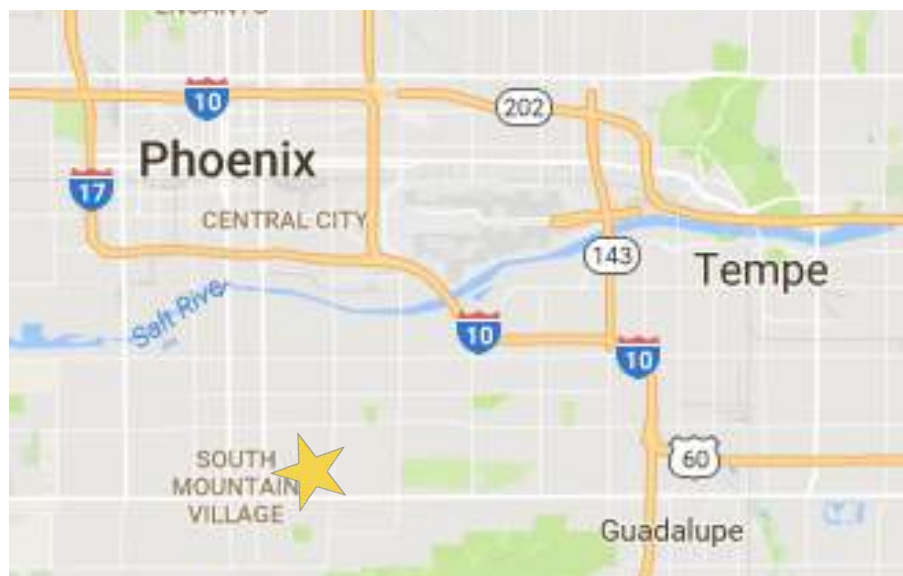
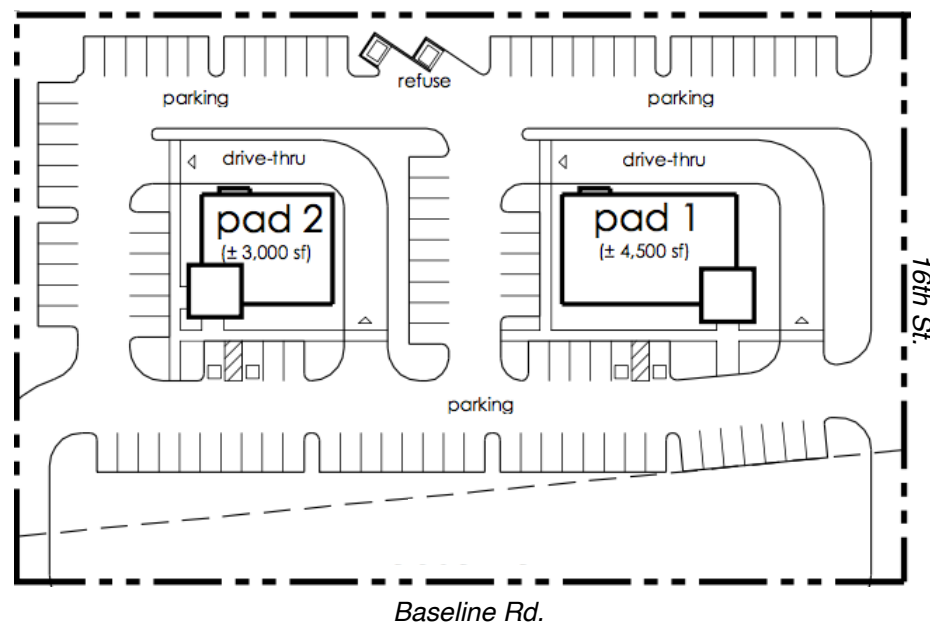


NWC 16th St. & Baseline Rd. - New PAD Development For Lease



Project Highlights:

- **2.4 acre Site Area**
- **New Construction**
- **Major Arterial Intersection**
- **Minutes From Downtown**
- **+/- 4,500sf PAD w/Drive-thru**
- **+/- 3,000sf PAD w/Drive-thru**
- **103 Parking Spaces At a Ratio of 13.7 per 1,000sf**
- **Delivering 2017**



2 Spaces - Build to Suit

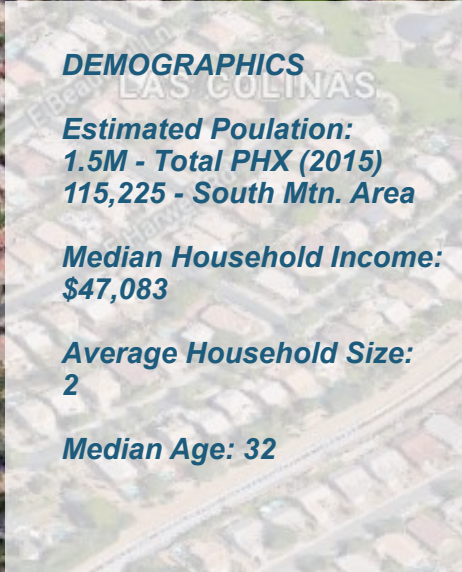
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conceptual siteplan

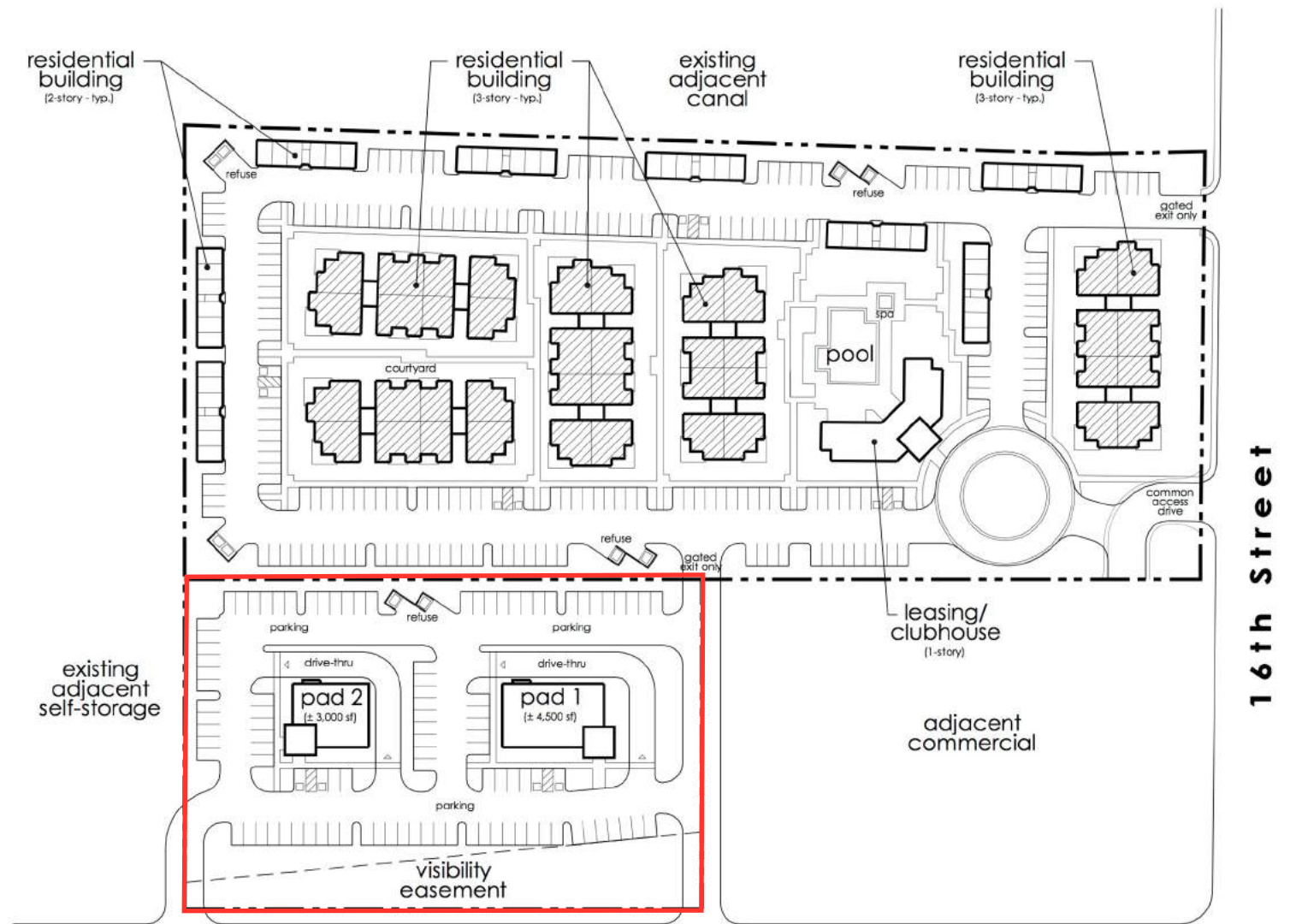
PROJECT DATA:

RESIDENTIAL:

SITE AREA:	± 275,975 sq. ft. (± 6.3 acres)
UNIT TOTAL:	± 136 units
DENSITY (NET):	± 21.5 d.u. / acre
PARKING:	± 248 spaces
PARKING RATIO:	± 1.8 spaces / unit

RETAIL:

SITE AREA:	± 105,480 sq. ft. (± 2.4 acres)
BLDG. AREA:	± 7,500 sq. ft.
COVERAGE:	± 7.1 %
PARKING:	± 103 spaces
PARKING RATIO:	± 13.7 per 1,000 sf



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