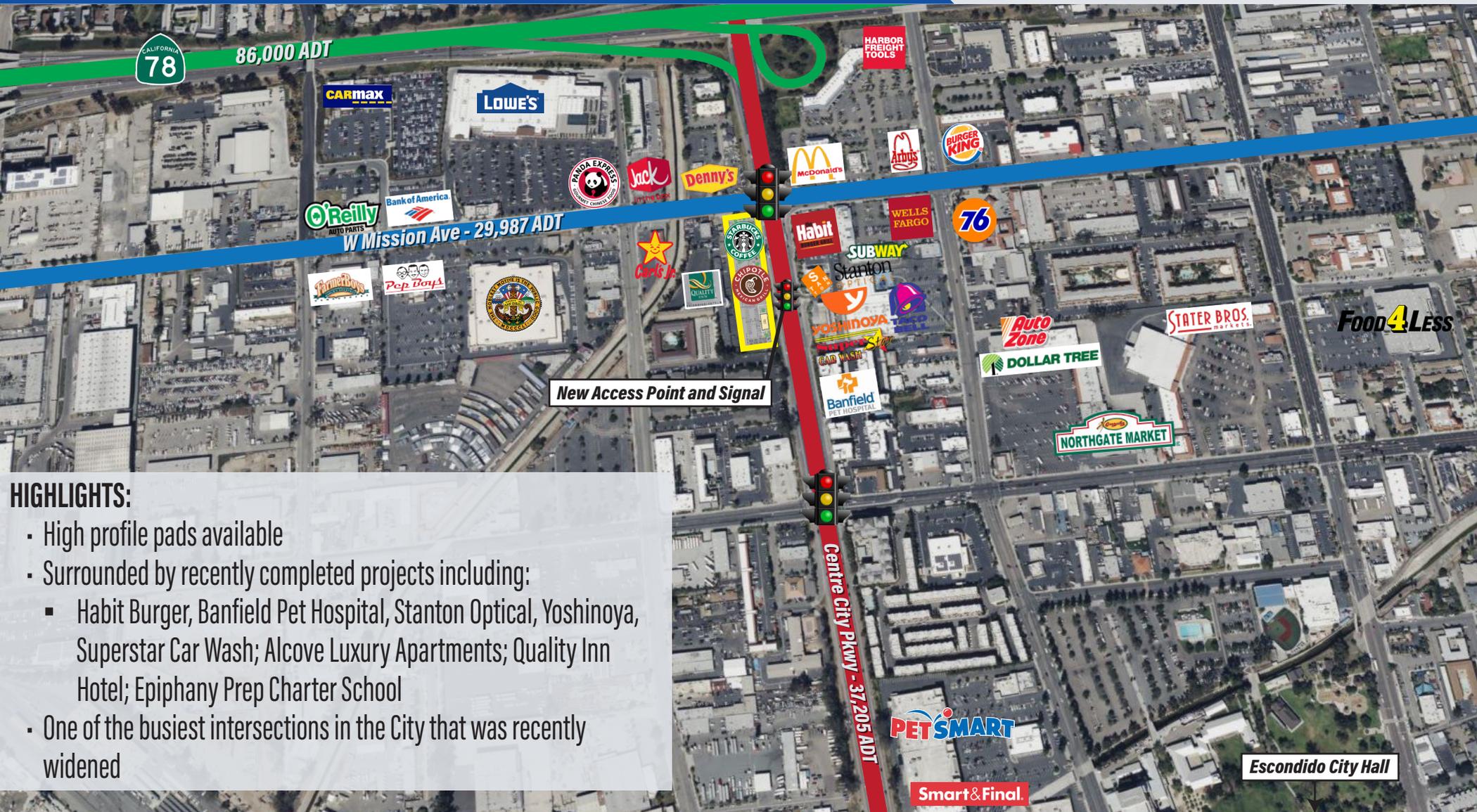


NEW PAD DEVELOPMENT

503 W Mission Avenue, Escondido, CA 92025



HIGHLIGHTS:

- High profile pads available
- Surrounded by recently completed projects including:
 - Habit Burger, Banfield Pet Hospital, Stanton Optical, Yoshinoya, Superstar Car Wash; Alcove Luxury Apartments; Quality Inn Hotel; Epiphany Prep Charter School
- One of the busiest intersections in the City that was recently widened

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Aerial

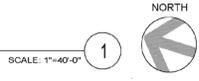
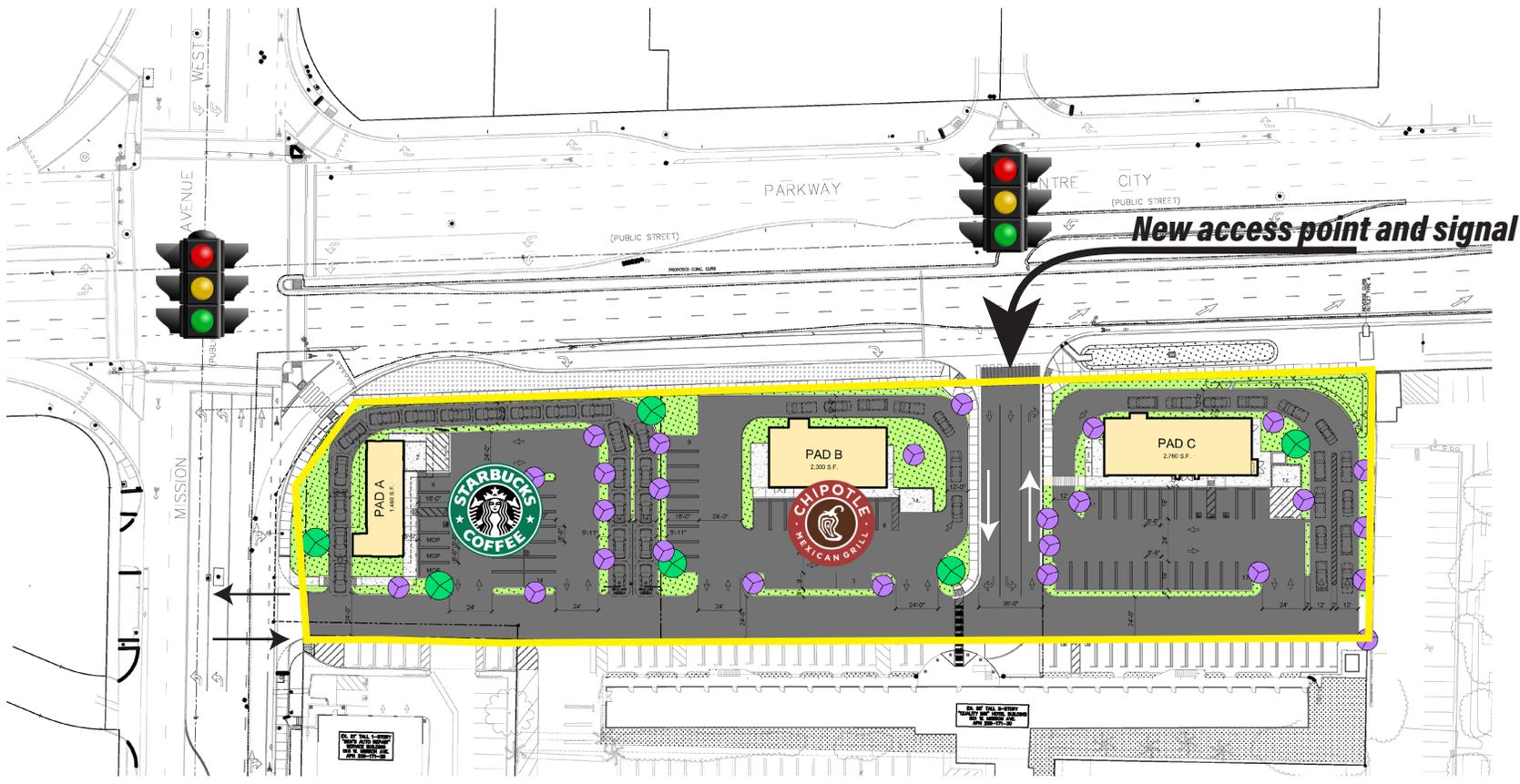
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PARCEL A - STARBUCKS

SITE INFORMATION	
PARCEL NUMBER:	229-171-29-00 (PORTION)
ZONING:	GC (GENERAL COMMERCIAL)
SITE AREA:	0.58 ACRES (25,491.66 SQ.FT.)
BUILDING AREA:	1,460 SQ.FT.
PERCENTAGE OF BUILDING COVERAGE:	1,460 / 25,491.66 = 5.73%
LANDSCAPE AREA:	4,134.00 SQ.FT.
PERCENTAGE OF LANDSCAPE COVERAGE:	4,134 / 25,491.66 = 16.22%
PARKING REQUIREMENT:	
REQUIRED:	20 SPACES
PROVIDED:	20 SPACES
PARKING STALLS SIZE:	8'-6" X 18'-0"
BICYCLE PARKING:	PROVIDED 2 SPACES

PARCEL B - CHIPOTLE

SITE INFORMATION	
PARCEL NUMBER:	229-171-29-00 (PORTION)
ZONING:	GC (GENERAL COMMERCIAL)
SITE AREA:	0.70 ACRES (30,401.87 SQ.FT.)
BUILDING AREA:	2,300 SQ.FT.
PERCENTAGE OF BUILDING COVERAGE:	2,300 / 30,401.87 = 7.57%
LANDSCAPE AREA:	4,445.92 SQ.FT.
PERCENTAGE OF LANDSCAPE COVERAGE:	4,445.92 / 30,401.87 = 14.9%
PARKING REQUIREMENT:	
REQUIRED:	20 SPACES
PROVIDED:	20 SPACES
PARKING STALLS SIZE:	8'-6" X 18'-0"
BICYCLE PARKING:	PROVIDED 2 SPACES

PARCEL C - HAWAIIAN ONO

SITE INFORMATION	
PARCEL NUMBER:	229-171-30-00 (PORTION)
ZONING:	GC (GENERAL COMMERCIAL)
SITE AREA:	0.63 ACRES (27,291.07 SQ.FT.)
BUILDING AREA:	2,760 SQ.FT.
PERCENTAGE OF BUILDING COVERAGE:	2,760 / 27,291.07 = 10.11%
LANDSCAPE AREA:	3,941 / 27,291.07 = 14.44%
PARKING REQUIREMENT:	
REQUIRED:	20 SPACES
PROVIDED:	24 SPACES
PARKING STALLS SIZE:	8'-6" X 18'-0"
BICYCLE PARKING:	PROVIDED 2 SPACES

Revisions:

1	
2	
3	
4	
5	



PROPOSED DEVELOPMENT
CENTRE CITY AND MISSION AVENUE
ESCONDIDO, CA 92625

CLIENT:
501 WEST MISSION, LLC
14450 OLD CREEK ROAD
SAN DIEGO, CA 92131

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DATE: JANUARY 16, 2024
PROJECT NO.: WM2301
DRAWN: MOUR GROUP
SCALE: AS SHOWN

SHEET TITLE:
OVERALL SITE PLAN

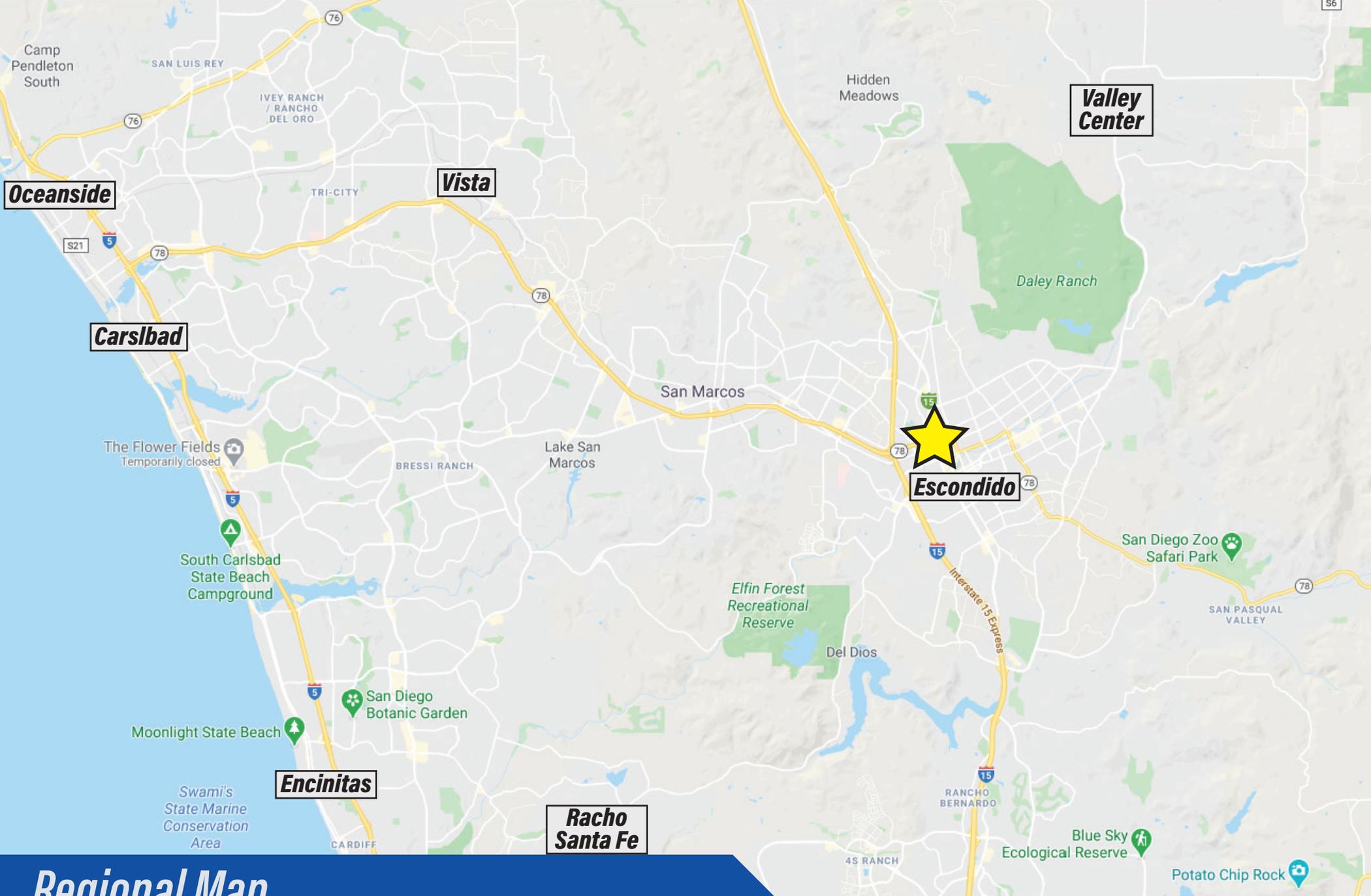
SHEET #
AS100

Site Plan

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Regional Map

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5 Miles

DayTime Population

82,706

2023 Avg Household Income

\$100,921

2023 Median Household Income

\$76,570

Residential Population

220,222

Traffic Count

W Mission Ave

29,987 ADT

Centra City Park

37,205 ADT

Demographics

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