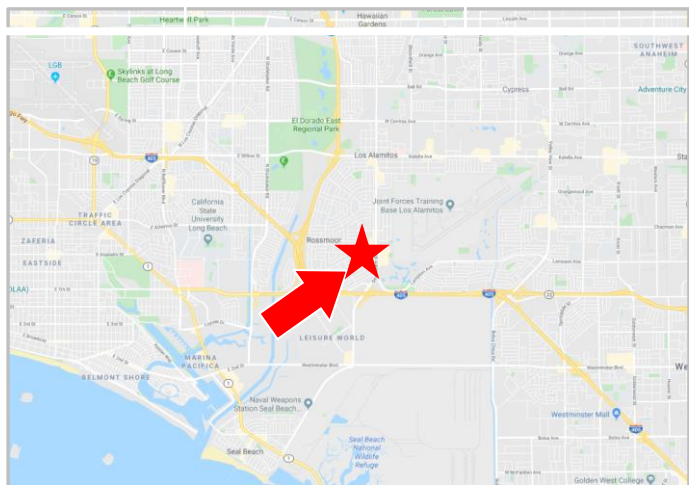
— SEAL BEACH —

LEASING OPPORTUNITIES

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

Burlington	Hof's Hut	Sprouts
HomeGoods	In-N-Out Burger	Staples
Kohl's	California Pizza Kitchen	PetSmart
Chico's	Chick-fil-A	Fortune Cookies
Marshalls	Panera Bread	LOFT
Talbots	Peet's Coffee & Tea	Prep Kitchen Essentials
Soma Intimates	Chipotle	Fidelity
Rite Aid	Subway	Supercuts
See's Candies	ULTA Beauty	Shara
Yogurtland	J.Crew Factory	

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

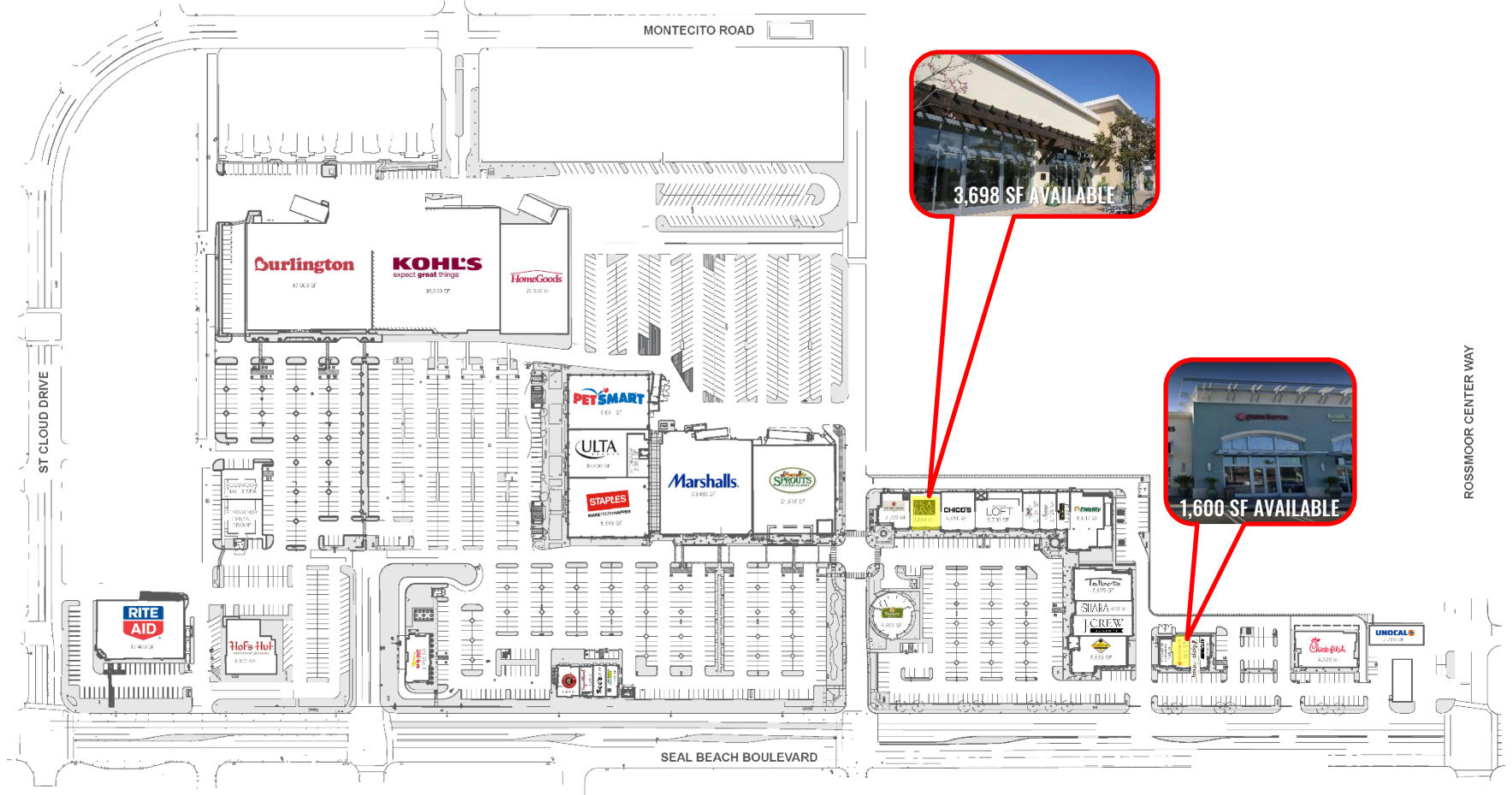
Seal Beach Blvd – 66,000 cpd • I-405 Fwy, 1 mile south – 430,000 cpd



For More Information, Please Contact:

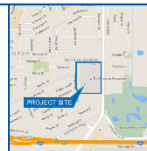
Wally Limburg | CalBRE Lic: 00468578 | 949.500.1396 | wally.limburg@sra-re.com





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

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ROSSMOOR
— SEAL BEACH —
Seal Beach, California



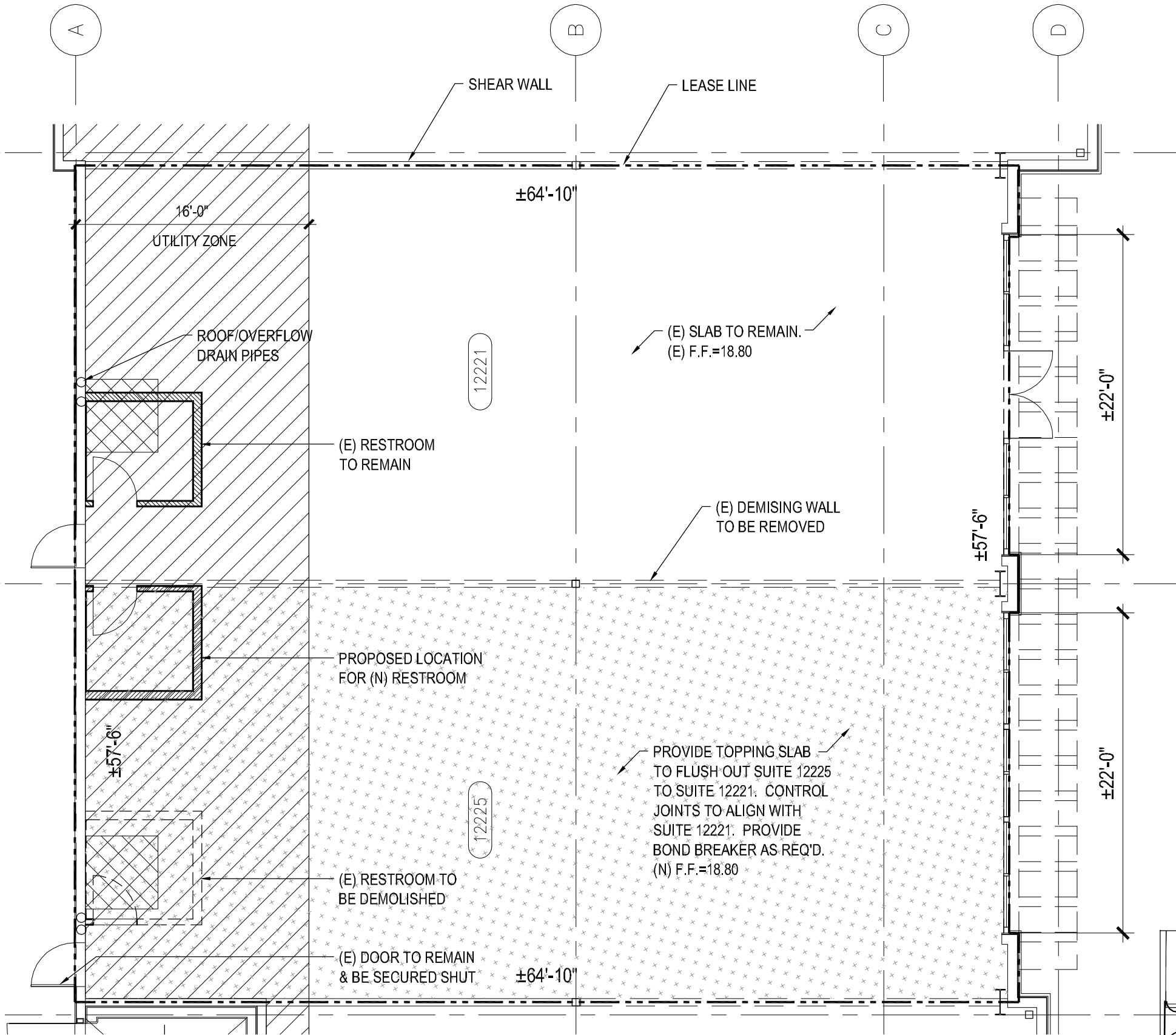
SWC of Rossmoor
Center Way & Seal
Beach Boulevard





1. FLOOR PLAN

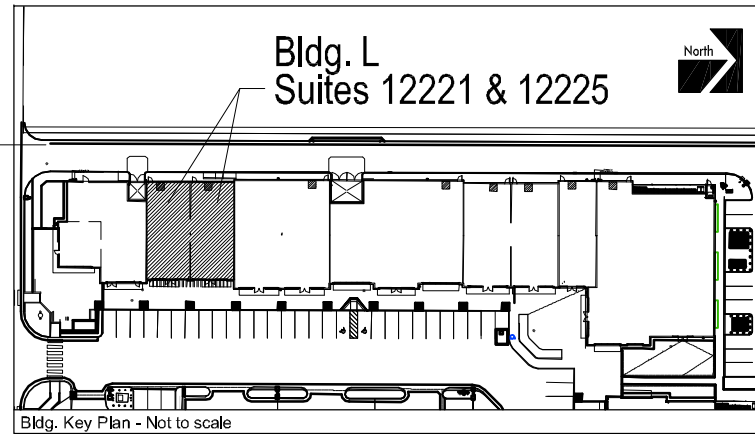
scale: 1/8"=1'-0"



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 format printing may result in drawing scale discrepancies.

CENTURY NATIONAL PROPERTIES

SHOPS AT ROSSMOOR

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

Description:

Project No.:

SUITES 12221-12225 LEASE OUTLINE DRAWING FLOOR PLAN



robinson hill architecture, inc.

p 714.825.8888 . f 714.825.8889

Date: 05.15.2007

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

Drawn by: PH & JF

