

WINCHESTER WILLOW DEVELOPMENT

N.E.C. OF WINCHESTER RD. & WILLOWS AVE., TEMECULA, CALIFORNIA 92591



LOCATION

NEC OF WINCHESTER RD & WILLOWS AVE
IN THE CITY OF TEMECULA, CALIFORNIA

SITE 7.3 ACRES

PROPOSED BUILDINGS

5 BUILDINGS TOTALING 54,960 SF

- BUILDING 1: 30,800 SF FOR A BIG BOX OR GROCERY
- BUILDING 2: 10,000 RETAIL CAN BE DIVIDED IN SMALLER UNITS (5 X 2,000 SF UNITS)
- BUILDING 3: 7,027 SF LEASED OUT TO AMERICAN TIRE DEPOT
- BUILDING 4: 3,000 SF WITH OUTDOOR SEATING AND DRIVE THROUGH (GREAT FOR QSR)
- BUILDING 5: 4,133 SF CARWASH

PARKING 302 SPACES

CONSTRUCTION START DATE

JANUARY 2022

TRAFFIC COUNTS

WINCHESTER: 44,823 VPD SOUTH OF WILLOWS
WINCHESTER: 28,000 VPD NORTH OF WILLOWS
MURRIETA HOT SPRINGS: 16,551 VPD (KALIBRATE '21)

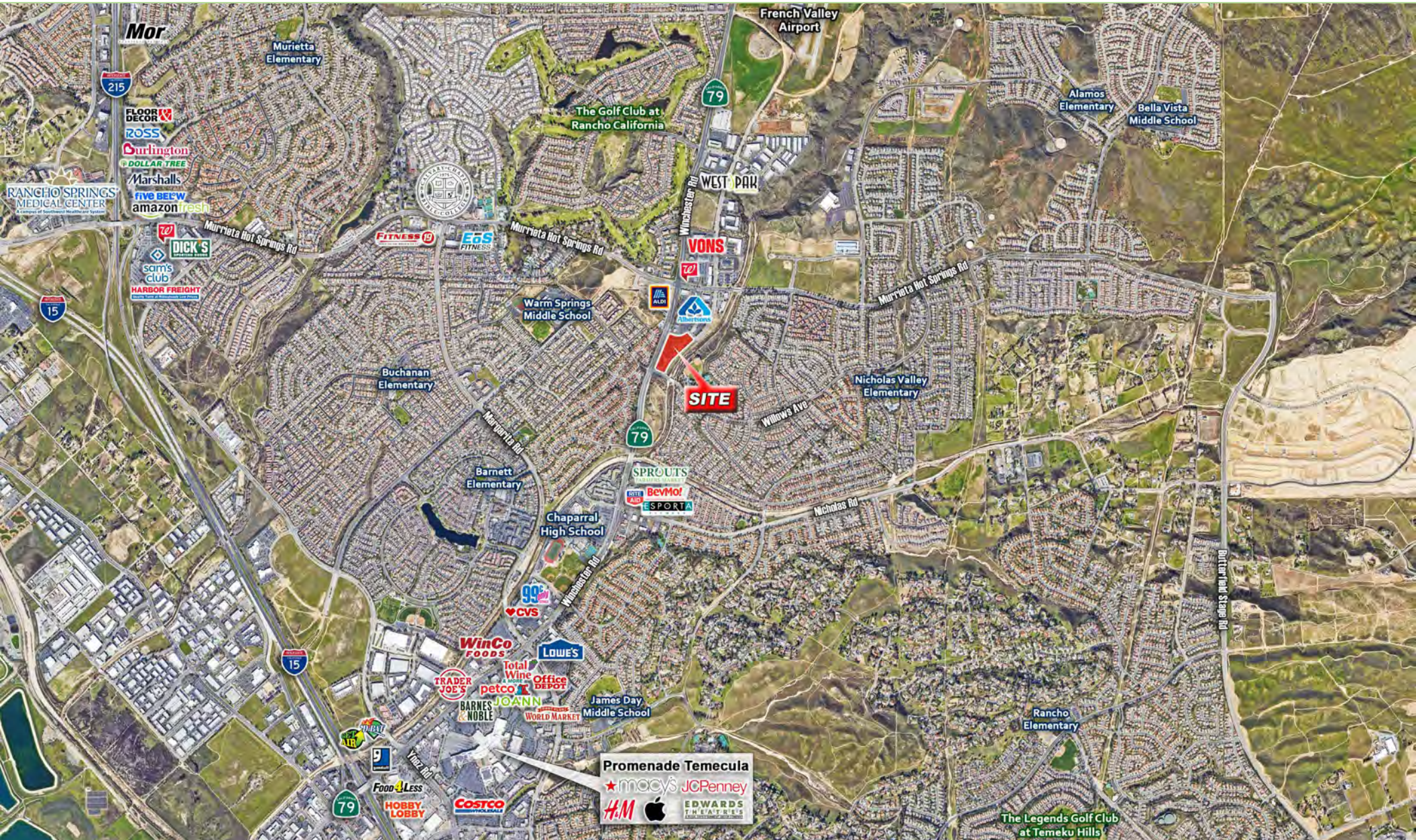


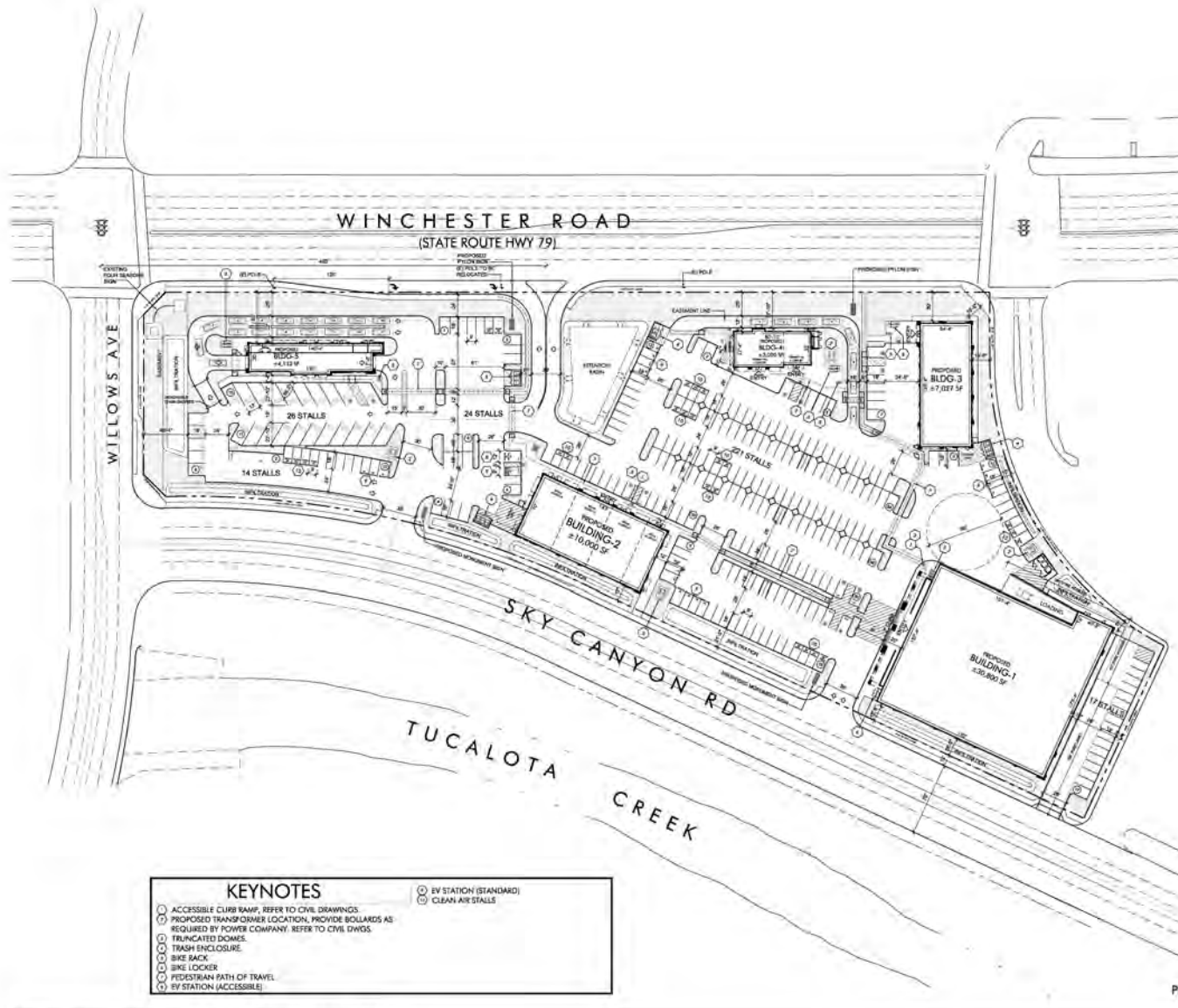
2021 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,900	99,497	208,045
DAYTIME POPULATION	19,085	108,972	215,661
AVERAGE HH INCOME	\$111,135	\$113,879	\$116,080





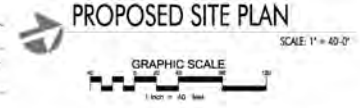




SITE DATA

ZONING	PROPOSED USE: RETAIL
EXISTING ZONING: COMMERCIAL	
APN(S): 920-120-034	
	920-120-035
SITE AREA	
SITE AREA (GROSS):	= 10.98 AC = 478,097 SF
SITE AREA (NET):	= 7.30 AC = 318,056 SF
BUILDING DATA	
BUILDING AREA:	
BUILDING-1 (GROCERY)	= 30,800 SF
BUILDING-2 (RETAIL)	= 10,000 SF
BUILDING-3 (TIRE SHOP)	= 7,027 SF
BUILDING-4 (DRIVE THRU)	= 5,000 SF
BUILDING-5 (CARWASH)	= 4,133 SF
TOTAL BUILDING AREA:	= 54,960 SF
NUMBER OF STORES:	ONE
F.A.R.:	0.17
PARKING DATA	
BUILDING-1 (30,800 S.F. @ 5.5/1,000 S.F.):	169.40 STALLS
BUILDING-2 (10,000 S.F. @ 5.5/1,000 S.F.):	55.00 STALLS
BUILDING-3 (7,027 S.F. @ 5.5/1,000 S.F.):	38.64 STALLS
BUILDING-4 (5,000 S.F. @ 5.5/1,000 S.F.):	16.50 STALLS
BUILDING-5 (4,133 S.F. @ 5.5/1,000 S.F.):	22.73 STALLS
TOTAL PARKING REQUIRED:	302.2 STALLS
PARKING PROVIDED:	302 STALLS
ADA:	12 STALLS
STANDARD:	246 STALLS
EV ACCESSIBLE:	2 STALLS
EV STANDARD:	17 STALLS
CLEAN AIR:	25 STALLS
OVERALL PARKING RATIO:	5.5 / 1,000 S.F.
SITE LAYOUT DATA	
MIN. DRIVE ABLE WIDTH:	24'-0"
STANDARD PARKING STALL:	9'-0" x 18'-0"
END PARKING STALL:	11'-0" x 18'-0"
BIKE LOCKERS:	8 LOCKERS FOR 16 BIKES
BIKE RACKS:	8 RACKS FOR 16 BIKES

- ### KEYNOTES
- ACCESSIBLE CURB RAMP, REFER TO CIVIL DRAWINGS.
 - PROPOSED TRANSFORMER LOCATION, PROVIDE BOLLARDS AS REQUIRED BY POWER COMPANY. REFER TO CIVIL DWGS.
 - TRUNCATED DOME.
 - TRASH ENCLOSURE.
 - BIKE RACK.
 - BIKE LOCKER.
 - PEDESTRIAN PATH OF TRAVEL.
 - EV STATION (ACCESSIBLE).
 - EV STATION (STANDARD).
 - CLEAN AIR STALLS.



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.
PROPERTY LINES ARE BASE ON A.L.T.A. SURVEY PREPARED BY
C&S COMPANIES DATED: MAY 2015



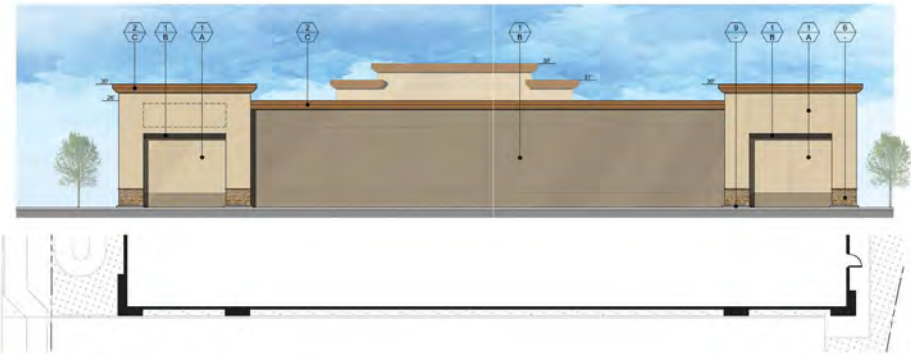




① SOUTH ELEVATION
SCALE 1/8" = 1'-0"



② WEST ELEVATION
SCALE 1/8" = 1'-0"



③ NORTH ELEVATION
SCALE 1/8" = 1'-0"



④ EAST ELEVATION
SCALE 1/8" = 1'-0"



① WEST ELEVATION
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② NORTH ELEVATION
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④ SOUTH ELEVATION
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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



① EAST ELEVATION
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION
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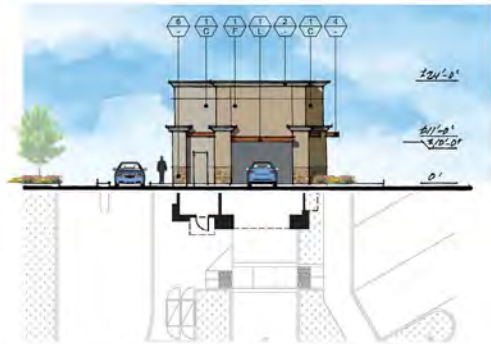
④ NORTH ELEVATION
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③ WEST ELEVATION
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① WEST ELEVATION
SCALE: 3/32" = 1'-0"



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④ NORTH ELEVATION
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