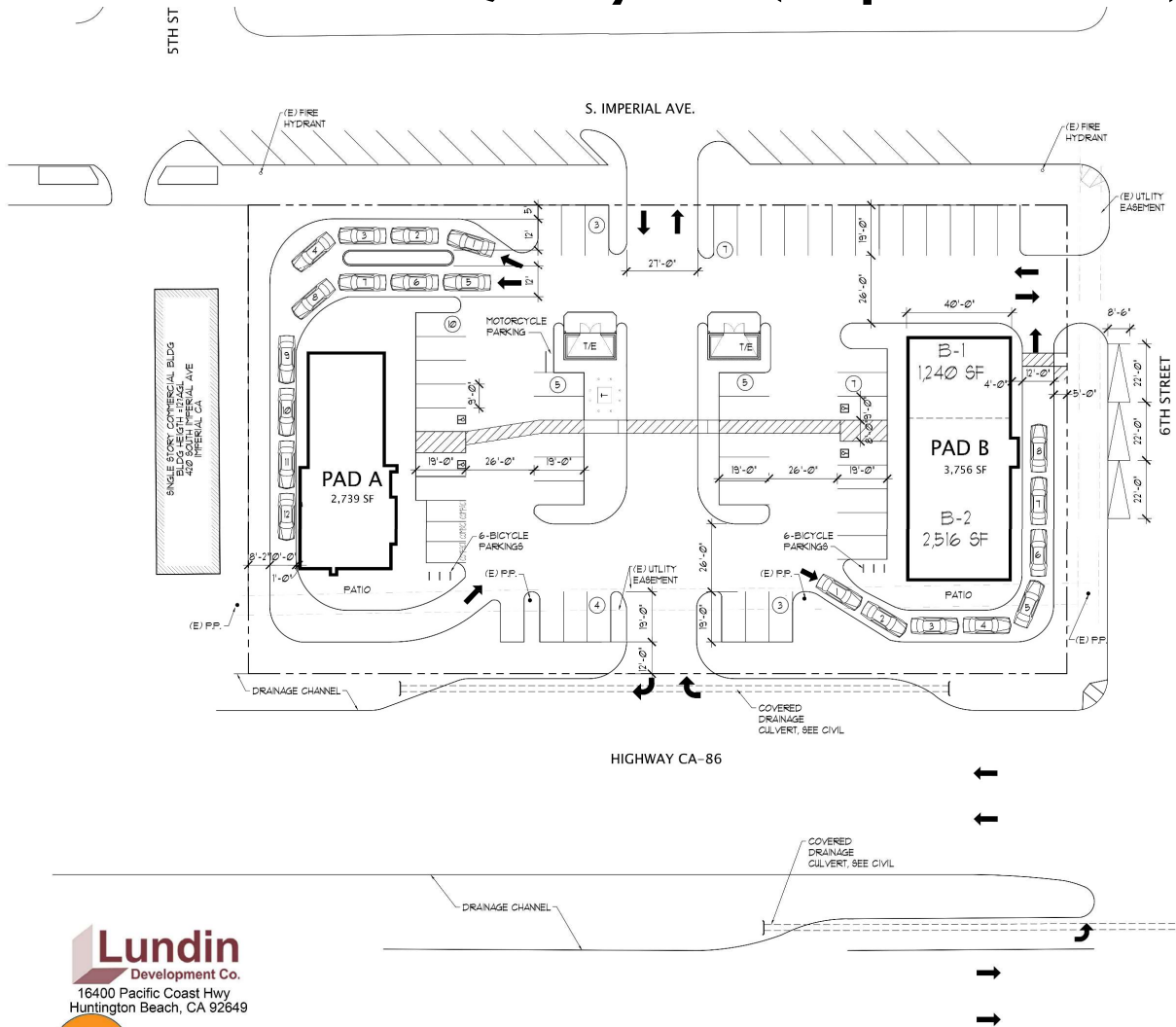


FOR LEASE SWQ Hwy. 86 (Imperial Ave.) & 6th St. Imperial, CA



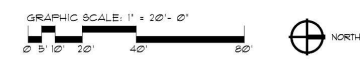
PROJECT SUMMARY:

SITE AREA:	± 55,442 S.F.	± 1.27 AC.
BUILDING AREA:		6,488 S.F.
LAND/BLDG RATIO:		11.7%
PARKING REQUIRED:		
RESTAURANT:	1/7 SEATS	100 SEATS / 7
(16) EMPLOYEE:	1 EACH	16 STALLS
RETAIL	1 / 300	8 STALLS
TOTAL REQUIRED:		38 STALLS
TOTAL PROVIDED:		51 STALLS
PARKING RATIO:		8.1 / 1000 S.F.

DRIVE THRU STACKING 8 REQUIRED AT EA. DRIVE THRU (1) MONTRCYCLE PARKING SPACE REQUIRED.

BICYCLE PARKING REQUIRED:

PAD A	5 SPACES
PAD B	6 SPACES



Lundin
Development Co.
16400 Pacific Coast Hwy
Huntington Beach, CA 92649

marinitta
DEVELOPMENT COMPANY
3835 Birch St. Newport, CA 92660

SITE PLAN B

**SWC STATE HWY 86 & 6TH STREET
IMPERIAL, CA 92251**

R·E·D Architectural Group

PLANNING † ARCHITECTURE † INTERIORS
3436 N. VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 † 818.957.7767 F

DATE: 04.04.2019
PROJECT NUMBER 397.1810.01

**For Leasing Information: Michael Lundin
Canaan Pacific (562) 307-7272
michael@canaanpacific.com**

