

RETAIL PAD FOR SALE



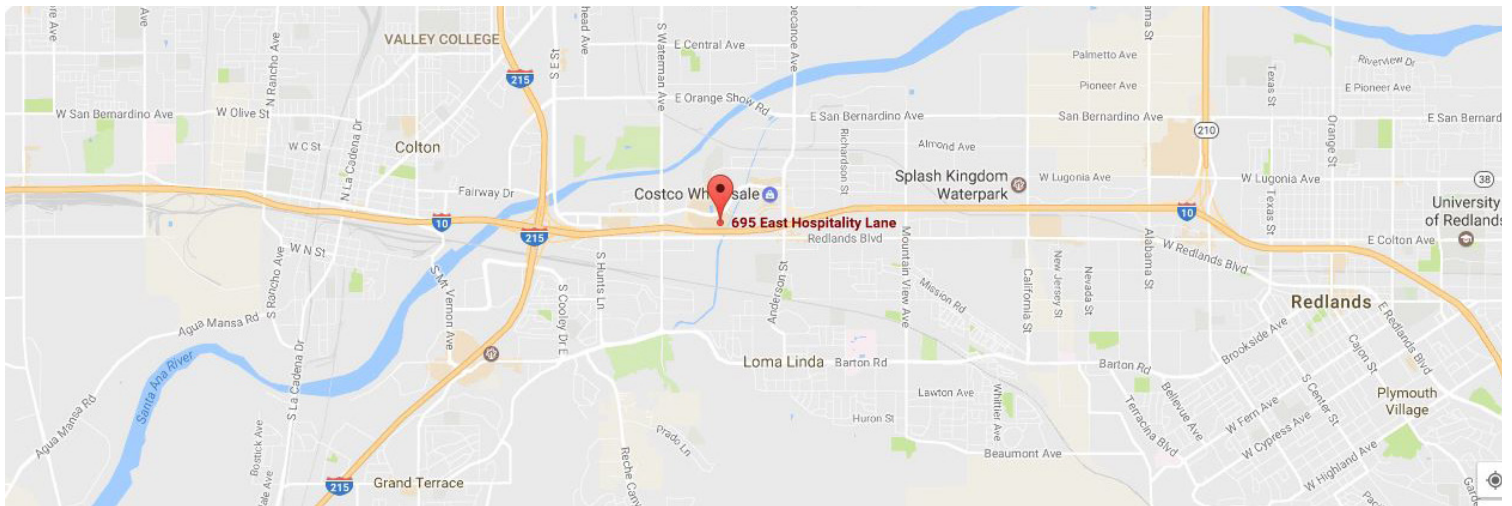
695 E HOSPITALITY LN
SAN BERNARDINO 92408

SIZE:
APPROX. .85 ACRES

PRICE:
NEGOTIABLE

PROPERTY HIGHLIGHTS:

- Off the corner of Hospitality Ln & Waterman Ave
- Easy access to 10 & 215 Freeways
- Heavy foot traffic - walking distance to popular retail and dining locations
- Surrounded by both industrial and residential neighborhoods
- Equipped with over 5,000 parking spaces



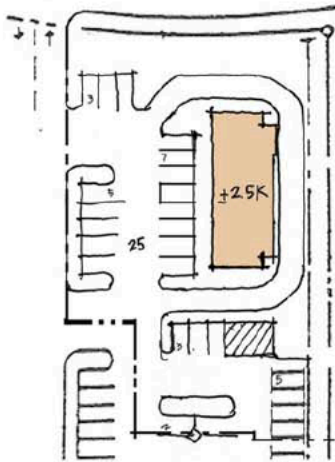
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SITE PLAN

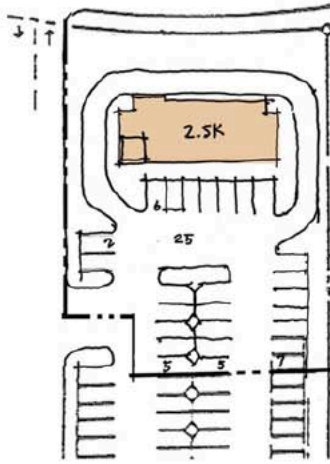


SCHEME 01: PROPOSED 0.85 AC

CURRENT HOME DEPOT PARKING: 568 STALLS
 ASSUME 535 STALLS REQUIRED:
 BLDG: 122,220 SF (1/250) = 489 STALLS
 GARDEN CENTER: 23,139 SF (1/500) = 46 STALLS

TOTAL PARKING W/ PROPOSED
 2,500 SF DRIVE-THRU PAD: +/- 528 STALLS (LOST 40 STALLS)

PARKING PROVIDED:
 HOME DEPOT: 503 STALLS AT 3.46/1000
 PROPOSED +/-2.5K PAD W/ DRIVE THRU 25 STALLS AT 10/1000

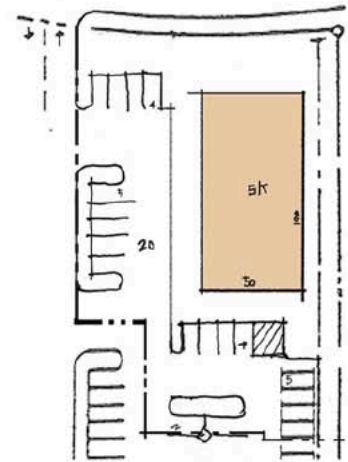


SCHEME 02: PROPOSED 0.85 AC

CURRENT HOME DEPOT PARKING: 568 STALLS
 ASSUME 535 STALLS REQUIRED:
 BLDG: 122,220 SF (1/250) = 489 STALLS
 GARDEN CENTER: 23,139 SF (1/500) = 46 STALLS

TOTAL PARKING W/ PROPOSED
 2,500 SF DRIVE-THRU PAD: +/- 540 STALLS (LOST 28 STALLS)

PARKING PROVIDED:
 HOME DEPOT: 515 STALLS AT 3.54/1000
 PROPOSED +/-2.5K PAD W/ DRIVE THRU 25 STALLS AT 10/1000



SCHEME 03: PROPOSED 0.85 AC

CURRENT HOME DEPOT PARKING: 568 STALLS
 ASSUME 535 STALLS REQUIRED:
 BLDG: 122,220 SF (1/250) = 489 STALLS
 GARDEN CENTER: 23,139 SF (1/500) = 46 STALLS

TOTAL PARKING W/ PROPOSED
 5,000 SF PAD: +/- 528 STALLS (LOST 40 STALLS)

PARKING PROVIDED:
 HOME DEPOT: 503 STALLS AT 3.46/1000
 PROPOSED +/-5K PAD: 20 STALLS AT 4/1000

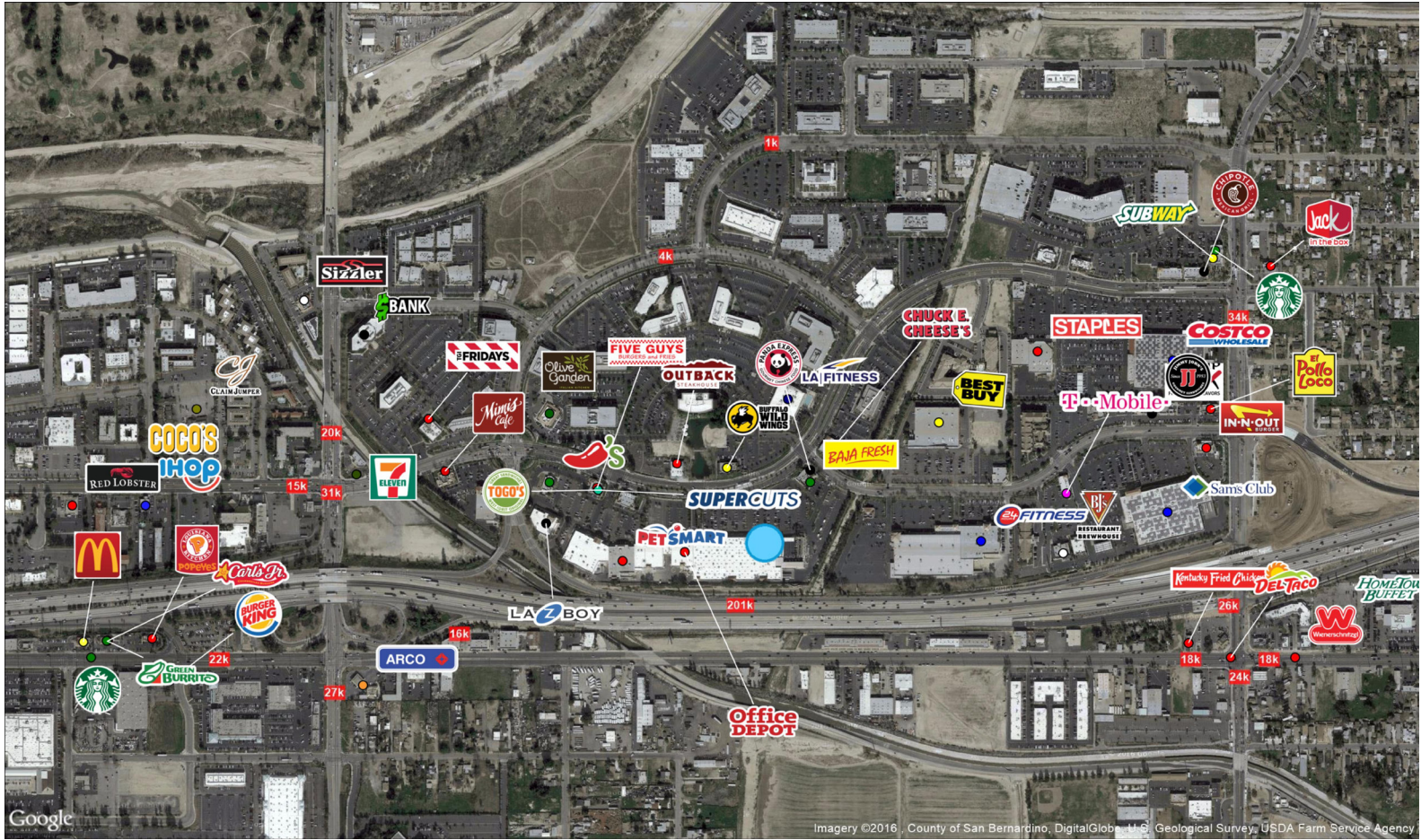
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AERIAL VIEW



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