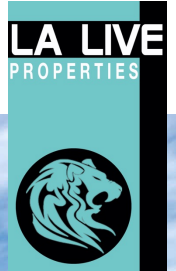


# OFFERING MEMORANDUM



**RETAIL / OFFICE / LIGHT INDUSTRIAL  
NEW COMMERCIAL DESIGN**

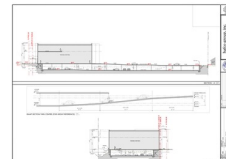
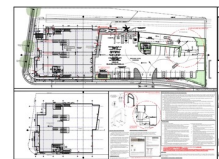
**PRICE SLASHED TO SELL...CALL NOW!**

Not actual façade, used for marketing purpose only!

15530 SAN FERNANDO MISSION BLVD, MISSION HILLS, CA 91345



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# MARQUEE AT MISSION HILLS (RETAIL / OFFICE / LIGHT INDUSTRIAL)

15530 San Fernando Mission Blvd. Mission Hills, CA 91345

## Legal Information

### Site Description

Scope of Work: "Permit in Process" Project of 2 Story Retail building w Subterranean Parking

Site Address: 15530 San Fernando Mission Blvd  
Mission Hills, CA 91345

PIN: 210B145 163

Accessor PN: 266-401-6021

Zoning: C2

CUP Pending for: 2 Story Retail Total 15,336 SF  
11,011 SF 1<sup>st</sup> Floor + 4,325 SF 2<sup>nd</sup> Floor  
+ 1 Basement (Parking)  
30 Level + 66 Underground

Type of Construction: V-B  
Fire Sprinklers: Fully Sprinklered per NFPA-13D

### Legal Description

LOT COM AT NE COR OF LOT 27 TRACT NO 18781 TH W ON N LINE OF SD TR TO E LINE OF MARKLEIN AVE TH N THEREON AND E ON S LINE OF SAN FERNANDO MISSION BLVD.



### Consultants

Owner/Developer: 9841 Black Canyon, LLC  
6334 Wilshire Blvd, Los Angeles, CA 90048  
P (323) 651-0909  
F (323) 655-8418

Architectural: Hafco & Associates  
6334 Wilshire Blvd, Los Angeles, CA 90048  
P (323) 651-0909 F  
(323) 655-8418

~~PRICE: 3,450,000~~

**NEW PRICE NOW: 2,950,000**



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PROJECT SUMMARY

# BUILDING INFORMATION

## PROPOSED BUILDING

Total no. of Stories = 2 Story Retail + 1 Basement (Parking Level)

## BUILDING AREA

1ST FLOOR	= 11,011.8 sq. ft. (Retail Level)
2ND FLOOR	= 4,325 sq. ft.
BASEMENT	= 22,771.5 sq.ft. (Subterranean Parking)

**TOTAL FLOOR AREA = 15,336.8 sq. ft.**

## HEIGHT

	Allowed:	Provided:
Maximum Height allowed	49' - 0"	39' - 0"

## SETBACKS

Front Yard setback:	NA
Rear yard setback:	NA
Side yard setback:	NA

## PARKING

Required : 1 / 250 sq.ft.

(62 Parking Spaces Required)

Provided : 96 Parking Spaces

(66 Basement Parking & 30 On ground Parking Spaces)

4 Wheelers:

2 Wheelers:

Total 24 (On Gr.) Total 47 (Basmt.)

Standard = 19 Standard = 38

EV Electric = 2 EV Electric = 3

ADA = 3 ADA = 9

Total 22

Short Term : 6 (First Floor)

Short Term : 6 (Basement)

Long Term : 10 (Basement)

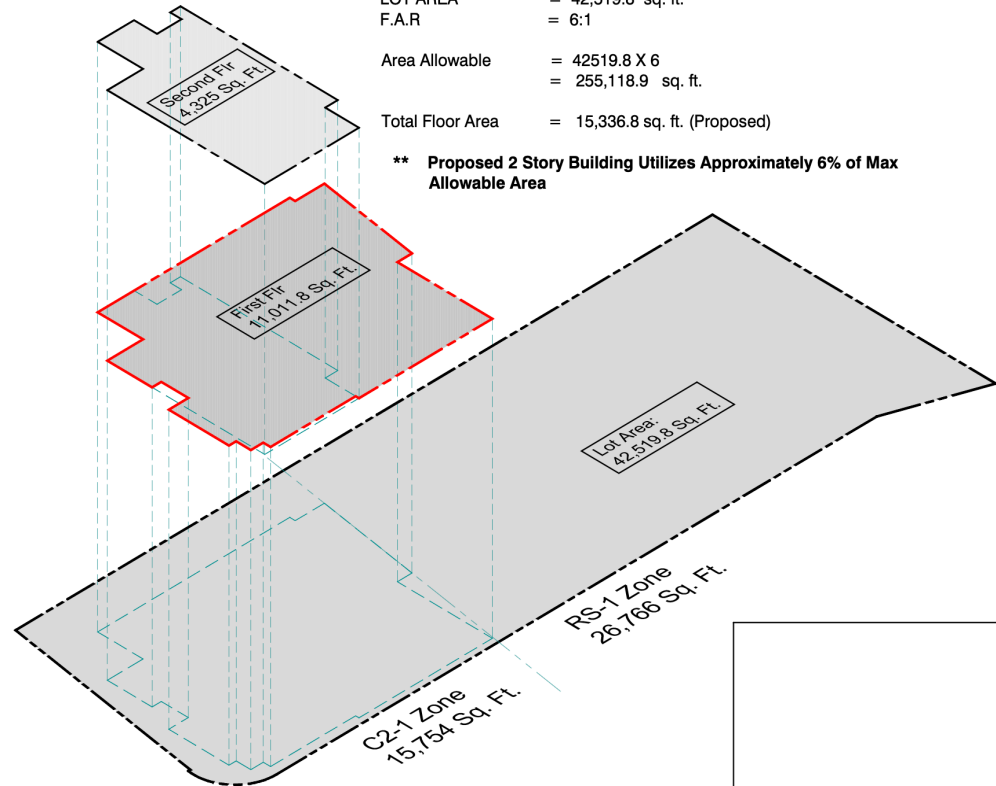
## FLOOR AREA RATIO CALCULATIONS

LOT AREA = 42,519.8 sq. ft.  
F.A.R = 6:1

Area Allowable = 42519.8 X 6  
= 255,118.9 sq. ft.

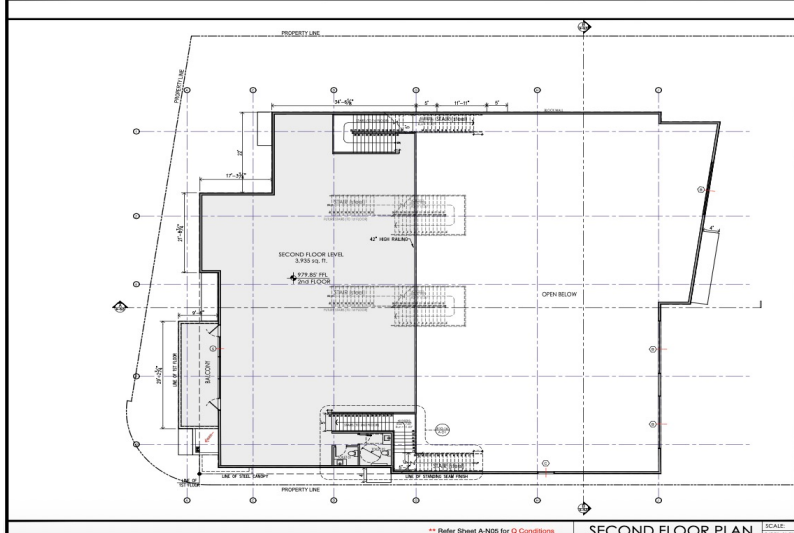
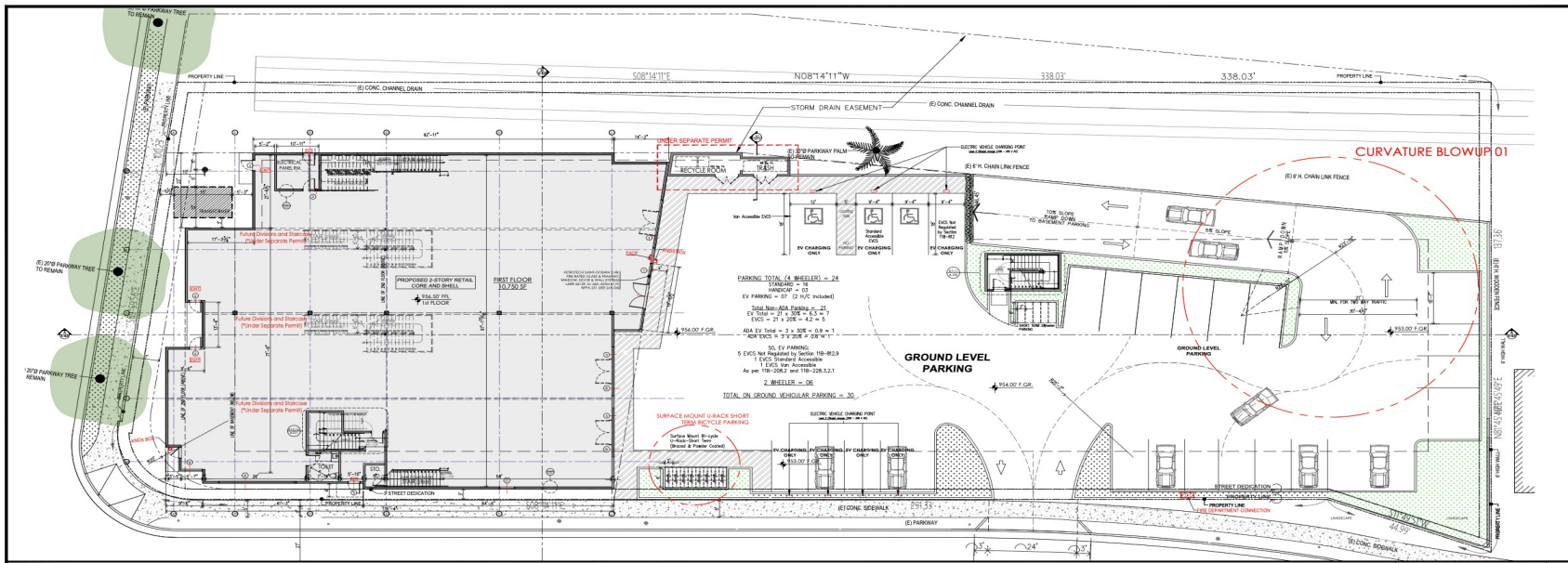
Total Floor Area = 15,336.8 sq. ft. (Proposed)

**\*\* Proposed 2 Story Building Utilizes Approximately 6% of Max Allowable Area**



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PROJECT DESCRIPTION



### SURFACE MOUNT U-RACK SHORT TERM BICYCLE PARKING

(Bracket & Stack Powder Coated)

**RECYCLING NOTES**

- To encourage active participation in recycling to the maximum extent possible, each property owner, manager, or lessee shall inform of means and/or employees living or working on the property of the availability and location of the Recycling Area(s) or Rooms, the type of materials that are collected for recycling, that the recycling collection facilities are located on the property pursuant to state law requiring the diversion of a substantial portion of solid waste.
- Each property owner or lessee shall contract with a recycle or hauler for the pick-up of Recyclable Materials, separate from trash collection, when requested, as full or empty, with the following:
  - No toxic or hazardous material shall be stored in Recycling Areas or Rooms recycling or receptacles.
  - All Recyclable materials shall be placed or stored in Recycling Recipients, proper products and other lightweight materials shall be immediately placed into covered Recycling Recipients when they are dropped off.
  - On a daily basis the Recycling Area or Room shall be kept free of litter, debris, garbage, bags, rodents, odors, and other similar undesirable hazards.
- The Recycling Area or Room shall be clearly identified by one or more signs designating for recycling collection and loading.
- The Recycling Area or Room shall be available for use by persons residing or employed on the property, but shall be kept secured from unauthorized entry by the general public.
- Recycling Area or Room shall be clearly designed to the required number of parking spaces or regular traffic flow.
- Recycling Area or Room shall be placed adjacent to trash area or rooms wherever possible and shall comply with the following: (Amended by Ord. No. 18,122 (R.F. 11/17/12))
  - Recycling Rooms shall comply with Section #1.102 of this Code and must be equipped with an automatic sprinkler system pursuant to Section 25.304.2 of this Code.
  - Outdoor Recycling Areas in commercial, residential, or public facilities, or residential buildings having four or more living units shall be confined to the rear portion of the lot and shall not exceed an area of 300 square feet.
  - Outdoor Recycling Areas shall be completely enclosed by an eight-foot high wall or chain link fence with wooden slats, concrete blocks, or similar construction (permeable) with gates of the same height. No material shall exceed the height of the wall or fence. The enclosure shall be constructed with a concrete floor sloped to drain, and a metal fence for hose attachment shall be located adjacent to or within the enclosure. The enclosure shall be secured by a locking gate.
  - Pursuant to Section 25.304.2 of the Code, outdoor Recycling Areas shall be located a minimum of 10 feet from any building or building opening except when located adjacent to a minimum one-hour wall and a minimum of 15 feet from any building opening.

**RECYCLING NOTES**

For long term bicycle parking:

- shall be secured from the general public, notified, and enclosed on all sides to protect bikes from inclement weather.
- Bicycle parking that shall provide a means of securing the bicycle frame of two points to a securely anchored rack, except in the case of lockers and commercially operated attended bicycle parking.
- Individual racks installed side by side to one another within bicycle rooms or bicycle cages that allow bicycles to be locked to other bicycles.
- shall be provided on the ground floor within 100 feet of the main building entrance or the ultimate automobile parking area, or one level above or below the ground floor within 100 feet of the building entrance on that floor. It shall be located no more than 500 feet from an pedestrian entrance to the main building and located so as to provide reasonable convenient access to the nearest walkway, ramp, or elevator providing access to the building.
- When located inside a parking garage, it shall be located within the space available on the building's pedestrian entry level.

For short term bicycle parking:

- Racks shall protect the bicycle frame of two points. Racks that support only the wheel of the bicycle are not permissible.
- Racks shall allow for the bicycle frame and at least one wheel to be locked to the rack.
- The bicycle rack shall allow for the use of a cable or wall as a shapshot lock.
- Racks shall be securely anchored to a permanent surface.
- Frames of bicycles shall be secured to the rack.
- Individual racks installed side by side to one another that allow bicycles to be locked to other bicycles shall be spaced a minimum of 30 inches on center.
- When located on the ground floor, or inside the parking garage on the ground floor with a direct access to a public sidewalk, it shall be located no more than 500 feet from an pedestrian entrance to the main building and located so as to provide reasonable convenient access to the building.
- For new developments, short-term bicycle parking shall be located to maximize visibility from the main entrance.
- shall be located no farther 100 feet of walking distance from a pedestrian entrance.

**COMMISSIONING NOTE**

After functional performance tests are conducted, from QRN 24 shall be completed and readily available in the field register prior to final approval.

**Additional Architectural Floor Plan Notes on Architectural Notes Sheets A-N01-N05**

**Green Building Forms on Sheets A-GRN 1 and GRN 2**

**A copy of the construction documents or a comparable document identifying the information from Energy Code Section 110.10(b) through 110.10(c) shall be provided to the occupant. (Energy Code Section 110.10(d))**

**MEVRY NOTE**

Uninsulated ventilated buildings shall have a MEVRY or MEV with a Minimum Efficiency Reporting Value (MERV) of 13 or higher. Filters shall be installed prior to occupancy and replaced periodically for maintenance with filters of the same value and shall be included in the operation and maintenance manual.

**NON-ABSORBENT FLOOR AND WALL FINISHES NOTE**

Nonabsorbent interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or nonabsorbent interior floor traffic. (S.407.2.1) For Refer Sheet A-GRN 01 and GRN Form 15 (10)

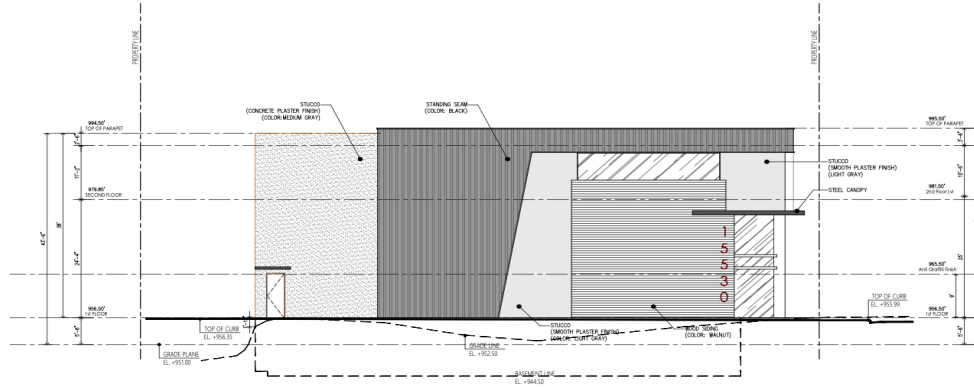
**Uninsulated - ECO-OPTLOC A (Grey Brn) Fax Joint Baset**

60% of the hallway, pathways, patios, driveways, roof decks, and other paved areas comply with a solar reflectance of at least 0.30 and Permeable.

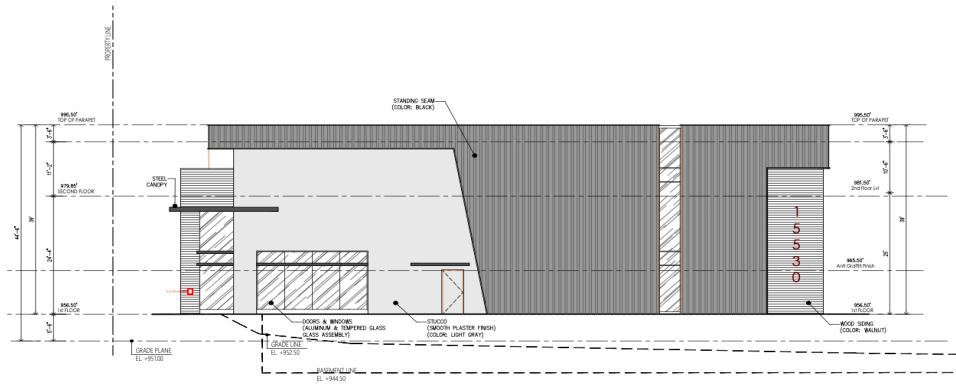


# 1st & 2nd FLOOR PLAN





FRONT ELEVATION SCALE: 1/8"=1'-0"



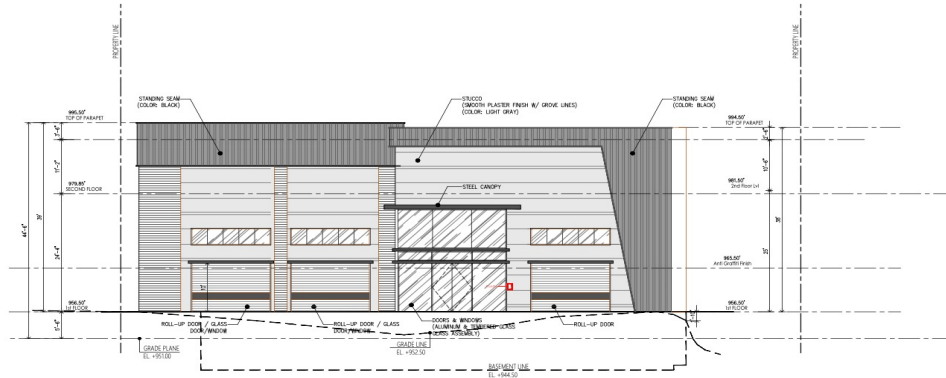
\*\* A SEPARATE PERMIT FOR THE SIGNAGE

RIGHT-SIDE ELEVATION SCALE: 1/8"=1'-0"



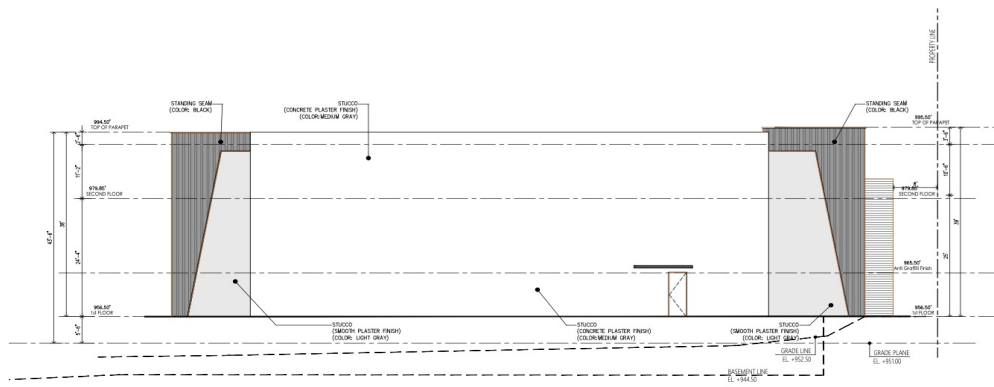
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FRONT & RIGHT SIDE ELEVATIONS



REAR ELEVATION

SCALE: 1/8"=1'-0"



LEFT-SIDE ELEVATION

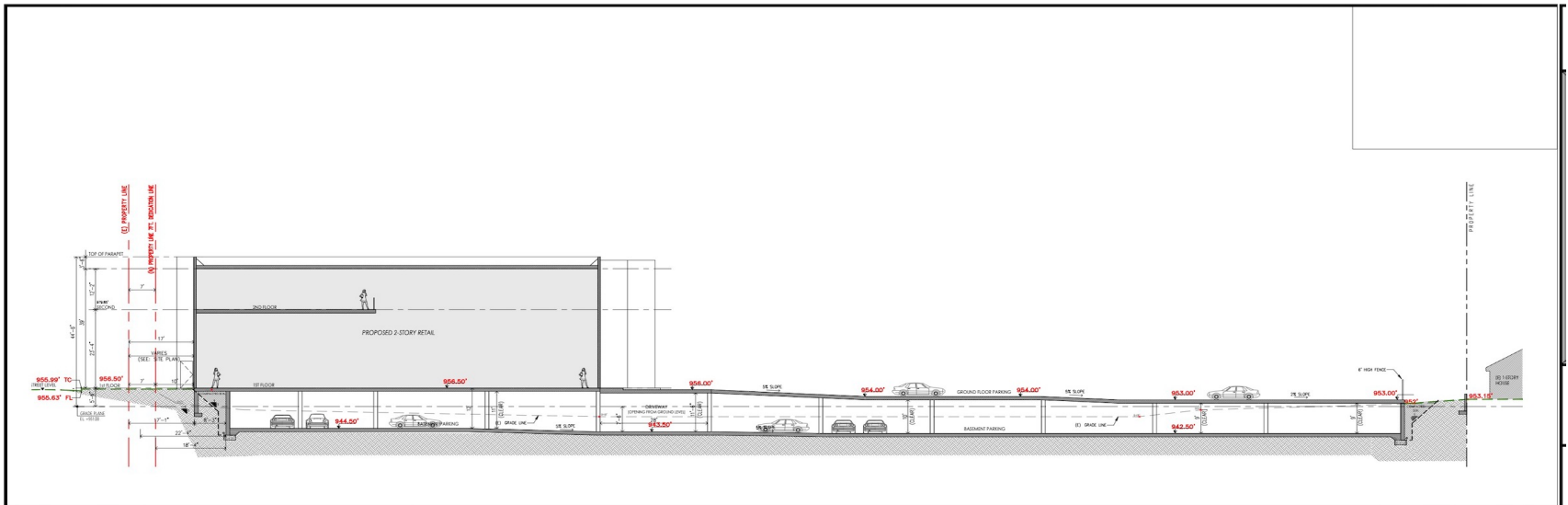
SCALE: 1/8"=1'-0"

\*\* A SEPARATE PERMIT FOR THE SIGNAGE



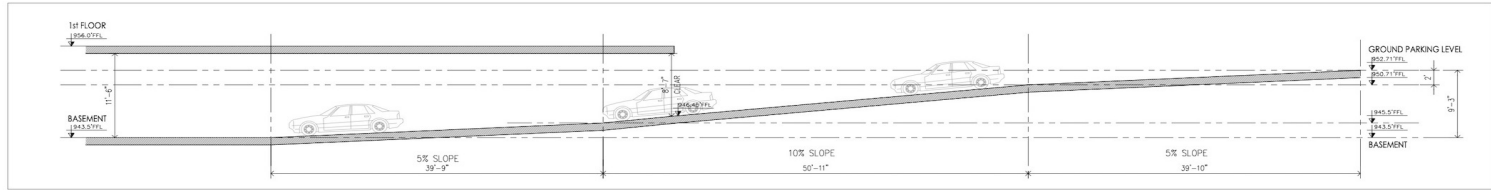
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REAR & LEFT SIDE ELEVATION

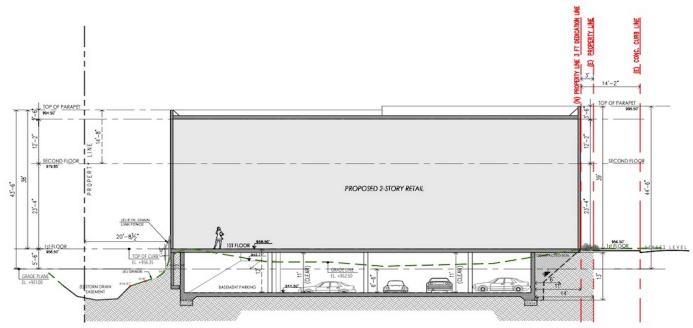


SECTION - A

SCALE: 3/32"=1'-0"



RAMP SECTION THRU CENTRE (FOR HEIGHT REFERENCE) SCALE: 3/16"=1'-0"



SECTION - B

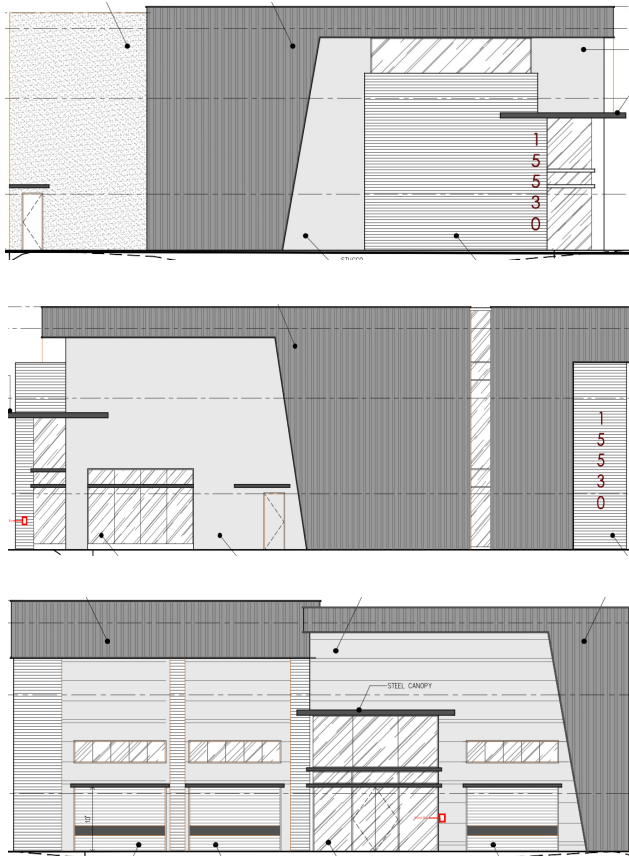
SCALE: 3/32"=1'-0"



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SECTIONS A-B PLANS

# AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT:

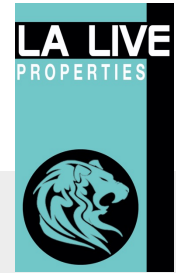


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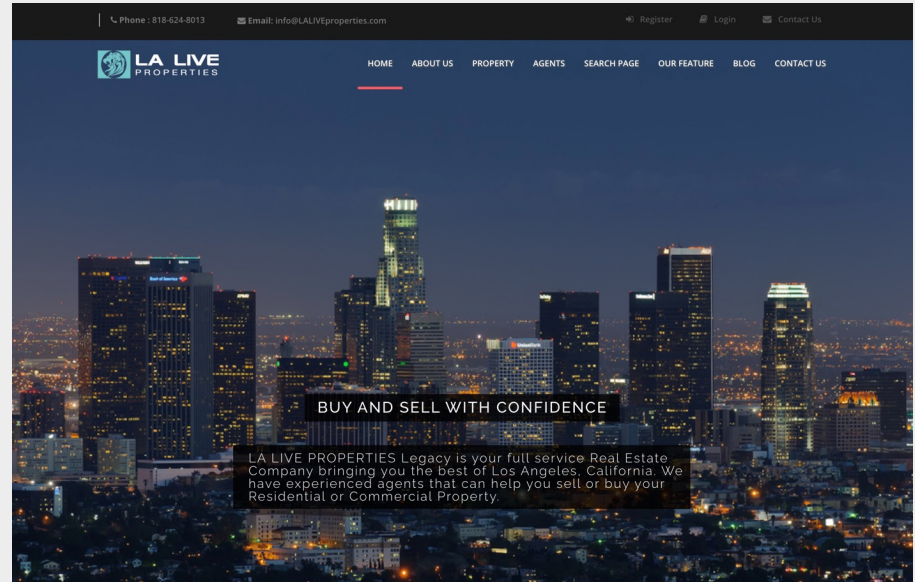


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# CONTACT US:



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