

LINK  
TO  
VIDEO

# MERCANTILE EAST

27612 Antonio Parkway | Ladera Ranch



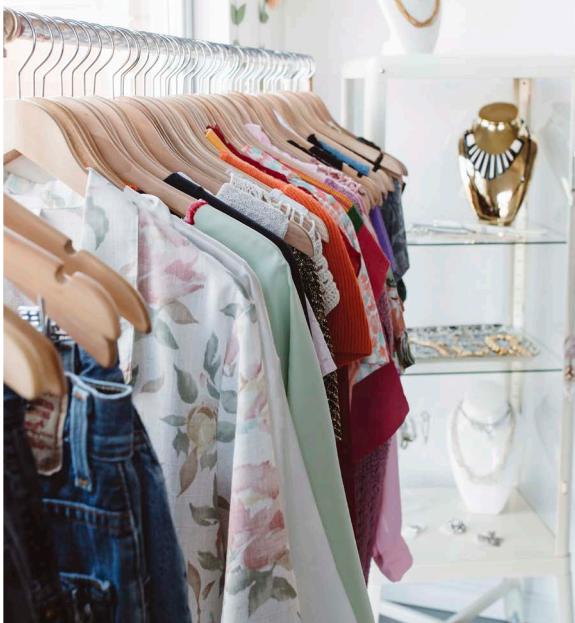
FOR LEASING, PLEASE CONTACT:  
800.353.7822  
[info@westar1.com](mailto:info@westar1.com)  
[westarassociates.com](http://westarassociates.com)

# MERCANTILE EAST

## HIGHLIGHTS

- + A 235,000 square foot retail power center
- + SEC of Crown Valley Parkway and Antonio Parkway
- + 4,000 acre master-planned community consisting of 8,100 homes
- + 5 minute drive from 2.43 million square feet of office space

**Join these major tenants at Mercantile East**



WELCOME TO LADERA RANCH



## 2024 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	12,814	82,150	211,268
<b>Average Household Income:</b>	\$177,885	\$173,372	\$162,474
<b>Employee Population:</b>	3,916	31,675	84,986



27612 Antonio Parkway | Ladera Ranch | 92694

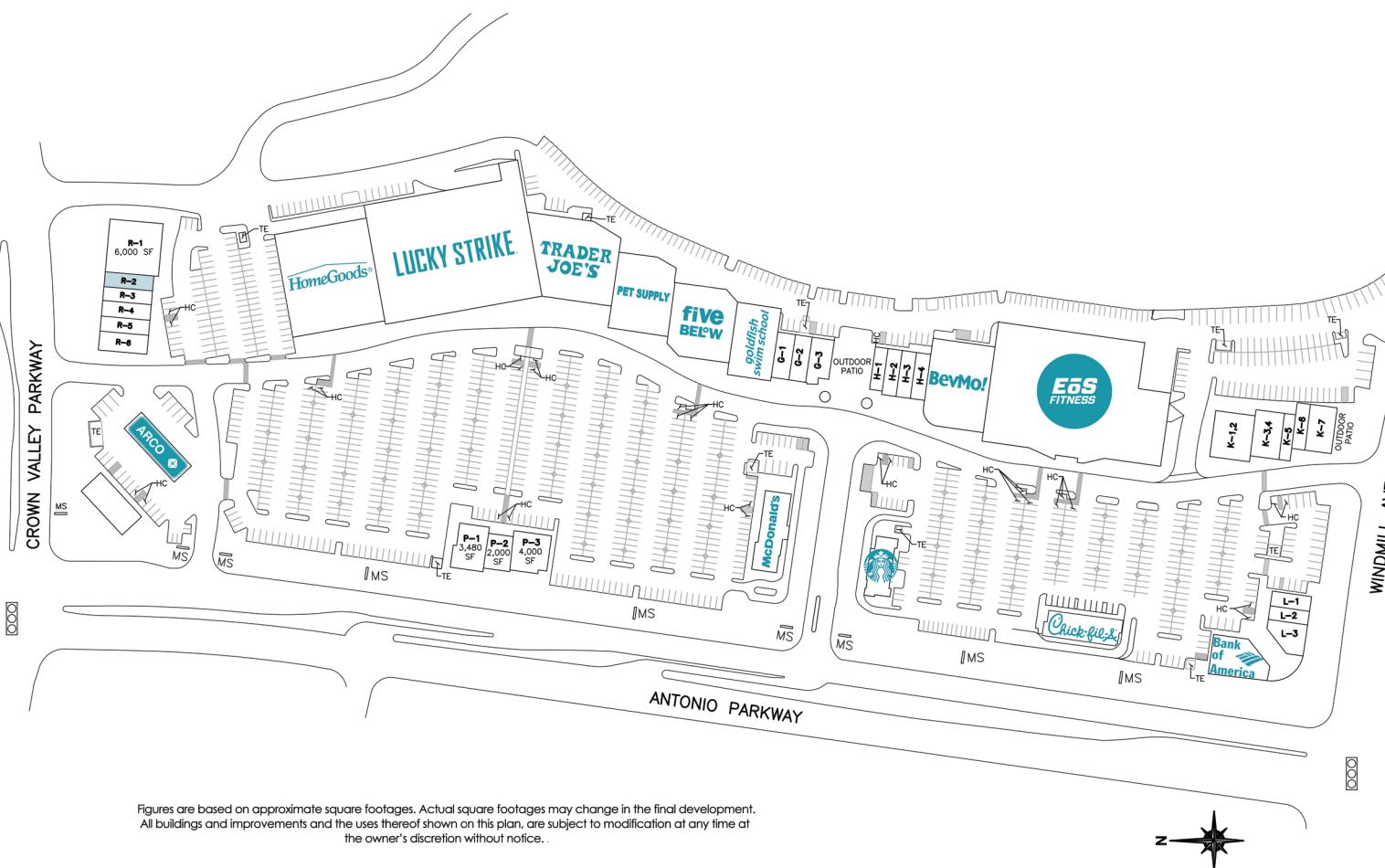
WESTAR ASSOCIATES

800.353.7822

info@westar1.com

westarassociates.com

# MERCANTILE EAST



UNIT	TENANT	SQ. FT.
BLDG-A	HomeGoods	24,000sf
BLDG-B	Lucky Strike	45,000sf
BLDG-C	Trader Joe's	15,000sf
BLDG-D	Pet Supply	10,000sf
BLDG-E	Five Below	10,700sf
BLDG-F	Goldfish Swim School	6,600sf
BLDG-I	Beverages & More!	11,990sf
BLDG-J-1	EOS Fitness	43,000sf
G-1	Poke Bowlz & Grill	2,055sf
G-2	Jalapeno's Mexican	1,780sf
G-3	Panda Express	2,165sf
H-1	Baskin Robbins	1,200sf
H-2	Sourdough & Co.	1,440sf
H-3	Toastique	1,440sf
H-4	Finest Nails	1,585sf
K-1,2	PAVE School of Arts	4,000sf
K-3,4	Melt Ladera Hot Yoga	2,667sf
K-5	PAVE School of the Arts	1,333sf
K-6	Japanese Lemon & Life	1,500sf
K-7	The Counter, Custom Burgers	2,500sf
L-1	The UPS Store	1,200sf
L-2	View Cleaners	1,300sf
L-3	AT&T Wireless	2,500sf
PAD-M	Bank Of America	5,000sf
PAD-N	Starbucks	3,035sf
PAD-O	McDonalds	3,680sf
P-1	Corky's Kitchen & Bakery	3,480sf
P-2	The Great Greek Med. Grill	2,000sf
P-3	American Family Care	4,000sf
PAD-Q	Arco Gas	3,600sf
R-1	The Ranch Sports Grill	6,000sf
<b>R-2</b>	<b>AVAILABLE</b>	<b>1,663sf</b>
R-3	Hydration Room	1,275sf
R-4	Mai Ly, DDS.	1,500sf
R-5	Tacos & Co.	1,275sf
R-6	LOC Noodle & Dumpling Bar	2,250sf
PAD-S	Chick-Fil-A	4,962sf



27612 Antonio Parkway | Ladera Ranch | 92694

**WESTAR ASSOCIATES**  
800.353.7822  
[info@westar1.com](mailto:info@westar1.com)  
[westarassociates.com](http://westarassociates.com)

# MERCANTILE EAST



27612 Antonio Parkway | Ladera Ranch | 92694

WESTAR ASSOCIATES

800.353.7822

info@westar1.com

westarassociates.com