

BURNS VALLEY MALL

14804-14914 Olympic Dr
Clearlake, CA 95422



THIS DRAWING IS FOR GENERAL INFORMATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS OR WARRANTIES AS TO OWNERSHIP OF THE REAL PROPERTY DEPICTED HEREON, THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.

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PARKING CALCULATION:			
14804	DOLLAR TREE	12,421 SF	17 MIN OR 1 SPACE / 400 SF = 31 SPACES
14806	GROCERY OUTLET	20,050 SF	17 MIN OR 1 SPACE / 400 SF = 50 SPACES
14808	KINGDOM GAMES	1,647 SF	1 SPACE / 250 SF = 7 SPACES
14812	SISTERS COFFEE HOUSE	1,098 SF	1 SPACE / 250 SF = 4 SPACES
14816	CLEARLAKE PET STORE	1,098 SF	1 SPACE / 250 SF = 4 SPACES
14820	ELEGANT TOUCH	1,098 SF	1 SPACE / 250 SF = 4 SPACES
14824	CHEAPER CIGARETTES	1,098 SF	1 SPACE / 250 SF = 4 SPACES
14828	AROMA THERAPY MASSAGE	1,098 SF	1 SPACE / 250 SF = 4 SPACES
14840	NAILS IN TOWN	1,118 SF	1 SPACE / 250 SF = 4 SPACES
14844	THE UPS STORE	1,098 SF	1 SPACE / 250 SF = 4 SPACES
14848	BABY PRIME WIC	1,098 SF	1 SPACE / 250 SF = 4 SPACES
14850-60	CT FITNESS	5,426 SF	17 MIN OR 1 SPACE / 400 SF = 17 SPACES
14870	RENT-A-CENTER	5,587 SF	17 MIN OR 1 SPACE / 400 SF = 17 SPACES
14880	ADVENTIST HEALTH	2,058 SF	8 MIN OR 1 SPACE / 300 SF = 8 SPACES
14888	REDWOOD REGIONAL CENTER	1,621 SF	1 SPACE / 250 SF = 6 SPACES
14892	ASSOC BEHAVIOR CONSULTANTS	1,090 SF	1 SPACE / 250 SF = 4 SPACES
14896	AVAILABLE	1,090 SF	1 SPACE / 250 SF = 4 SPACES
14914	STONE FIRE PIZZA	2,702 SF	8 MIN OR 1 SPACE / 300 SF = 9 SPACES
= 185 SPACES REQUIRED			
OUTPARCELS:			
14802	PROPOSED OUTPARCEL	4,000 SF	17 MIN OR 1 SPACE / 400 SF = 17 SPACES
14866	COMMUNITY FIRST CREDIT UNION	3,478 SF	1 SPACE / 300 SF = 12 SPACES
14868	CABO'S MEXICAN RESTAURANT	2,451 SF	1 SPACE / 60 SF OF DINING = 29 SPACES (70%) 1 SPACE / 100 SF OF KITCHEN = 7 SPACES (30%)
= 65 SPACES REQUIRED			
PARKING RATIO:			
TOTAL EXISTING PARKING:	371 SPACES		
TOTAL NEW PARKING:	14 SPACES		
TOTAL PARKING REQUIRED:	250 SPACES		
TOTAL PARKING PROVIDED:	385 SPACES		

TENANT SQUARE FOOTAGE:

14804	DOLLAR TREE	12,421 SF
14806	GROCERY OUTLET	20,050 SF
14808	KINGDOM GAMES	1,647 SF
14812	SISTER COFFEE HOUSE	1,098 SF
14816	CLEARLAKE PET STORE	1,098 SF
14820	ELEGANT TOUCH	1,098 SF
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14870	RENT-A-CENTER	5,587 SF
14880	ADVENTIST HEALTH	2,058 SF
14888	REDWOOD REGIONAL CENTER	1,621 SF
14892	ASSOC. BEHAVIOR CONSULT.	1,090 SF
14896	AVAILABLE	1,090 SF
14914	STONE FIRE PIZZA	2,702 SF

14802	PROPOSED OUTPARCEL	4,000 SF
14866	COMMUNITY FIRST CU	3,478 SF
14868	CABO'S MEXICAN REST.	2,451 SF

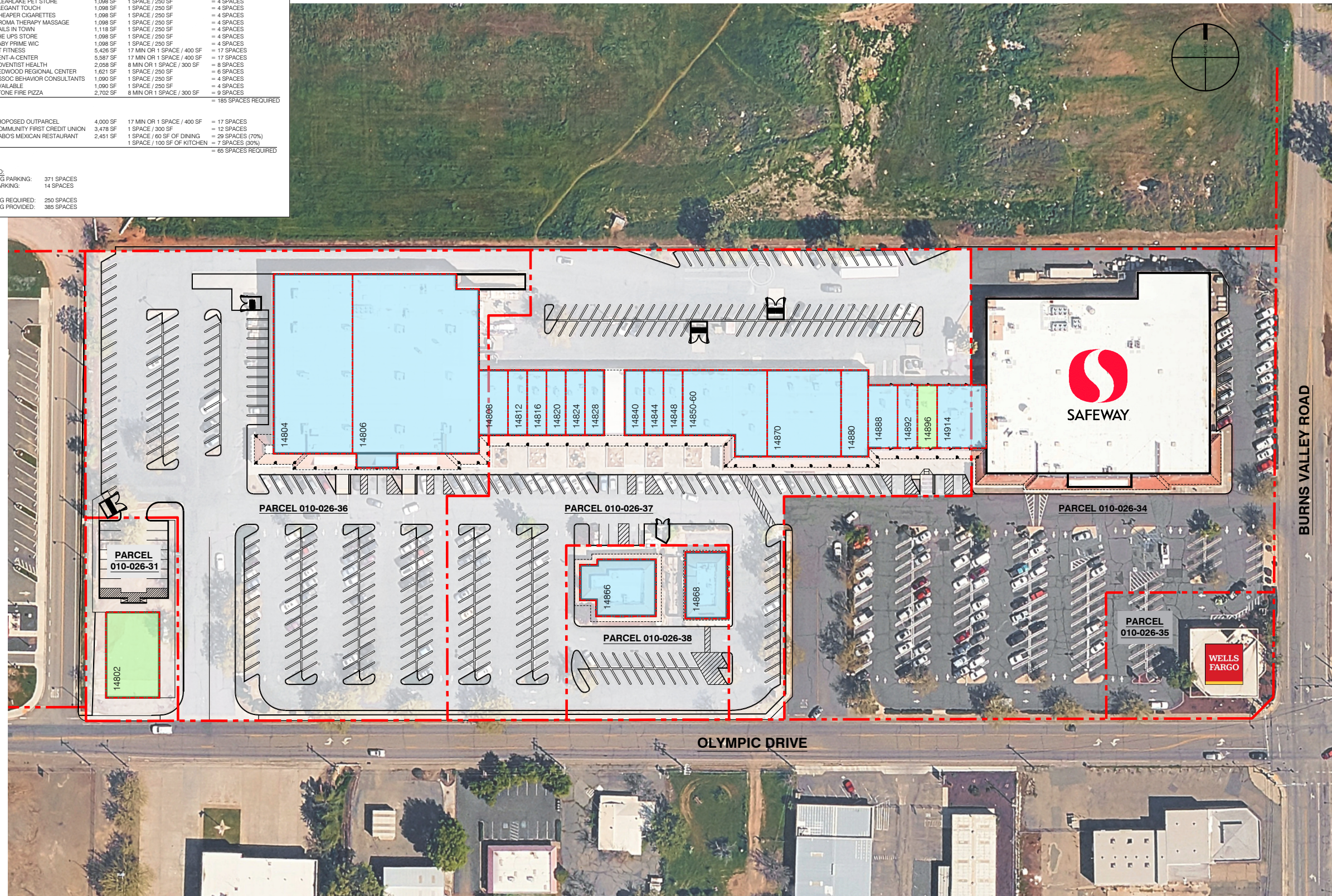
PARCEL INFORMATION:

PARCEL 010-026-31
ZONING CODE: GC GENERAL COMMERCIAL
PARCEL ADDRESS: 14800 OLYMPIC DR
ASSESSED ACRES: 0.38 ACRES

PARCEL 010-026-36
ZONING CODE: GC GENERAL COMMERCIAL
PARCEL ADDRESS: 14804 OLYMPIC DR
ASSESSED ACRES: 3.33 ACRES

PARCEL 010-026-37
ZONING CODE: GC GENERAL COMMERCIAL
PARCEL ADDRESS: 14808 OLYMPIC DR
ASSESSED ACRES: 3.32 ACRES

PARCEL 010-026-38
ZONING CODE: GC GENERAL COMMERCIAL
PARCEL ADDRESS: 14868 OLYMPIC DR
ASSESSED ACRES: 0.58 ACRES

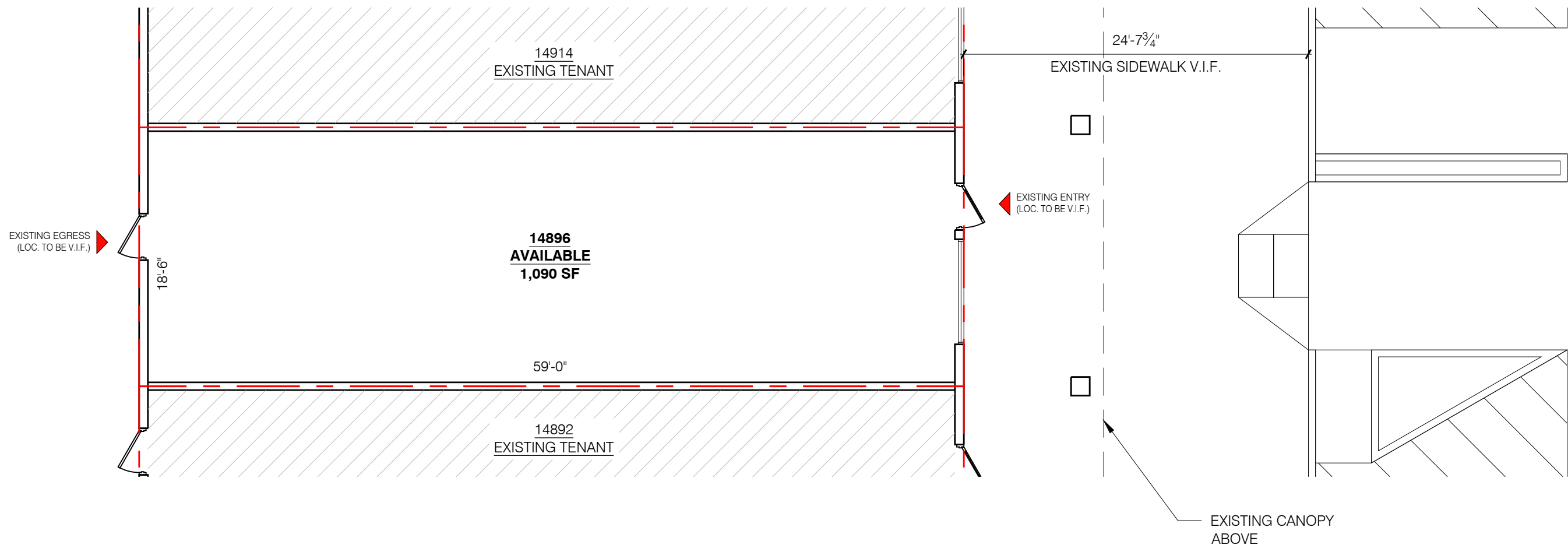


PROPOSED / AVAILABLE ■ EXISTING ■

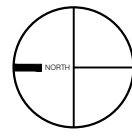
SITE PLAN

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NOTE:
LOCATIONS FOR EXISTING UTILITIES TO BE FIELD VERIFIED FOR COORDINATION AND FEASIBILITY OF PROPOSED LOD



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