

Property Information

Gross Land Area	±490,921 sf
Net Land Area	±405,544 sf
Gross Acreage	±11.27
Net Acreage	±9.31
Total Landscape Area	45,000 sf
Total Parking Area	264,885 sf
Landscape Within the Parking Lot	32,418 sf (12.2%)
Total Building Area	83,809.5 sf
SHOPS 1	13,975 sf
ALBERTSONS/ SAV-ON (BLDG. 2)	52,443 sf
SHOPS 3	6,272.5 sf
PAD 4 - CHASE BANK	5,074 sf
CARL'S JR. (PAD 5)	3,105 sf *
7-ELEVEN (PAD 6)	2,940 sf
Land/Building Ratio	(20.64%)
Total Parking Provided	452
Standard Compact Stalls (17%)	370
Total Parking Required	452 Stalls
Parking Ratio Provided	5.39 Stalls/1,000 sf

* EXCLUDES ENCLOSED PLAY YARD

The parking required calculations for this scheme is based upon the following:

Shopping Center: 83,809.5 sf @ 5.39/1000 sf = 452 Stalls
 Required Handicap spaces: 452 @ 2% = 9 Stalls

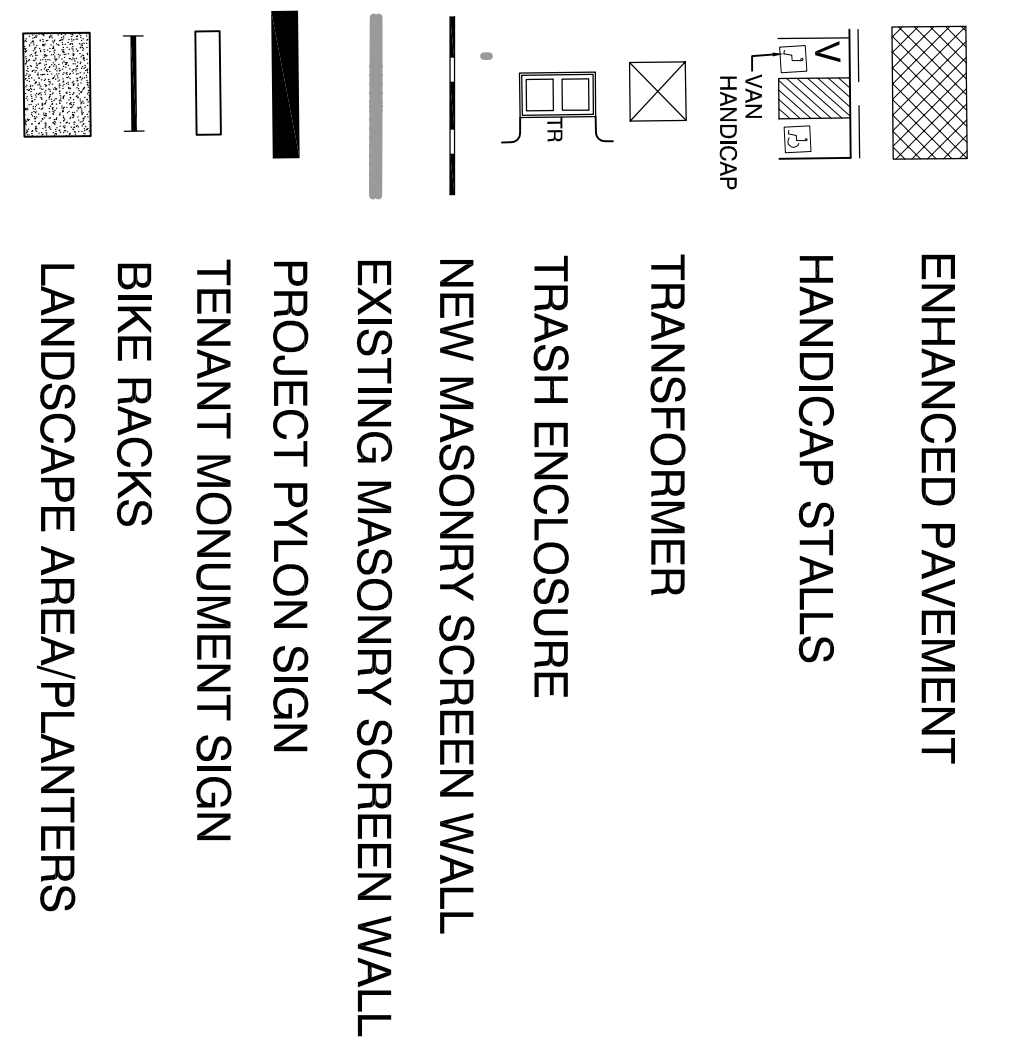
Provided Handicap spaces: = 21 Stalls

Zoning Designation: SP-EASTVALE SPECIFIC PLAN #300
 PLANNING AREA 1
 (C-1/C-P GENERAL COMMERCIAL)

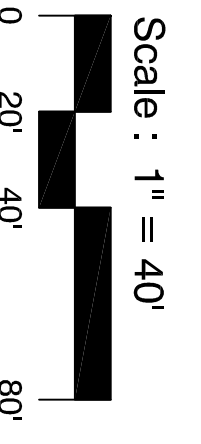
Assessor's Parcel Numbers:

- Parcel 1 - Shop Bldg. 1 - # 144-170-038 (7056 Archibald Ave.)
- Parcel 2 - Albertsons - #144-170-039 (7070 Archibald Ave.)
- Parcel 3 - Shop Bldg. 3 - #144-170-040 (7084 Archibald Ave.)
- Parcel 4 - Chase - #144-170-041 (7042 Archibald Ave.)
- Parcel 5 - Carl's Jr. - #144-170-042 (7028 Archibald Ave.)
- Parcel 6 - 7-Eleven - #144-170-043 (7014 Archibald Ave.)

LEGEND



SITE PLAN



TRIMARK/HUGHES
 CORONA VALLEY, LLC.

7040 ARCHIBALD AVENUE
 RIVERSIDE COUNTY, CA

CORONA VALLEY MARKETPLACE

RIVERSIDE COUNTY, CA

DATE: 1/18/2006
 MCG JOB #: 04.392.10

DATE	REVISIONS
11/29/2009	
01/06/2010	
01/20/2010	

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18201 Von Kaman Avenue, Suite 250
 Irvine, California 92612
 (T) 949.553.1117 (F) 949.474.7056
 mcgarchitects.com

