

ENTITLED PAD DEVELOPMENT

8445 LOS COCHES RD, EL CAJON, CA 92021



Highlights:

- Pads Available for Lease
- Prime Freeway Stop in El Cajon
- Entitled for Drive Thru
- Substantial conformance rules allow for some changes to the site plan

Austin Dias, MSRE
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POTENTIAL SITE PLAN

SUBSTANTIAL CONFORMANCE RULES ALLOW FOR SOME CHANGES TO THE SITE PLAN



ZONING: COMMERCIAL
TOTAL SITE AREA: 91,255 SF OR 2.09 AC

PROPOSED BUILDINGS:
DRIVE-THRU 1: 2,660 SF
DRIVE-THRU 2: 1,700 SF
CAR WASH: 3,910 SF

TOTAL BUILDING AREA: ±8,270 SF

PARKING RATIO FOR GENERAL COMMERCIAL: 1/250 SF
REQUIRED PARKING: 8,270 SF / 250 = 33 SPACES

PARKING PROVIDED: ±54 (INCLUDES 20 VACUUM SPAC
DRIVE-THRU QUEUING: ±50 CARS

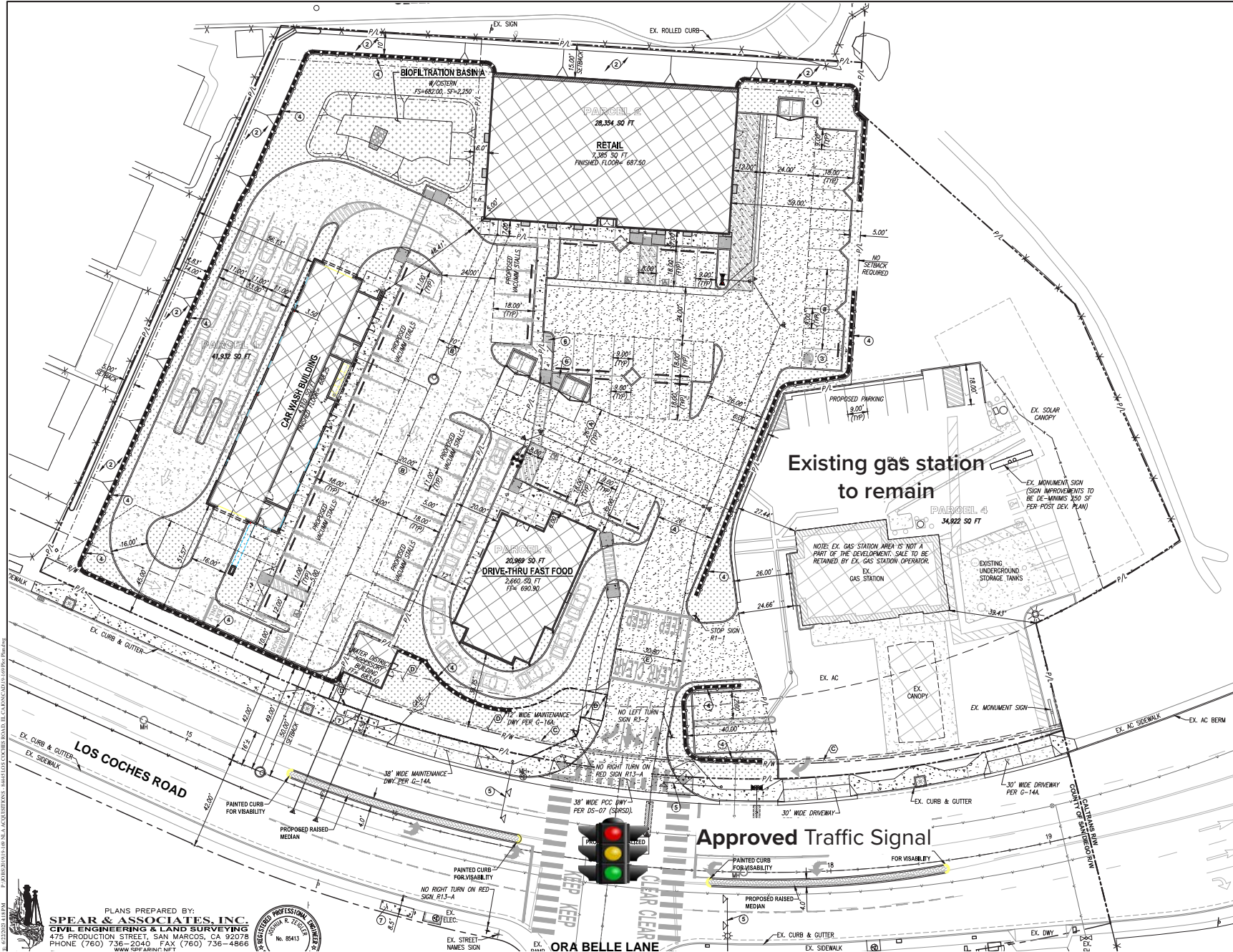
THE PLAN AND INFORMATION ARE PRELIMINARY, AND SUBJECT TO ADJUSTMENT. FURTHER DEVELOPMENT IS SUBJECT TO A THOROUGH SITE INVESTIGATION, THE ADVICE OF CLIENTS, AND GOVERNMENTAL AGENCIES.

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ENTITLED PAD DEVELOPMENT

SUBSTANTIAL CONFORMANCE RULES ALLOW FOR SOME CHANGES TO THE SITE PLAN



PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
WWW.SPEARINC.NET

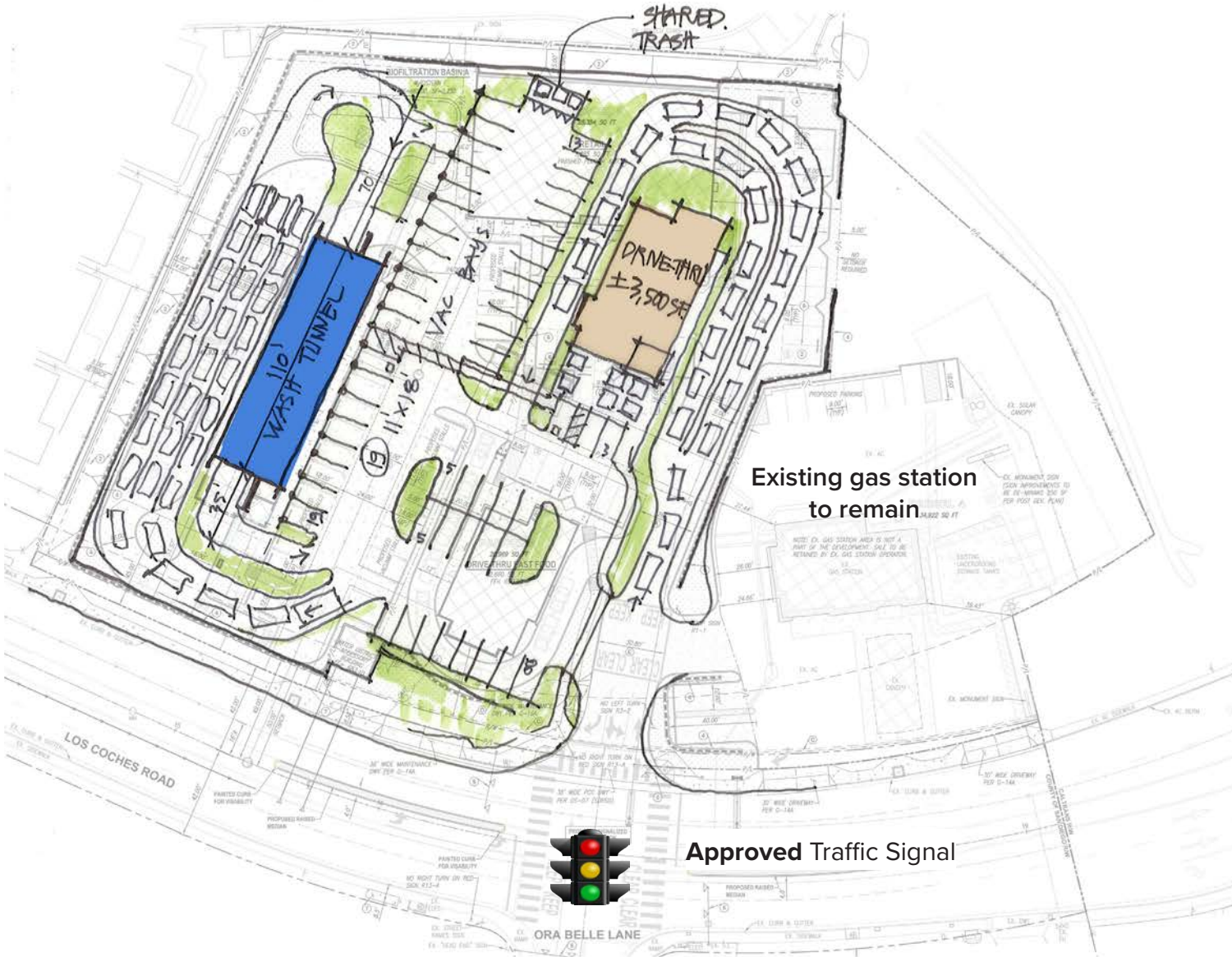
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING & LAND SURVEYING
No. 85413



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POTENTIAL SITE PLAN

SUBSTANTIAL CONFORMANCE RULES ALLOW FOR SOME CHANGES TO THE SITE PLAN



ZONING: COMMERCIAL
TOTAL SITE AREA: 91,255 SF OR 2.09 AC

PROPOSED BUILDINGS:
DRIVE-THRU: 3,500 SF
CAR WASH: 3,910 SF

TOTAL BUILDING AREA: ±7,410 SF

PARKING RATIO FOR GENERAL COMMERCIAL: 1/250 SF
REQUIRED PARKING: 7,410 SF / 250 = 30 SPACES

PARKING PROVIDED: ±53 (INCLUDES 19 VACUUM SPACES)
DRIVE-THRU QUEUING: ±56 CARS

Existing gas station
to remain

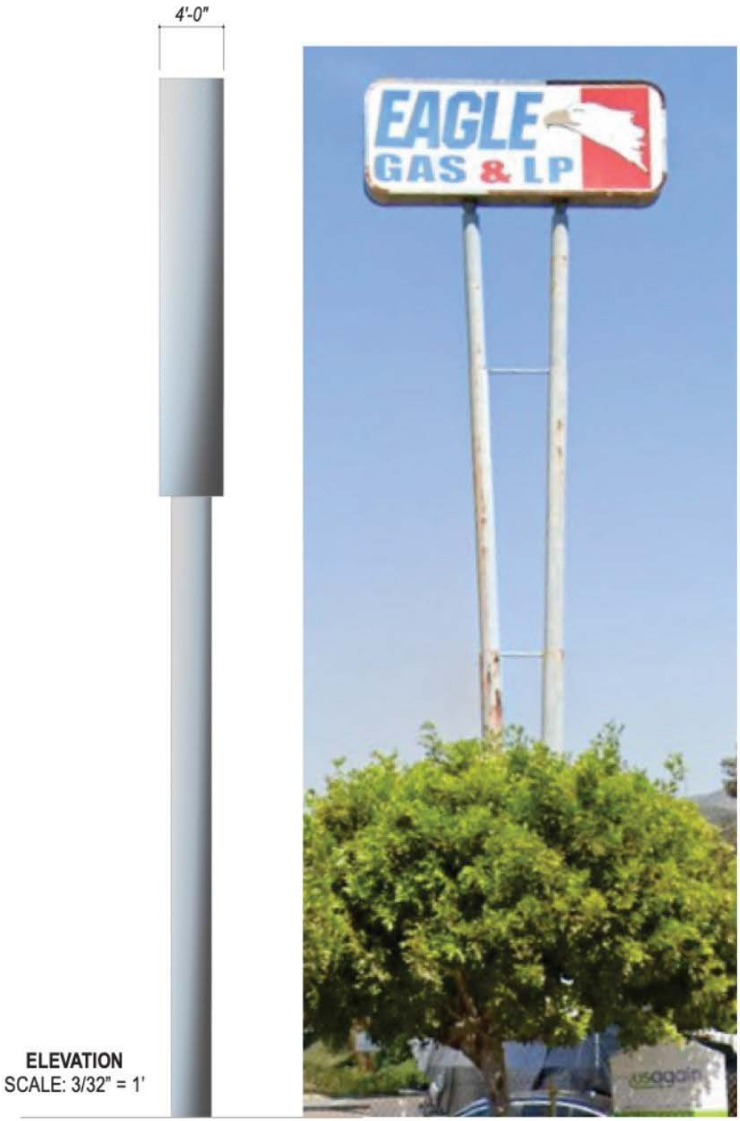


Approved Traffic Signal

MONUMENT SIGN



PROPOSED



ELEVATION
SCALE: 3/32" = 1'

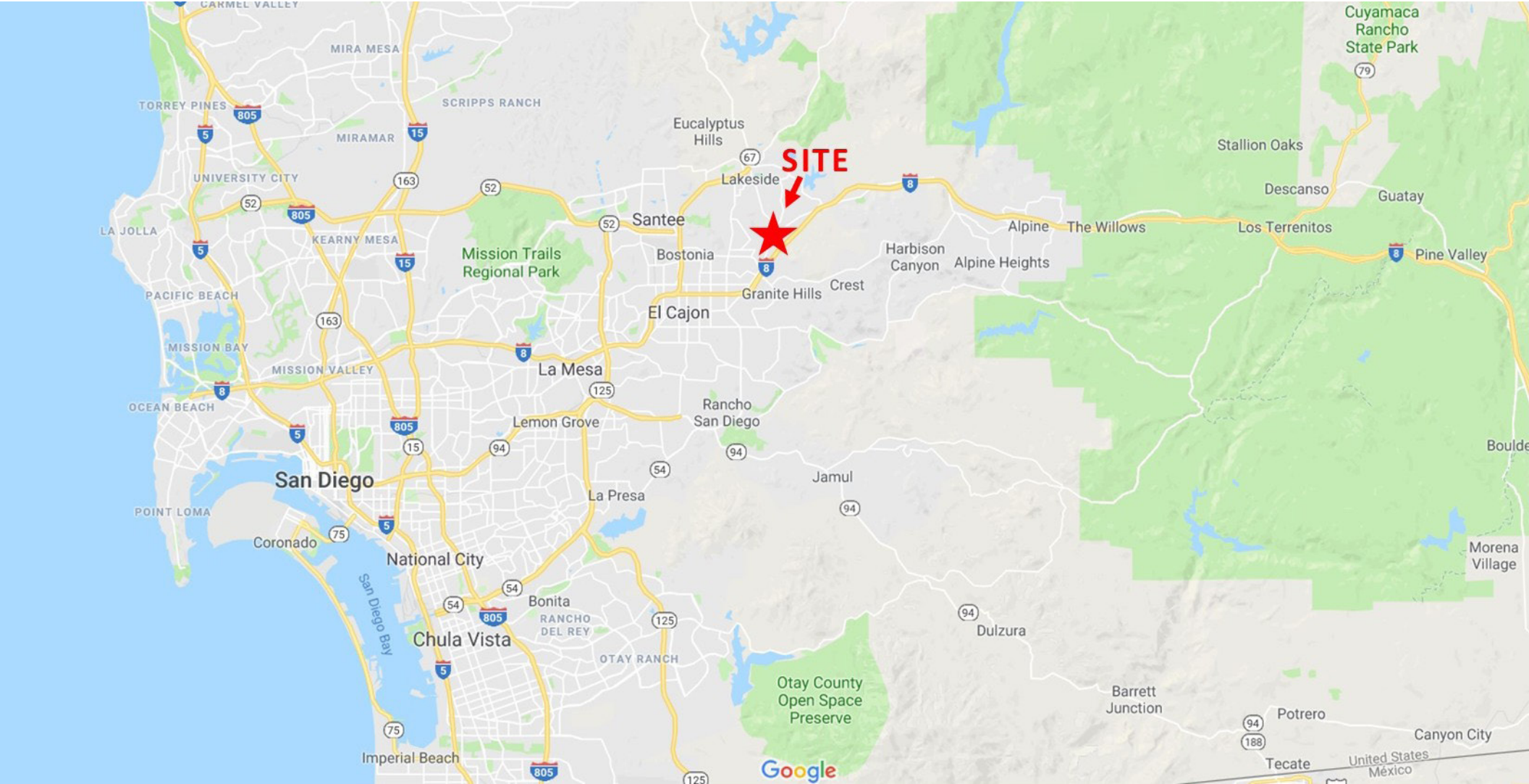
EXISTING

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REGIONAL MAP



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DEMOGRAPHICS



Population

2024 Population
2029 Projection

1 Mile

10,482
10,289

3 Miles

87,596
86,581

5 Miles

210,746
208,243



Households

2024 Households
2029 Projection

3,525
3,452

29,349
28,950

71,132
70,150



Average Household Income

2024

\$116,603

\$104,688

\$99,495

Median Household Income

2024

\$98,474

\$79,589

\$75,144



Traffic Count

I-8 / Los Coches Road 2020

79,178

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