



## ❖ PROPOSED SITE PLAN PLAN

### ❖ PROJECT DATA

**ZONING :** C-P-S (SCENIC HIGHWAY COMMERCIAL)

**LAND-USE :** COMMERCIAL

**SITE AREA :**

- GROSS AREA (AFTER STREET DEDICATIONS) +/- 101,540 SF ( 2.33 ACRES )
- NET AREA OF ACTUAL DISTURBED PROJECT AREA +/- 55,320 SF ( 1.27 ACRES )

**LANDSCAPE AREA :** 48,069 SF (47%)

**FLOOR AREA RATIO :** 0.11

**NO. OF PARKING :** 61 SPACES

**MAX. BLDG HEIGHT:** 33 FT. (BLDG-A)

### ❖ BUILDING DATA

**PROPOSED BUILDINGS**

- A** C-STORE / MARKET (4,050 SF)
- B** RETAIL / FASTFOOD RESTAURANT w/ DRIVE-THRU (2,015 SF) (1,510 SF)
- C** RETAIL / OFFICE (3,025 SF) (1,400 SF)

**TOTAL BUILDINGS AREA (GFA)** 12,000 SF



## ❖ PROJECT DESCRIPTION

THE PROPOSED PROJECT IS FOR THE CONSTRUCTION OF A COMMERCIAL CENTER COMPRISING OF THREE BUILDINGS HAVING A TOTAL GROSS FLOOR AREA OF 12,000 S.F.

THE PROJECT SITE LOCATED AT THE NORTHWEST CORNER OF CENTRAL AVE AND ALLAN STREET HAVING A TOTAL AREA OF 2.67 ACRES. IT IS CURRENTLY A VACANT LAND WITH NO BUILT STRUCTURES.

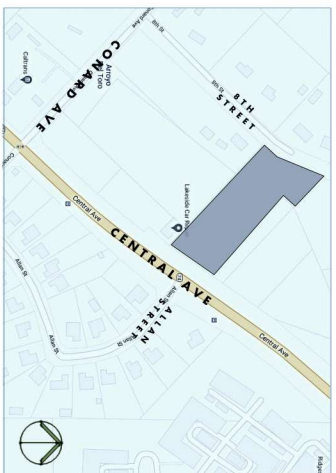
THE FRONT TWO-THIRDS OF THE SITE IS HIGHER IN ELEVATION FROM CENTRAL AVE, HAVING THE HIGHEST NATURAL GRADE AROUND 6-FT ABOVE THE STREET LEVEL. THE REAR ONE-THIRD PORTION OF THE SITE SLOPES DOWN TO 8TH STREET WITH A DIFFERENCE OF ABOUT 10-FT IN NATURAL GRADE.

BUILDING-A IS A PROPOSED CONVENIENCE STORE/MARKET THAT WILL OPERATE ON 24 HOURS BASIS 7 DAYS A WEEK. THE STORE WILL ALSO INVOLVE THE SALE OF LIQUOR (TYPE 21 ABC).

BUILDING-B IS A MULTI-TENANT BUILDING COMPRISING OF A RETAIL STORE AND A FAST-FOOD WITH DRIVE THRU. THE PROPOSED PROJECT WILL ONLY INVOLVE THE CONSTRUCTION OF "VANILLA SHELL" BUILDING. FUTURE TENANT IMPROVEMENT SHALL BE DONE BY FUTURE TENANTS.

BUILDING-C IS A MULTI-TENANT BUILDING COMPRISING OF RETAIL TENANTS AT THE FIRST FLOOR AND AN OFFICE TENANT AT THE SECOND FLOOR. THE PROPOSED WILL ONLY INVOLVE THE CONSTRUCTION OF "VANILLA SHELL" BUILDING. FUTURE TENANT IMPROVEMENT SHALL BE DONE BY FUTURE TENANTS.

## ❖ VICINITY MAP



PROPOSED:  
**COMMERCIAL RETAIL CENTER**  
N.W.C. CENTRAL AVE & ALLAN STREET LAKE ELSINORE CA 92535

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**KARAKI** W&E

❖ COLORED ELEVATIONS



❖ 3D PERSPECTIVE VIEWS



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