

# THE SHOPS AT ROSSMOOR

SWC Seal Beach Boulevard & Rossmoor Center Way

Seal Beach • California

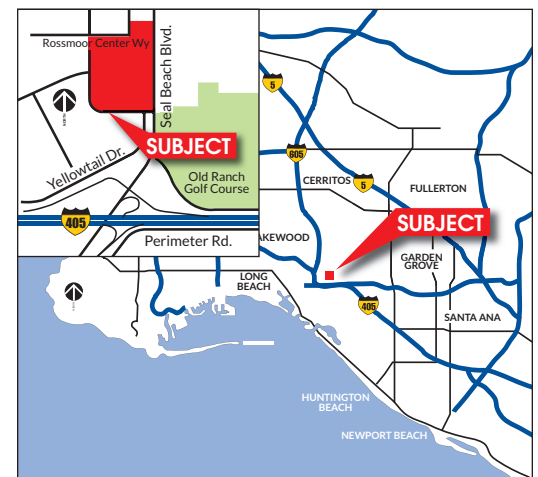
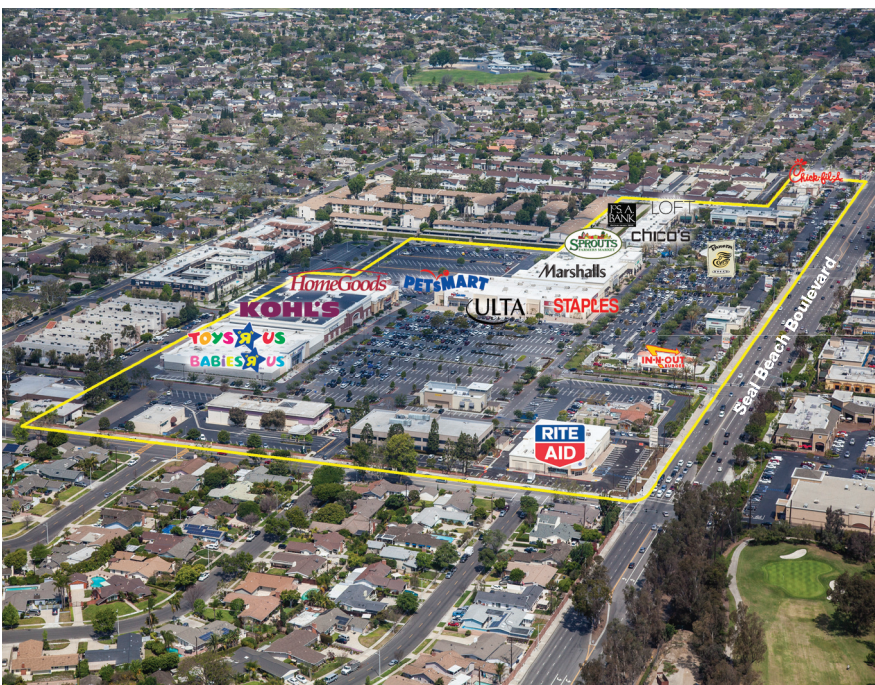


## PROJECT FEATURES

- 376,207 gross leasable square feet
- Anchored by Kohl's, HomeGoods, PetSmart, Staples, Toys R Us, Babies R Us, Ulta, Marshalls, Sprouts, Jos. A Bank, Chico's, Ann Taylor Loft and Rite Aid
- Nestled between the beautiful, affluent north Orange County cities of Seal Beach, Los Alamitos and unincorporated Rossmoor

## AREA FEATURES

- Trade area population: 482,466
- Trade area households: 175,925
- Average annual HH income: \$89,870
- Five mile radius population in 2010: 468,909
- 32.13% of customers report HHI of \$100k+
- Seal Beach Boulevard between Lampson and Katella has 47,000 average daily traffic volume



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