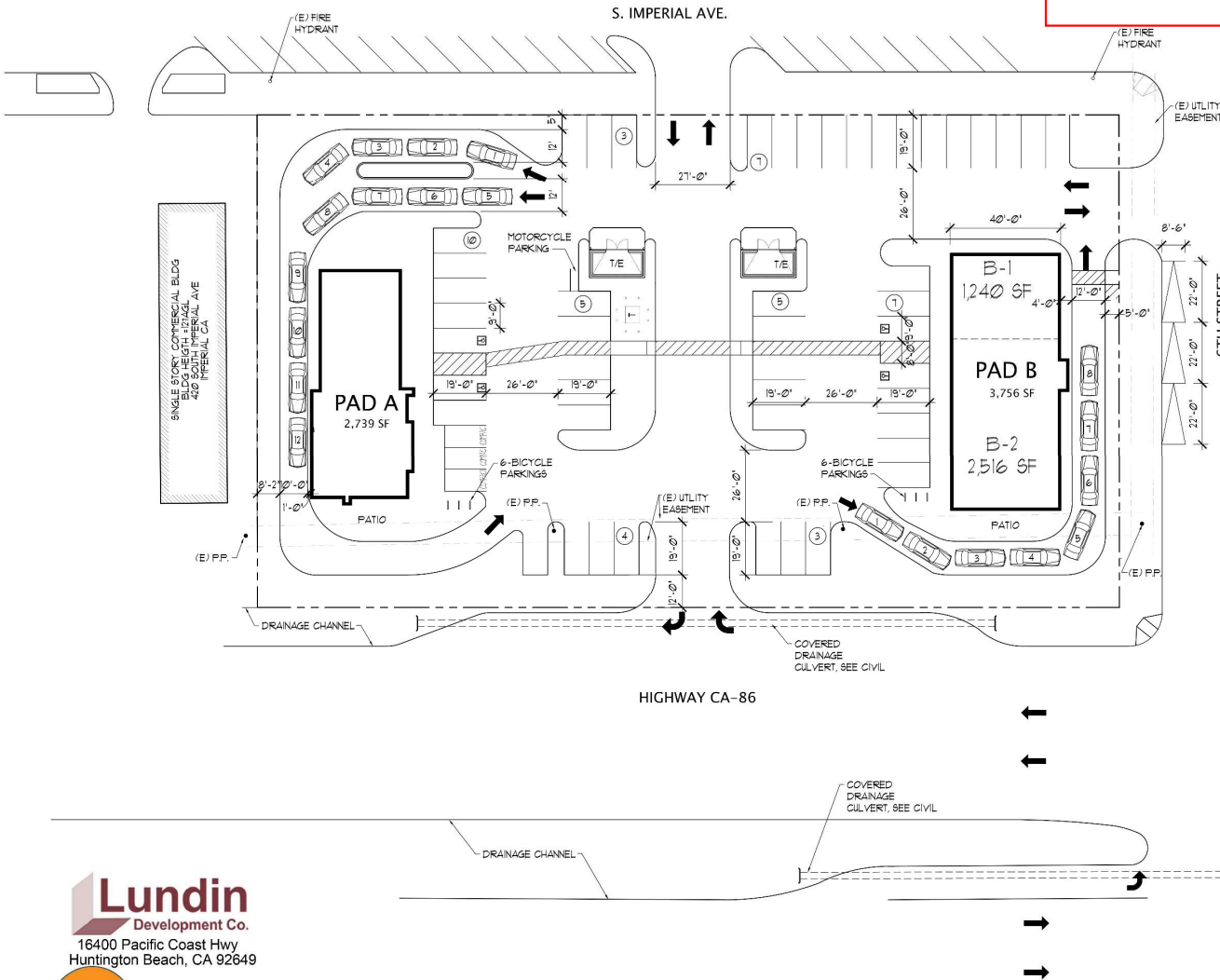




# FOR LEASE SWQ Hwy. 86 (Imperial Ave.) & 6<sup>th</sup> St. Imperial, CA SERVICE STATION AND DRIVE-THRU OPPORTUNITY!!!

**Direct Access to Highway 86!**



## 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) MOTORCYCLE PARKING SPACE REQUIRED.

BICYCLE PARKING REQUIRED:

PAD A	5 SPACES
PAD B	6 SPACES

GRAPHIC SCALE: 1" = 20'-0"



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

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

**marineta**  
DEVELOPMENT COMPANY  
3835 Birch St, Newport, CA 92660

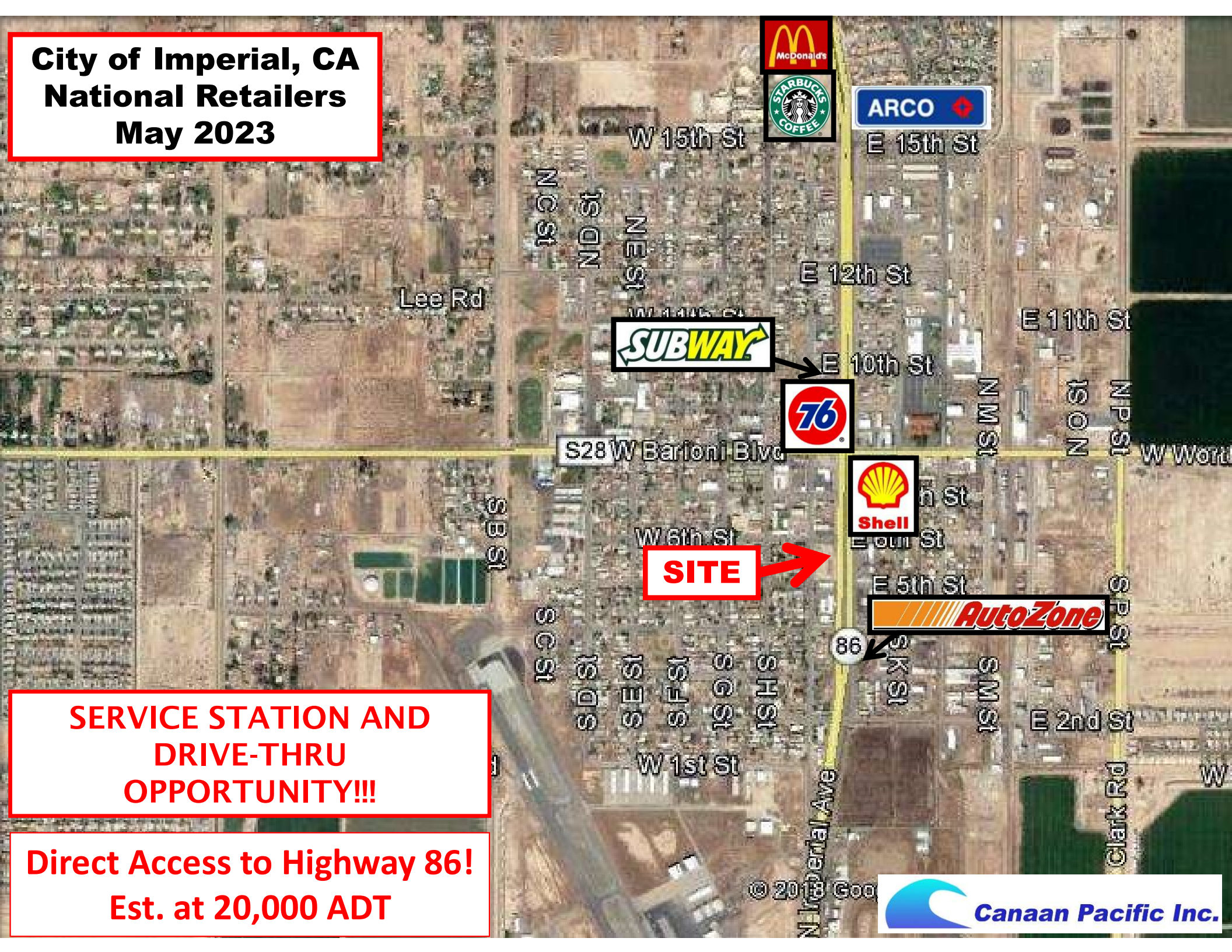
DATE: 04.04.2019  
PROJECT NUMBER 397.1810.01

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

**Canaan Pacific Inc.**



**City of Imperial, CA  
National Retailers  
May 2023**



**SERVICE STATION AND  
DRIVE-THRU  
OPPORTUNITY!!!**

**Direct Access to Highway 86!  
Est. at 20,000 ADT**