

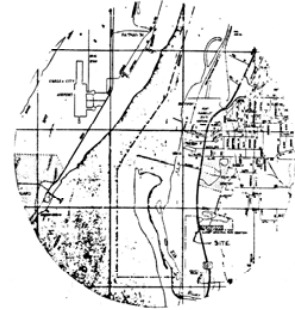
Redwood Hwy 101

PADS AVAILABLE FOR LEASE | 4325 BROADWAY ST, EUREKA, CA



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RETAIL INSITE
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VICINITY MAP

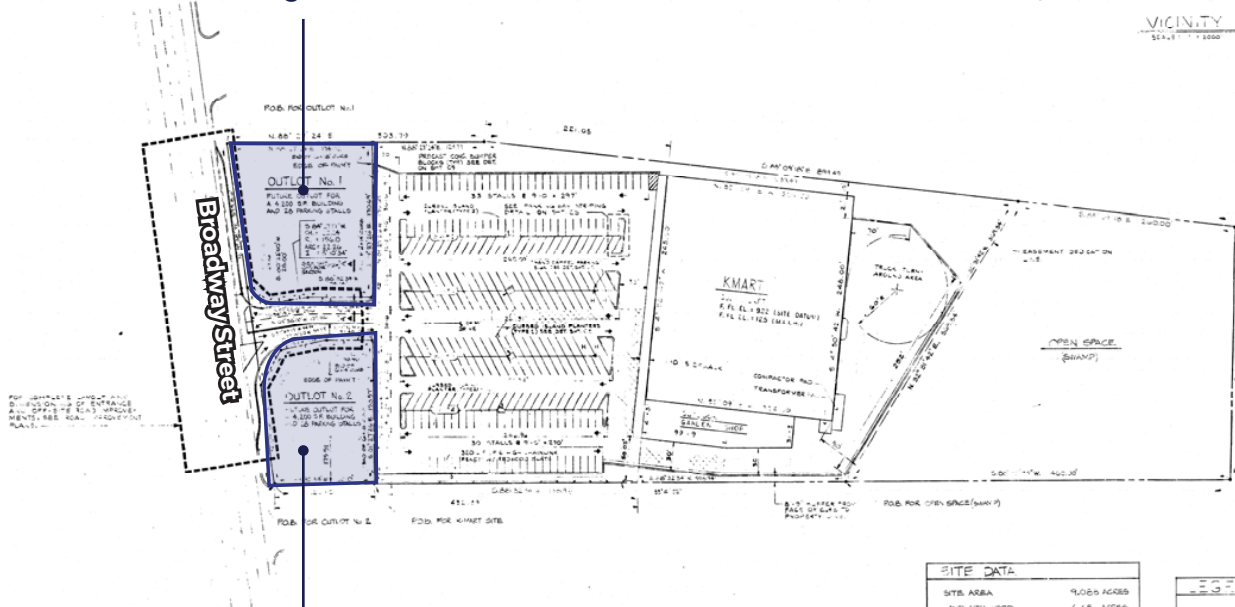


Parcel 1

APN 302-171-40

0.56 acres

Zoning: CS-PD



Parcel 2

APN 302-171-41

0.45 acres

Zoning: CS

SITE PLAN



SITE DATA	
SITE AREA	9,085 ACRES
JANUARY USED	6,609 ACRES
<u>BUILDING</u>	
ACROSS	15,583 SQ. FT.
PAD 'A'	4,200 SQ. FT.
PAD 'B'	4,200 SQ. FT.
TOTAL	8,400 SQ. FT.
<u>PARKING</u>	
REQUIRE	213 CARS
ACTUALLY	6 CARS
SUB-TOTAL	207 CARS
PAD 'A'	20 CARS
PAD 'B'	18 CARS
TOTAL	38 CARS
TOTAL	515 CARS

SITE PARCEL AREAS	
KWARTZ BUILDING SITE	5.542 ACRES
OUTLOT #1	0.635 ACRES
OUTLOT #2	0.441 ACRES
OPEN SPACE (CRAMP)	2.441 ACRES

EGGNO	
	CONCRETE - 4-6" (MIN) (UNDER - 4" (MIN), 6" (MAX))
	CONCRETE - 4" (MIN) AND 6" (MAX)
	CHAIN, RAIL, PILE
	RAIL, NUT, 2" (MIN) DIA. (MAX)
	HEAVY SUE - 4" (MIN) (OUTER FULL AREA) A BEARING CONNECTION ON PILINGS & ANCH. BARS
	HEAVY DUTY JOINTMENT (2" (MIN) DIA.)
	4" (MIN) DIA. CONCRETE ON IN. CHAINS & ANCH. BARS
	STANDARD JOINTMENT ON 4" (MIN) DIA. CONCRETE ON IN. CHAINS & ANCH. BARS

FEATURES

- Retail/restaurant pads available
- High visibility location
- Ideal for retail and restaurant
- In close vicinity to Bayshore Mall

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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