

THE SHOPS AT ROSSMOOR

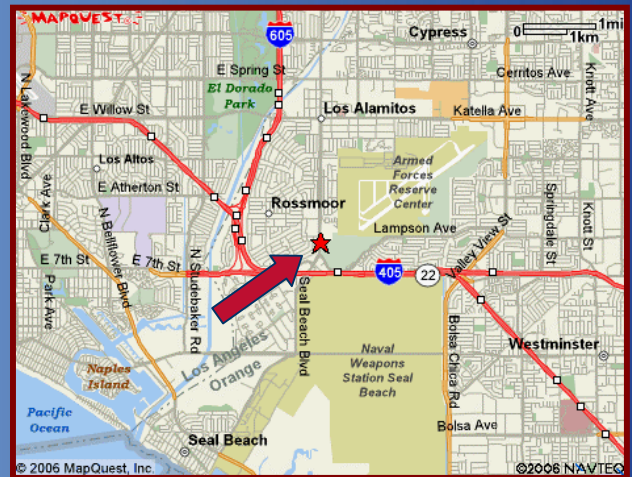
NWC St. Cloud Dr. & Seal Beach Blvd., Seal Beach, CA

MAJOR TENANT PAD AVAILABLE

Join



- Dominant center in this trade area anchored by Kohl's, HomeGoods, STATS, and Sprouts Gourmet Market. Our Lifestyle tenants include: Chico's, Ann Taylor Loft, New York & Co., Prep Kitchen Essentials, Complexions Spa, Winestyles, Jos. A. Bank, Coldwater Creek, Pei Wei Asian Diner, Peet's Coffee & Tea, Mel's Diner, and California Pizza Kitchen. Shops & Pads still available.
- Situated at the crossroads of one of the best demographic areas in Southern California
- Serving the Seal Beach, Los Alamitos and NE Long Beach trade areas
- Seal Beach Blvd. is the major North/South artery traveling through these trade areas, with *Target*, *Bed Bath & Beyond*, *CVS* and *Ralphs* across the street, making this the major shopping destination in this trade area



TRAFFIC COUNTS

Seal Beach Blvd. 66,000 Average ADT
 I-405 Freeway (1 mile south) 430,000 Average ADT

2008 DEMOGRAPHICS

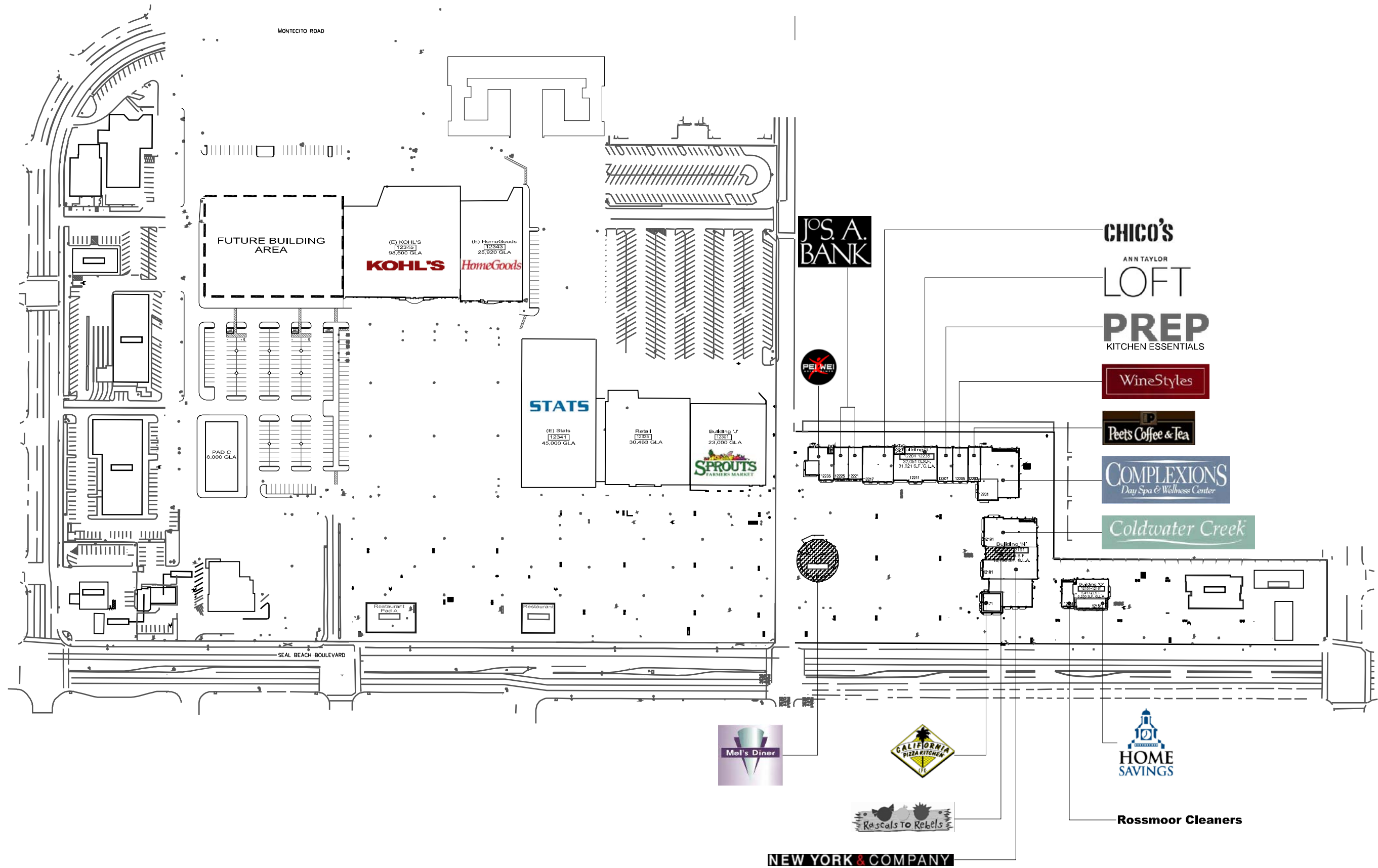
	1-Mile	3-Mile	5-Mile
Estimated Population	13,030	110,191	459,557
Daytime Population	4,017	52,645	214,492
Avg HH Income	\$99,897	\$89,281	\$79,235
Median HH Income	\$74,829	\$70,705	\$62,459

For More Information, Please Contact:

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Shops at Rossmoor
 Century National Properties
 Seal Beach, CA
 03.25.08

Site Plan


robinson hill architecture, inc.



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