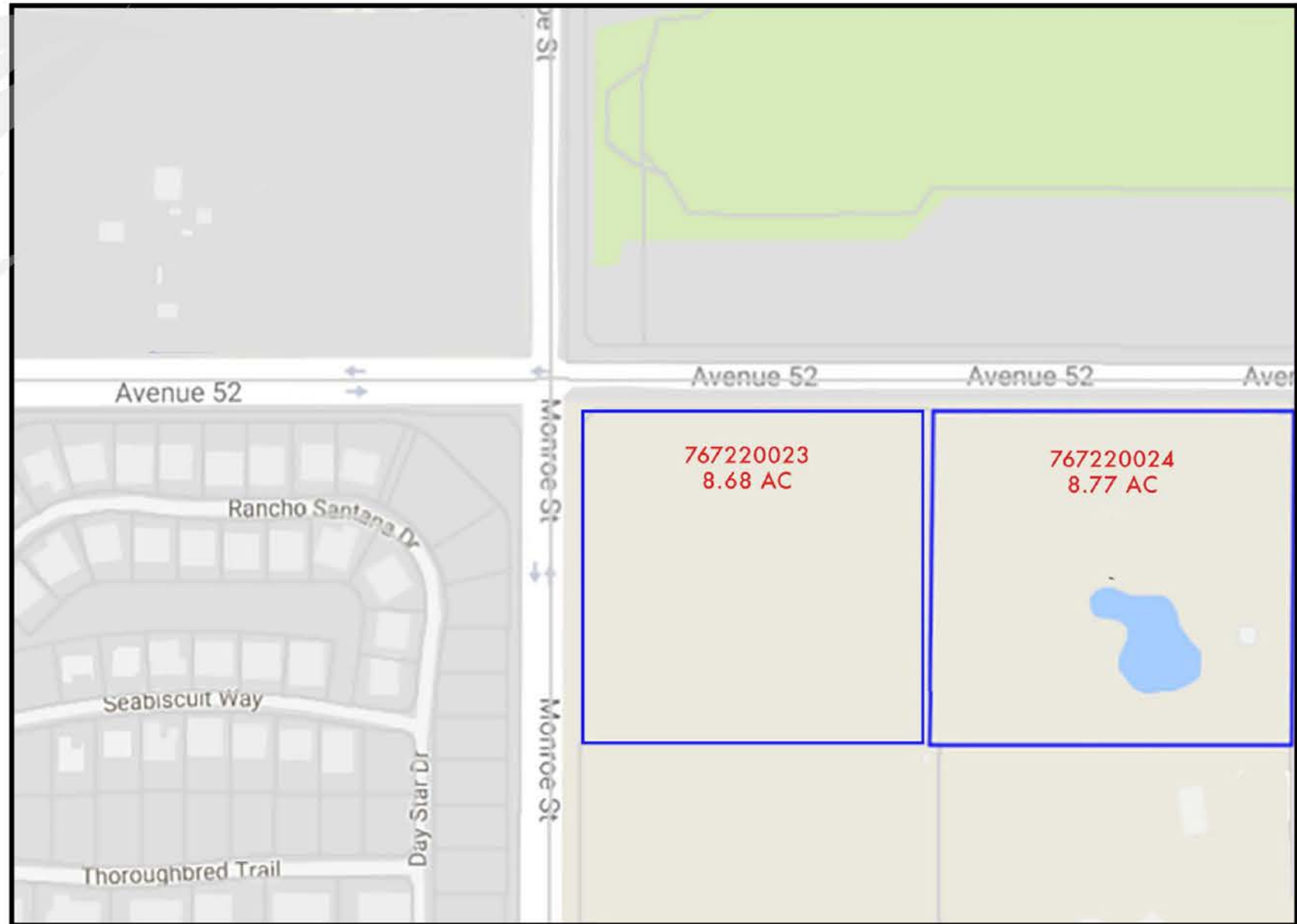




AVE 52 & MONROE

VISTA SANTA ROSA, CA

H HAAGEN COMPANY

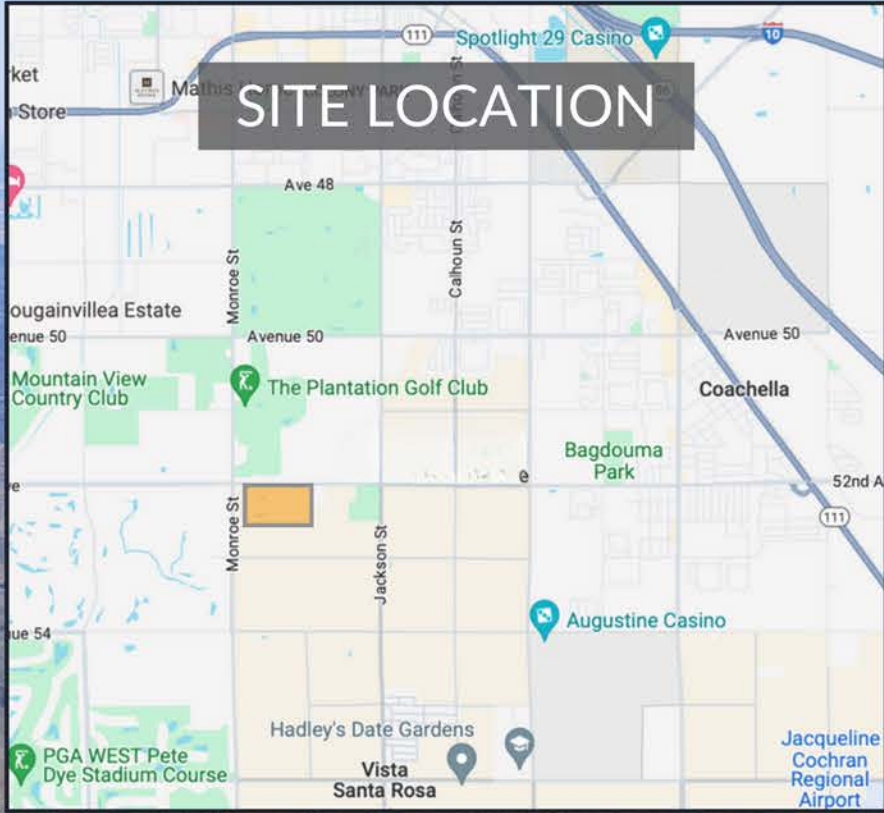


MONROE & AVE. 52

SEC Monroe Street & Ave. 52
Vista Santa Rosa, CA 92201

SITE HIGHLIGHTS

- Two Parcels: 8.68 AC and 8.77 AC
- Proposed Use: Mixed Use
- Water is available in the street
- Adjacent to City of Indio and
- City of La Quinta boundaries



HAAGEN COMPANY

HAAGENCO.COM | 310-820-1200 X114

SEC MONROE STREET & AVE. 52, VISTA SANTA ROSA, CA 92201



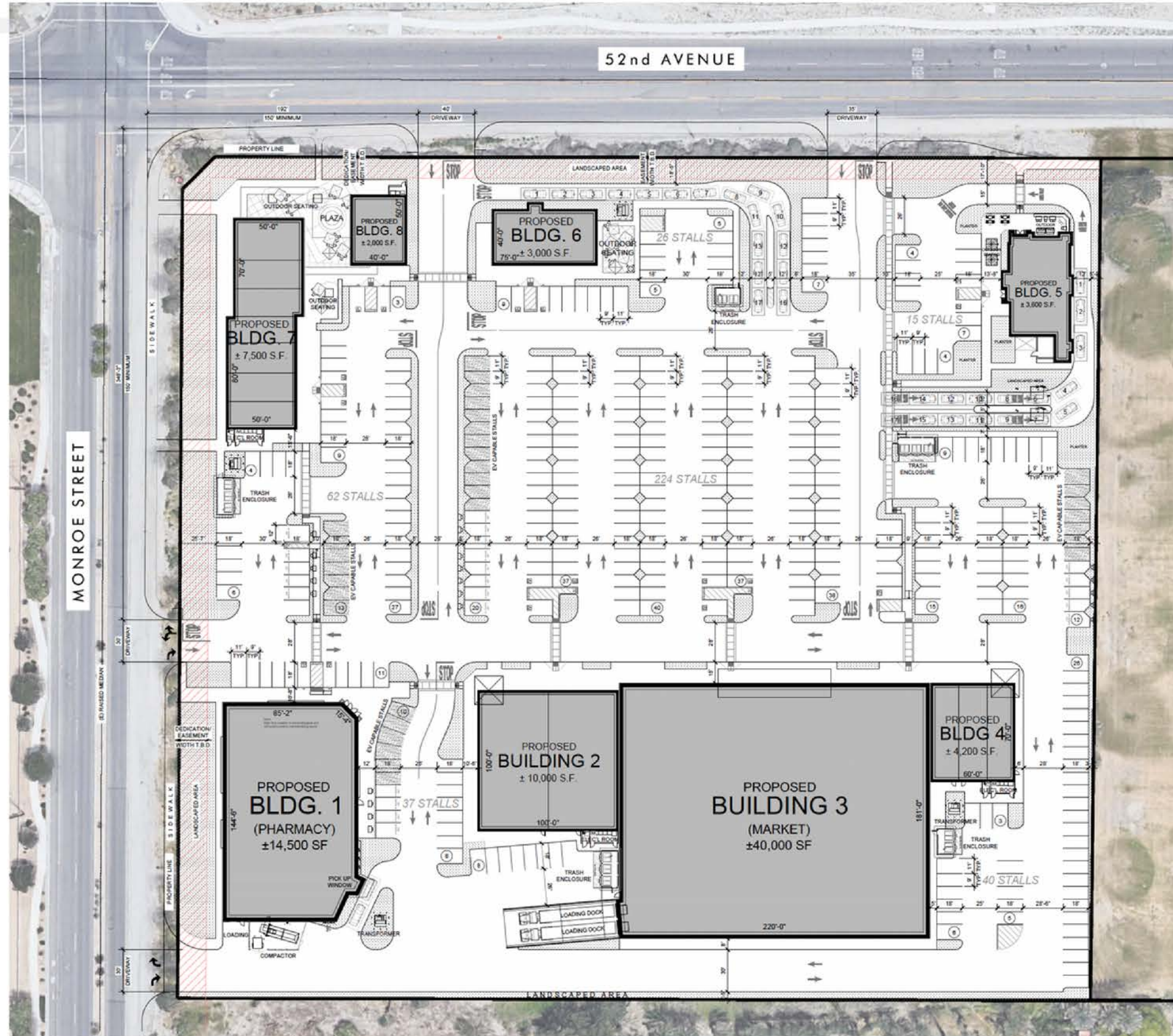


HAAGEN COMPANY

HAAGENCO.COM | 310-820-1200 X114



SEC MONROE STREET & AVE. 52, VISTA SANTA ROSA, CA 92201



SITE DATA

ZONING
 APN: 780 010 001
 PROPOSED USE: RETAIL COMMERCIAL
 EXISTING ZONING: A-1 (LIGHT AGRICULTURE)
 PROPOSED ZONING: C-1 (GENERAL COMMERCIAL)
 JURISDICTION: RIVERSIDE COUNTY (POSSIBLE ANNEXATION TO CITY OF INDIRIO)

SITE AREA
 ± 388,820 SF OR ± 8.88 AC (COMMERCIAL PARCEL ONLY)

BUILDING DATA

BUILDING 1 (PHARMACY)	± 14,500 SF
BUILDING 2 (RETAIL)	± 10,000 SF
BUILDING 3 (MARKET)	± 40,000 SF
BUILDING 4 (RETAIL)	± 4,200 SF
BUILDING 5 (D.T. RESTAURANT)	± 3,600 SF
BUILDING 6 (D.T. RESTAURANT)	± 3,000 SF
BUILDING 7 (RETAIL / REST.)	± 7,500 SF
BUILDING 8 (RETAIL / REST.)	± 2,000 SF
TOTAL	± 79,900 SF

F.A.R. 0.21
 BUILDING SETBACK (UNDER ZONE C-1 - Riverside County): THERE ARE NO YARD REQUIREMENTS FOR BUILDINGS WHICH DO NOT EXCEED 35' IN HEIGHT. ANY PORTION OF A BUILDING WHICH EXCEEDS 35' IN HEIGHT SHALL BE SETBACK FROM THE FRONT, REAR AND SIDE LOT LINES NOT LESS THAN 2' FOR EACH FOOT BY WHICH THE HEIGHT EXCEEDS 35'

PARKING DATA
 PARKING PROVIDED: 439 STALLS (@5.5/1000sf) (NEIGHBORHOOD SHOPPING CENTER)

PARKING PROVIDED:

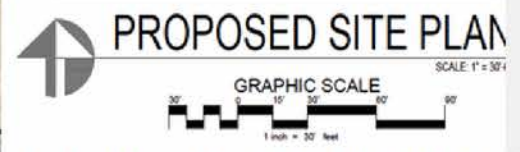
STANDARD STALL	302 STALLS
ADA STALL	17 STALLS
EV CHARGING	81 STALLS
PER CAL GREEN TABLE 11828.32.1 & 11863.3.1	
REQUIRED BY CAPABLE	61 STALL
CAPABLE WITH CHARGER (EVCS)	18 STALL
EV/ADA ACCESSIBLE	1 STALL
EV STANDARD ACCESSIBLE	1 STALL

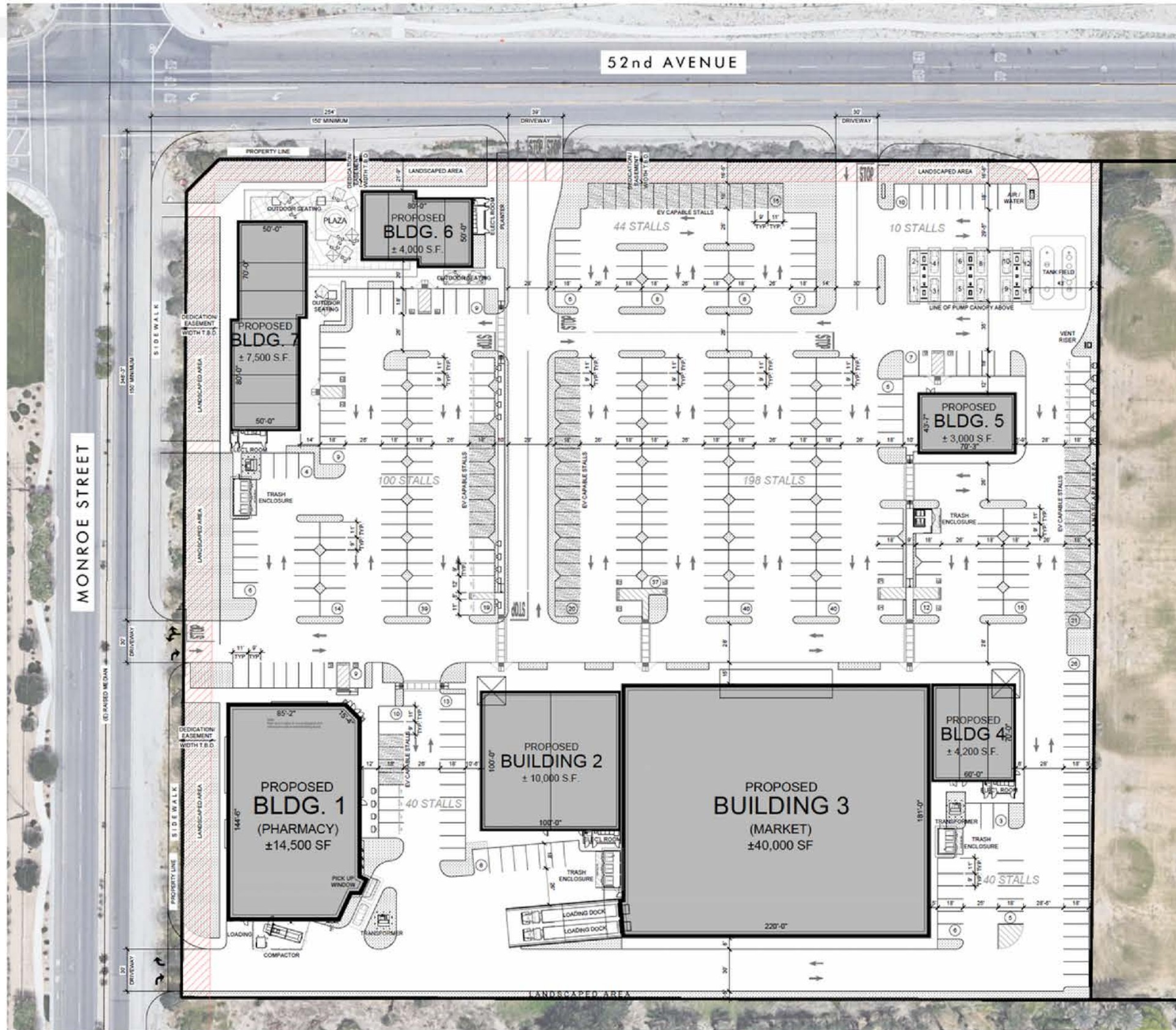
TOTAL PARKING PROVIDED 407 STALLS
PARKING DEFICIT 32 STALLS

PARKING RATIO: 5.0/1000 SF

SITE LAYOUT DATA
 MINIMUM DRIVE AISLE: 24'-0" (2-WAY)
 STANDARD PARKING STALL: 9'-0" x 18' (Riverside County Standard)
 COMPACT STALLS: 9'-0" x 15' (City of Indio Standard)
 STALLS ADJ. OBSTRUCTION: 11'-0" x 15' (20% MAX.)
 LOADING SPACE: 10' x 35'
 CAR STACKING: 25' MIN. LENGTH OF VEHICLE

- SITE PLAN USES COUNTY OF RIVERSIDE STANDARDS AND REQUIREMENT. CITY OF INDIRIO ZONING CODE WILL APPLY IF ANNEXED TO CITY OF INDIRIO.
- 2 LOADING SPACE REQUIRED - 15,000 SF TO 24,999 SF
- PARKING AREAS WITH OVER 50 SPACES SHALL HAVE 50% MINIMUM SHADING OF STALLS EXCLUDING DRIVEWAYS AND DRIVE AISLES.
- DEVELOPMENT PROJECTS THAT REQUIRE 50 OR MORE PARKING SPACES SHALL DESIGNATE (3) SPACES FOR ELECTRIC VEHICLES, AND DESIGNATE (1) ADDITIONAL SPACE FOR ELECTRIC VEHICLES FOR EACH ADDITIONAL 50 PARKING SPACES



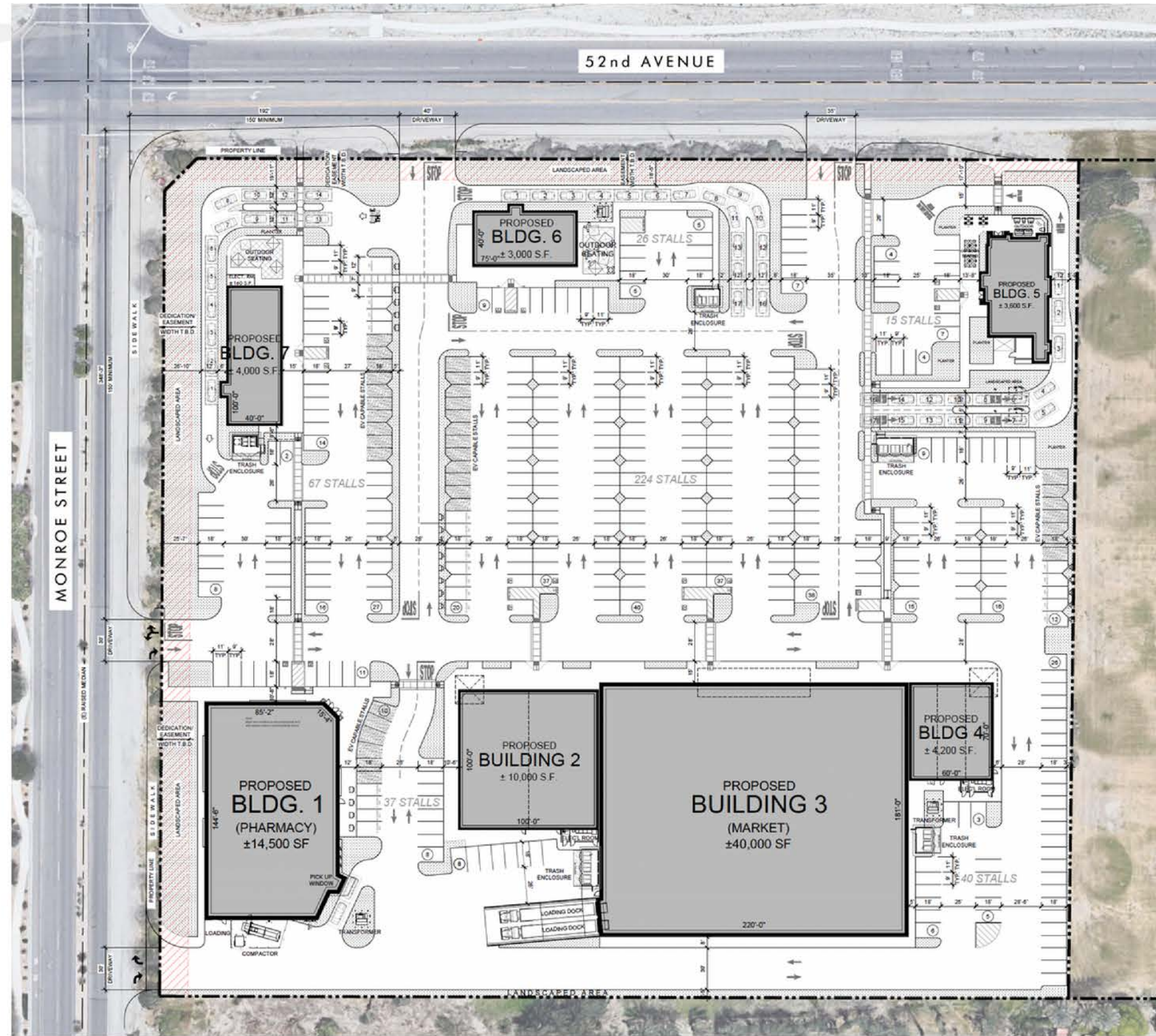


VICINITY MAP
NOT TO SCALE

SITE DATA	
ZONING	780 010 001
APN	780 010 001
PROPOSED USE	RETAIL COMMERCIAL
ZONING	A-1 (LIGHT AGRICULTURE)
EXISTING	C-1 (GENERAL COMMERCIAL)
PROPOSED	RIVERSIDE COUNTY
JURISDICTION	(POSSIBLE ANNEXATION TO CITY OF INDIRIO)
SITE AREA	± 386,820 SF OR ± 8.88 AC (COMMERCIAL PARCEL ONLY)
BUILDING DATA	
BUILDING 1 (PHARMACY)	± 14,500 SF
BUILDING 2 (RETAIL / REST.)	± 10,000 SF
BUILDING 3 (MARKET)	± 40,000 SF
BUILDING 4 (RETAIL / REST.)	± 4,200 SF
BUILDING 5 (FUEL CENTER)	± 3,000 SF
BUILDING 6 (RETAIL / REST.)	± 4,000 SF
BUILDING 7 (RETAIL / REST.)	± 7,500 SF
TOTAL	± 83,200 SF
F.A.R.	0.22
BUILDING SETBACK (UNDER ZONE C-1 - Riverside County) THERE ARE NO YARD REQUIREMENT FOR BUILDINGS WHICH DO NOT EXCEED 35' IN HEIGHT. ANY PORTION OF A BUILDING WHICH EXCEEDS 35' IN HEIGHT SHALL BE SETBACK FROM THE FRONT, REAR AND SIDE LOT LINES NOT LESS THAN 2' FOR EACH FOOT BY WHICH THE HEIGHT EXCEEDS 35'	
PARKING DATA	458 STALLS (@5.5 / 1000SF)
PARKING REQUIRED:	(NEIGHBORHOOD SHOPPING CENTER)
PARKING PROVIDED:	
STANDARD STALL	331 STALLS
ADA STALL	15 STALLS
EV CHARGING	95 STALLS
PER CAL GREEN TABLE 11B-29.2.2.1 & 11.5.10.6.3.1	
REQUIRED EV CAPABLE	64 STALL
CAPABLE WITH CHARGER (EVCS)	35 STALL
EV VEH ACCESSIBLE	1 STALL
EV STANDARD ACCESSIBLE	1 STALL
TOTAL PARKING PROVIDED	432 STALLS
PARKING DEFICIT	26 STALLS
PARKING RATIO:	5.1 / 1000 SF
SITE LAYOUT DATA	
MINIMUM DRIVE AISLE	24'-0" (2-WAY)
STANDARD PARKING STALL	9'-0" x 18" (Riverside County Standard)
COMPACT STALLS	9'-0" x 15" (City of Indio Standard)
STALLS ADJ. OBSTRUCTION	9'-0" x 15'-0" (20% MAX.)
LOADING SPACE	11'-0" x 15'
CAR STACKING	10' x 35'
	25' MIN. LENGTH OF VEHICLE
<ul style="list-style-type: none"> SITE PLAN USES COUNTY OF RIVERSIDE STANDARDS AND REQUIREMENT. CITY OF INDIRIO ZONING CODE WILL APPLY IF ANNEXED TO CITY OF INDIRIO. 2 LOADING SPACE REQUIRED - 15,000 SF TO 24,999 SF PARKING AREAS WITH OVER 50 SPACES SHALL HAVE 50% MINIMUM SHADING OF STALLS EXCLUDING DRIVEWAYS AND DRIVE AISLES. DEVELOPMENT PROJECTS THAT REQUIRE 50 OR MORE PARKING SPACES SHALL DESIGNATE (3) SPACES FOR ELECTRIC VEHICLES, AND DESIGNATE (1) ADDITIONAL SPACE FOR ELECTRIC VEHICLES FOR EACH ADDITIONAL 50 PARKING SPACES 	

PROPOSED SITE PLAN
SCALE: 1" = 30'
GRAPHIC SCALE
1 inch = 30 feet

PRELIMINARY SITE PLAN SUBJECT TO CHANGE

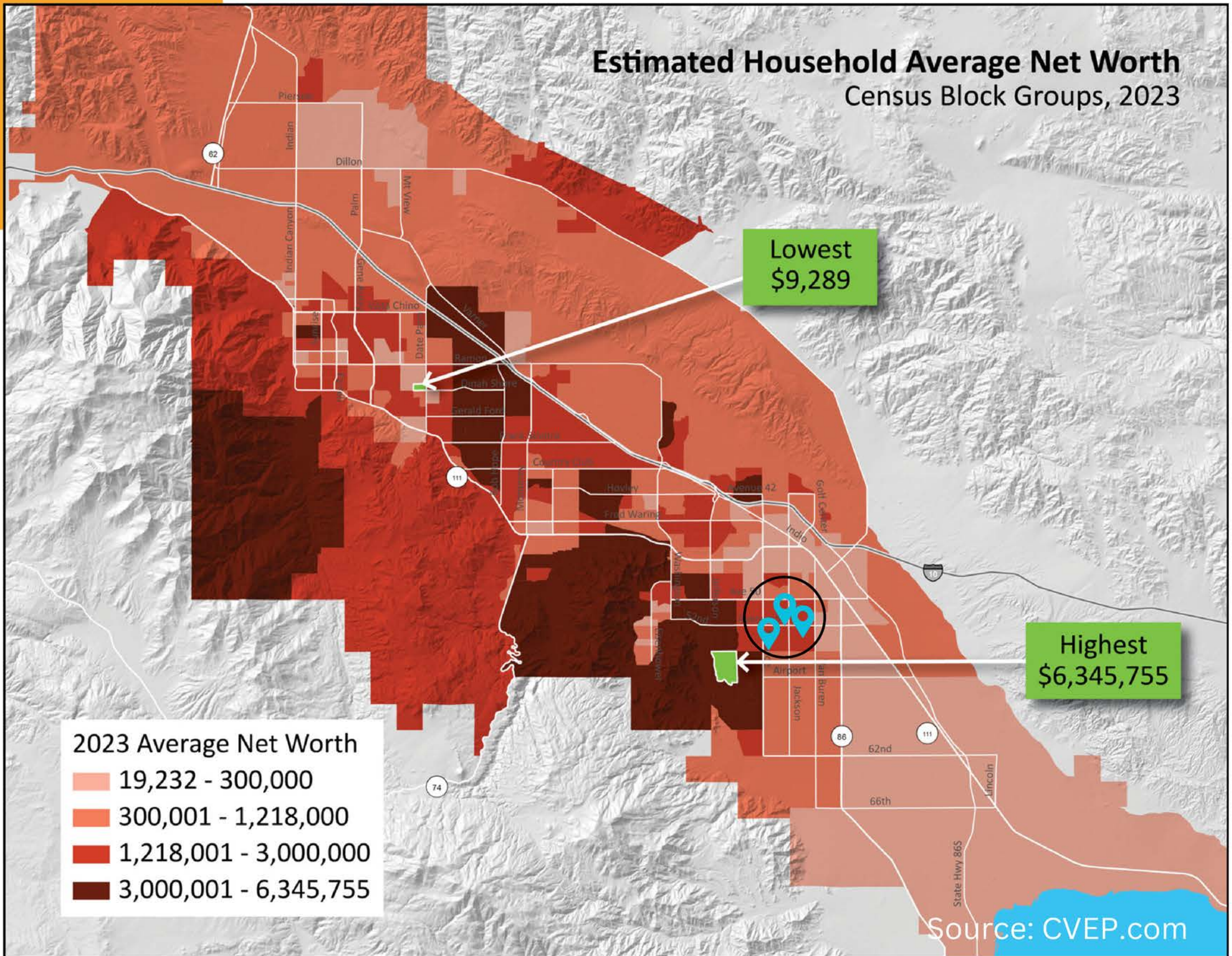


VICINITY MAP
NOT TO SCALE

SITE DATA

ZONING	790.010.001
PROPOSED USE	RETAIL COMMERCIAL
ZONING	A-7N
EXISTING	A-1 (LIGHT AGRICULTURE)
PROPOSED	C-1 (GENERAL COMMERCIAL)
JURISDICTION	RIVERSIDE COUNTY (POSSIBLE ANNEXATION TO CITY OF INIDIO)
SITE AREA	± 396,820 SF OR ± 8.88 AC (COMMERCIAL PARCEL ONLY)
BUILDING DATA	
BUILDING 1 (PHARMACY)	± 14,500 SF
BUILDING 2 (RETAIL)	± 10,000 SF
BUILDING 3 (MARKET)	± 40,000 SF
BUILDING 4 (RETAIL)	± 4,200 SF
BUILDING 5 (D.T. RESTAURANT)	± 3,600 SF
BUILDING 6 (D.T. RESTAURANT)	± 3,000 SF
BUILDING 7 (D.T. RESTAURANT)	± 4,000 SF
TOTAL	± 79,300 SF
F.A.R.	0.21
BUILDING SETBACK (UNDER ZONE C-1 - Riverside County) THERE ARE NO YARD REQUIREMENT FOR BUILDINGS WHICH DO NOT EXCEED 35' IN HEIGHT. ANY PORTION OF A BUILDING WHICH EXCEEDS 35' IN HEIGHT SHALL BE SETBACK FROM THE FRONT, REAR AND SIDE LOT LINES NOT LESS THAN 2' FOR EACH FOOT BY WHICH THE HEIGHT EXCEEDS 35'	
PARKING DATA	
PARKING REQUIRED:	436 STALLS (@5.5 / 1000sf) (NEIGHBORHOOD SHOPPING CENTER)
PARKING PROVIDED:	
STANDARD STALL	312 STALLS
ADA STALL	15 STALLS
EV CHARGING	62 STALLS
PERICAL GREEN TABLE 118-208.32.1(A) & 106.5.3.1	
REQUIRED EV CAPABLE	61 STALL
CAPABLE WITH CHARGER (EVCS)	19 STALL
EV-VAN ACCESSIBLE	1 STALL
EV STANDARD ACCESSIBLE	1 STALL
TOTAL PARKING PROVIDED	409 STALLS
PARKING DEFICIT	27 STALLS
PARKING RATIO:	5.2 / 1000 SF
SITE LAYOUT DATA	
MINIMUM DRIVE AISLE	24'-0" (2-WAY)
STANDARD PARKING STALL	9'-0" x 18' (Riverside County Standard) 9'-0" x 19' (City of Indio Standard)
COMPACT STALLS	5'-6" x 16'-0" (20% MAX.)
STALLS ADJ. OBSTRUCTION	11'-0" x 18'
LOADING SPACE	10' x 35'
CAR STACKING	25' MIN. LENGTH OF VEHICLE
<ul style="list-style-type: none"> SITE PLAN USES COUNTY OF RIVERSIDE STANDARDS AND REQUIREMENT. CITY OF INIDIO ZONING CODE WILL APPLY IF ANNEXED TO CITY OF INIDIO 2 LOADING SPACE REQUIRED - 15,000 SF TO 24,999 SF PARKING AREAS WITH OVER 50 SPACES SHALL HAVE 50% MINIMUM SHADING OF STALLS EXCLUDING DRIVEWAYS AND DRIVE AISLES DEVELOPMENT PROJECTS THAT REQUIRE 50 OR MORE PARKING SPACES SHALL DESIGNATE (3) SPACES FOR ELECTRIC VEHICLES, AND DESIGNATE (1) ADDITIONAL SPACE FOR ELECTRIC VEHICLES FOR EACH ADDITIONAL 50 PARKING SPACES 	

PROPOSED SITE PLAN
SCALE 1" = 30'
GRAPHIC SCALE
1 inch = 30 feet
PRELIMINARY SITE PLAN SUBJECT TO CHANGE



WEALTH & PROSPERITY

A Glimpse into East Coachella Valley's Affluent Landscape

This map shows the estimated average net worth of households in each Census block group in the Coachella Valley.

VISTA SANTA ROSA

Vista Santa Rosa is a special community where more traditional styles of suburban development interface with agricultural and rural, equestrian-oriented lifestyles. The Vista Santa Rosa Community accommodates and encourages a harmonious blend of agricultural, rural residential, equestrian, country club, resort, tourist-oriented, and the more suburban residential lifestyles.



NEARBY POINTS OF INTEREST

- Empire Polo Club
- Trilogy at Polo Gated Community
- The Madison Club
- Hideaway Golf Club
- Plantation Golf Club
- PGA West Golf Courses
- Jacqueline Cochran Regional Airport
- The Thermal Club Race Track/BMW Performance Center



DEMOGRAPHICS

2023 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	2,075	67,935	153,597
Households	889	20,388	48,760
Average Household Income	\$120,791	\$131,727	\$117,813
Median Age	46.2	34.3	35.9



CONTACT US

Phone : 310.820.1200 x 114

Website : Haagenco.com

Email : gbradbury@haagenco.com

Address : 12302 Exposition Blvd.,
Los Angeles, CA 90064

Our philosophy is to design and develop retail properties that add value to the local community.

Welcome To Haagen Company

Retail Centers & Commercial Properties

Haagen Company specializes in the acquisition, development and management of retail shopping centers and commercial properties. Our portfolio includes properties located in the western United States. Haagen Company is the current form of the family real estate business dating back to the late 1960's and is based in Los Angeles, CA.

