

GARRETT REAL ESTATE DEVELOPMENT, LLC
6900 E CAMELBACK ROAD, SUITE 607
SCOTTSDALE, ARIZONA 85251

December 21, 2016

City of Mesa
Planning & Zoning
55 N. Center St.
Mesa, AZ 85201

Re: Design Review and Site Plan Approval Application – Project Narrative for New Pad in the Mesa Commons Shopping Center (a portion of parcels 139-09-543 and 139-09-547).

To Whom It May Concern:

Garrett Real Estate Development, LLC (“Developer”) is submitting this project narrative along with Design Review and Site Plan Approval Applications for the above-referenced project. The subject site is located west of the northwest corner of Gilbert Road & Baseline Road in Mesa. A land split application was filed in November 2015 to create a new 0.62 acre parcel within the Mesa Commons Shopping Center. An amendment to this application will be submitted requesting a change in the parcel boundary as shown on the enclosed site plan. The site is currently being used as surface parking for the retail uses within the center.

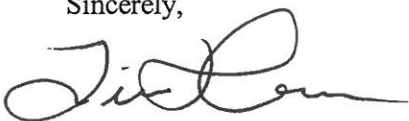
The Mesa Commons shopping center is comprised of commercial tenants such as: Amazing Jakes, Discount Tire, Fast Clean Car Wash, Leslie’s Pool Supply, Two Men and Truck and various other smaller non-credit tenants. A Dignity Health Emergency Room has recently opened in the northeast portion of the center. Developer has also purchased a vacant 6,000 square foot building south of the Emergency Room, formally an F.Y.E store, which is planned for two retail or restaurant tenants.

To the North and West of Mesa Commons are detached single family homes. The Shopping Center to the south, Township Plaza, includes a Fry’s Marketplace with a gas station, Aarons, Ace Hardware, McDonald’s, FirstBank, Café Rio, Barro’s Pizza and a few other small tenants. Across Gilbert Road to the east is another shopping center which includes Sprouts, Trader Joe’s, Wells Fargo Bank, EOS Fitness, Einstein Bros. Bagels, Peter Piper Pizza, and multiple fast-food restaurants. The southeast corner of the intersection has several miscellaneous single retail buildings.

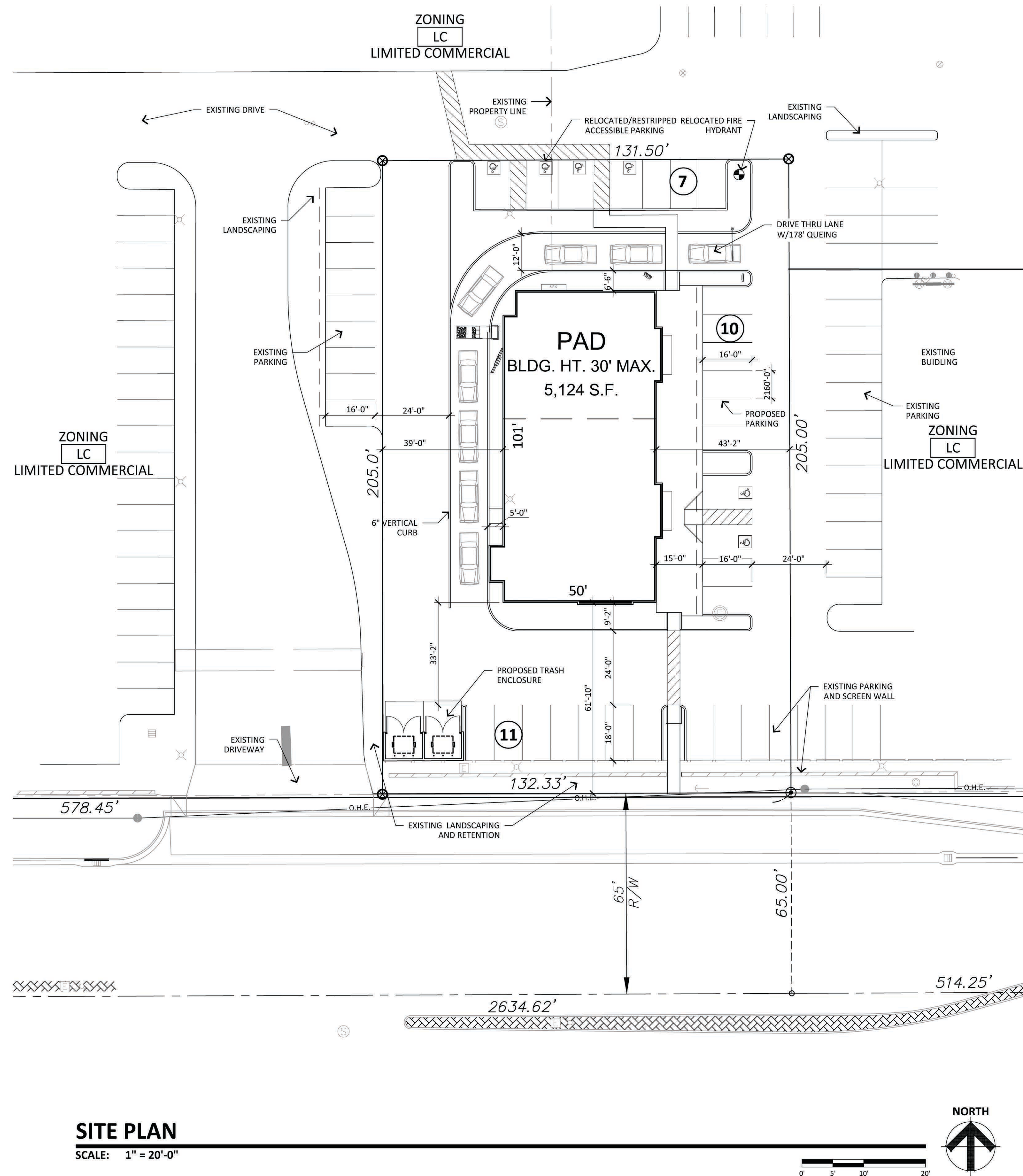
The site plan included with this application contemplates an approximately 5,000 square foot building which includes space for a 2,000 sf retail tenant and a 3,000 sf restaurant with a drive-thru. As requested we have completed a parking study for Mesa Commons which is attached hereto as Exhibit A. This study confirms the center meets the City’s current parking requirements with the proposed new building and has an excess of 93 spaces.

If you need any additional information, please feel free to contact me directly at 480-970-4005 or tina@gdc-az.com. We look forward to working with the City of Mesa.

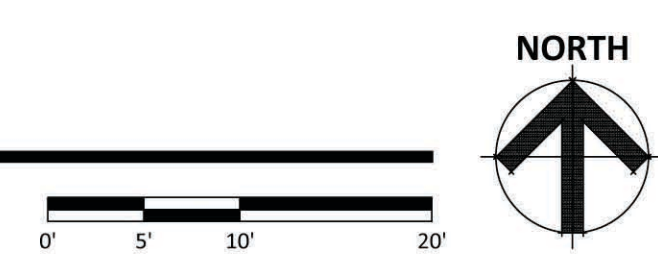
Sincerely,



Tina Heinbach
Garrett Real Estate Development



SITE PLAN
SCALE: 1" = 20'-0"



SITE DATA

EXISTING ZONING:	LC(LIMITED COMMERCIAL)	
PARCEL NUMBER:	APN 139-09-543 & 139-09-547	
CONSTRUCTION TYPE:	V-B	
OCCUPANCY CLASSIFICATION:	GROUP A-2	
GROSS SITE AREA:	3,5652 S.F.(0.818 ACRES)	
NET SITE AREA:	27,043 S.F.(0.621 ACRES)	
BUILDING AREA:	RETAIL	2,069
	RESTAURANT	3,055
	TOTAL	5,124
OCCUPANCY:	RESTAURANT-DINING(1,800/100)	18
	KITCHEN(1,255/200)	7
	TOTAL OCCUPANCY	25
PARKING:	RETAIL (2,069/375)	6
	RESTAURANT- DINING(1,800/100)	18
	KITCHEN(1,255/375)	4
	TOTAL REQUIRED	28
	TOTAL PROVIDED	28

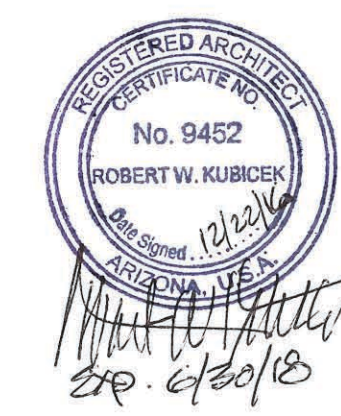
(2 NEW ACCESSIBLE SPACES)



SITE
VICINITY MAP
SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

PAD BUILDING
NWC BASELINE AND GILBERT
MESA, AZ 85204
DATE: 12-22-2016 (PRELIMINARY)

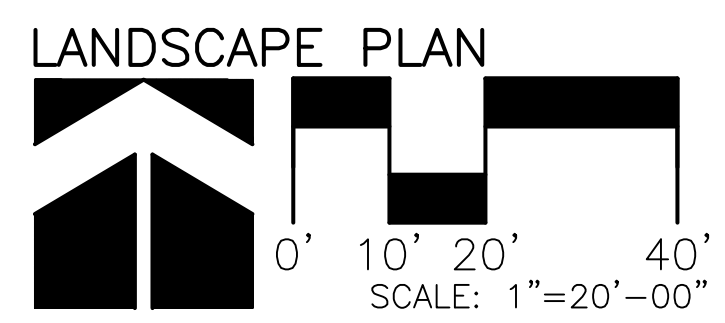
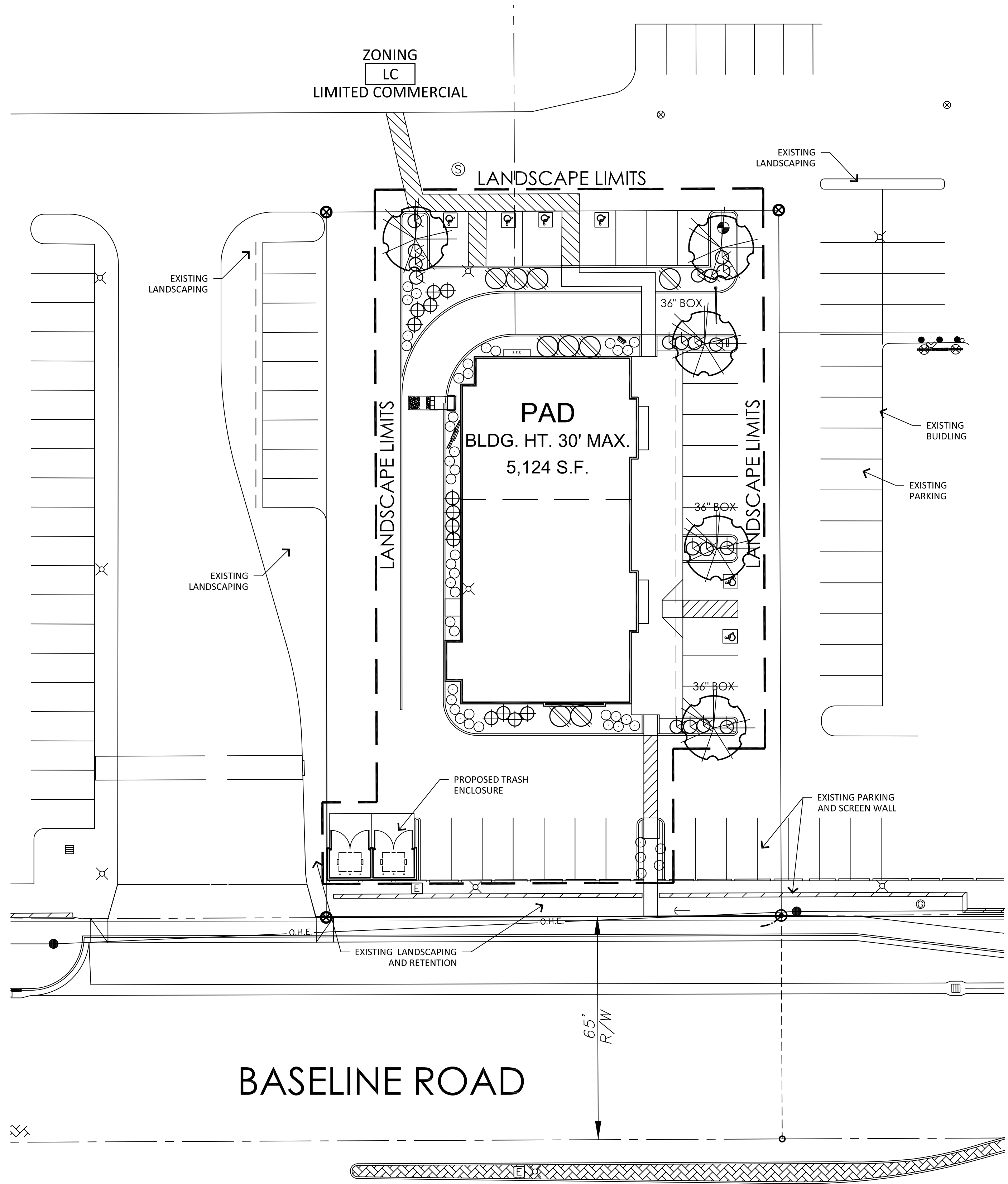
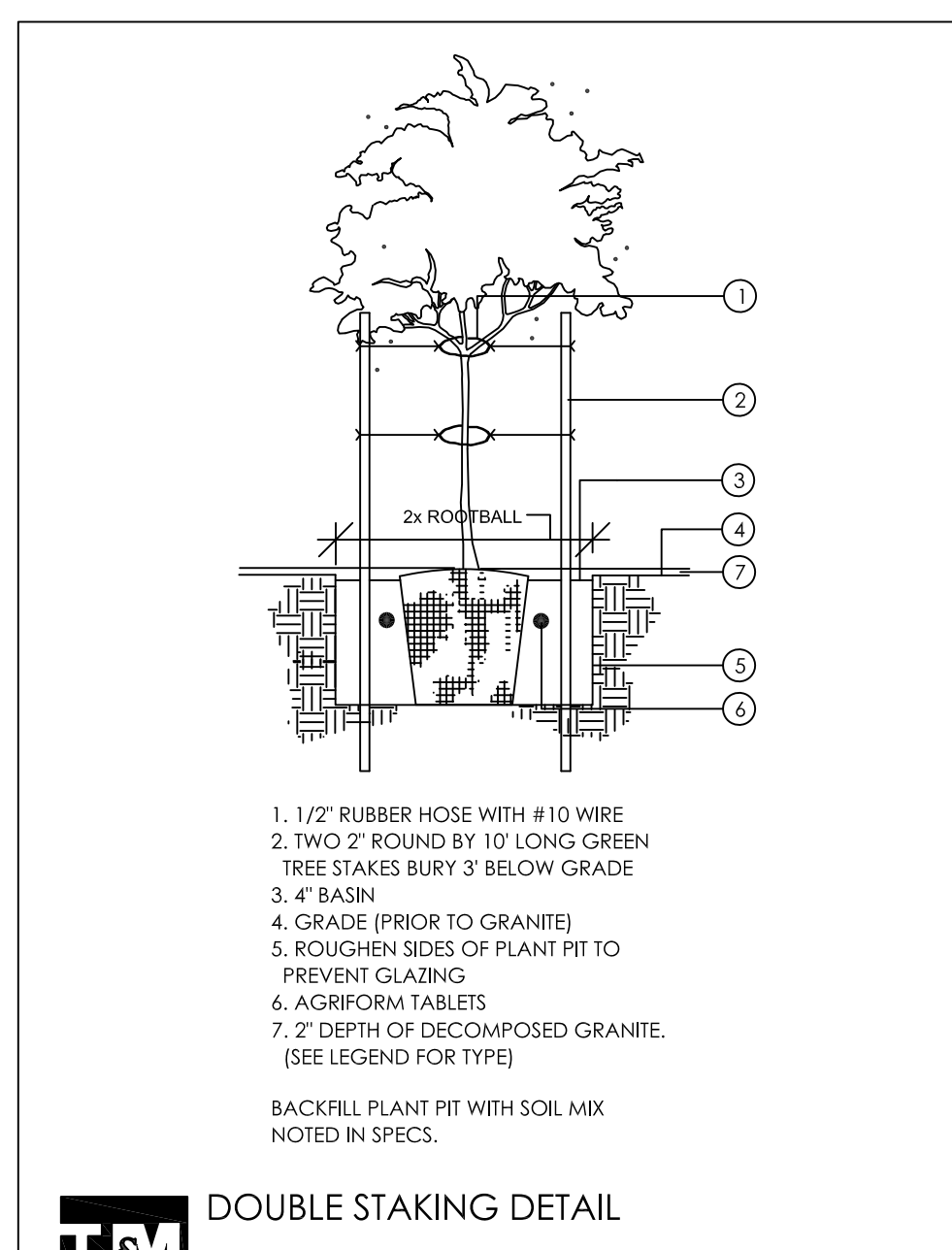
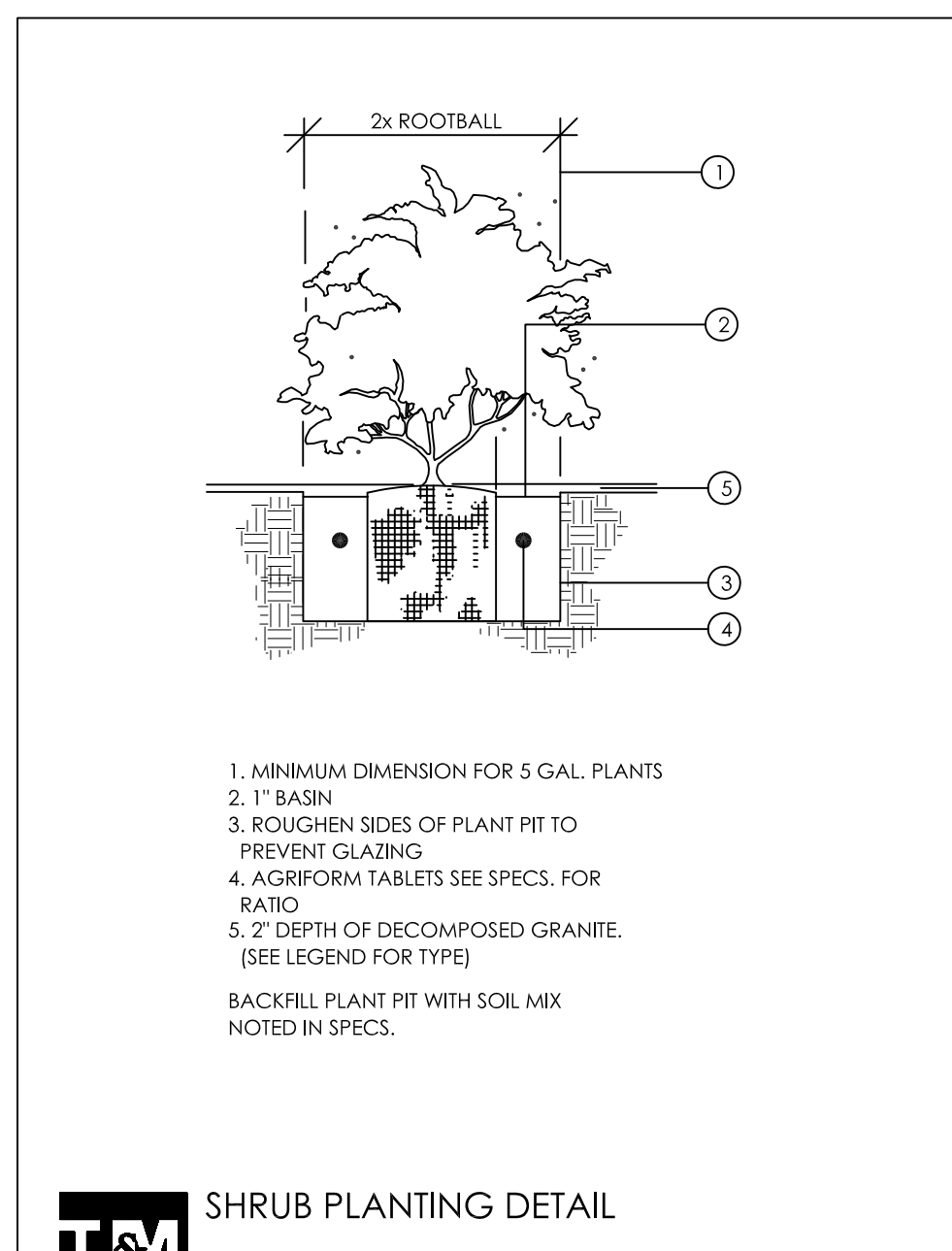
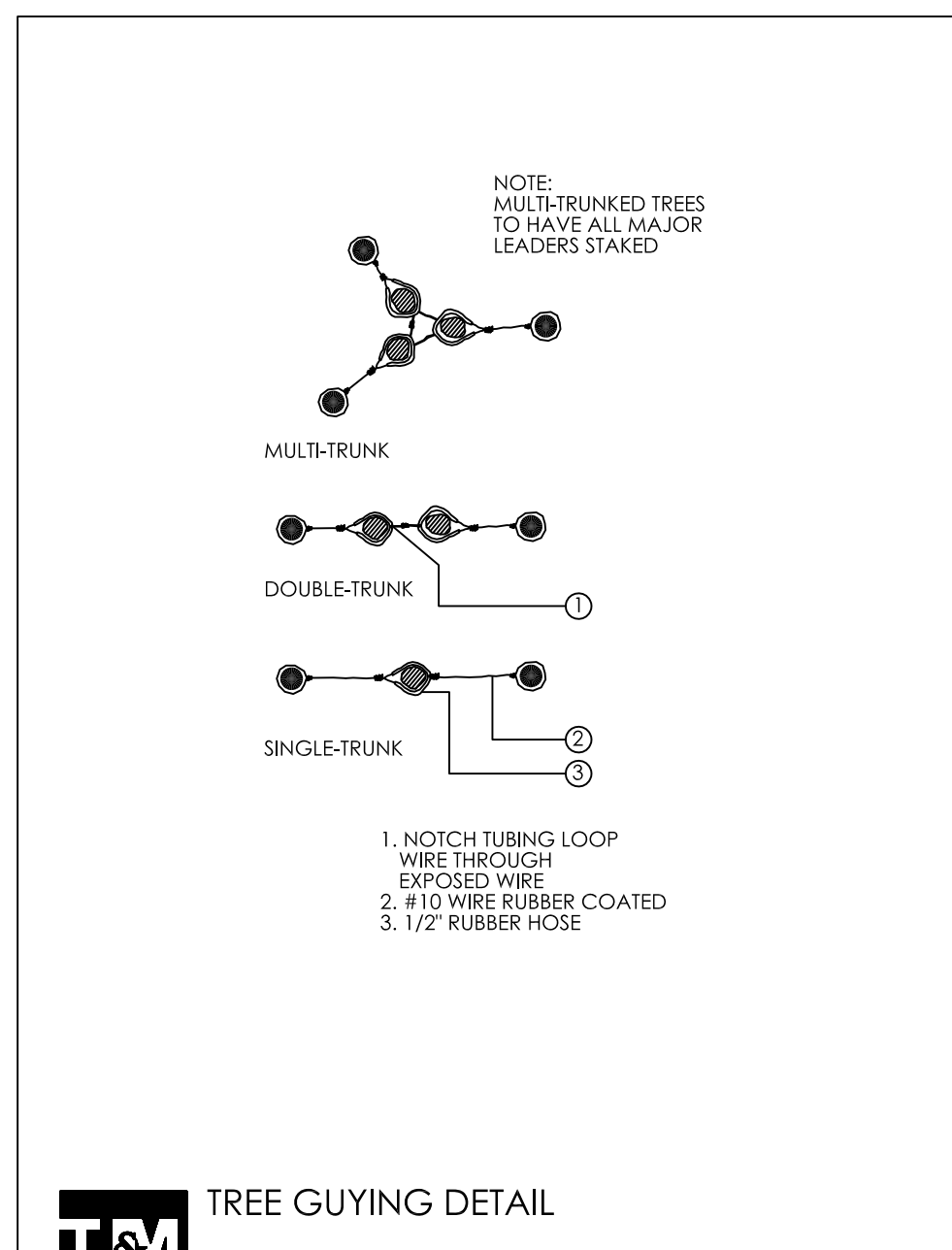


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RKAA# 16179.00





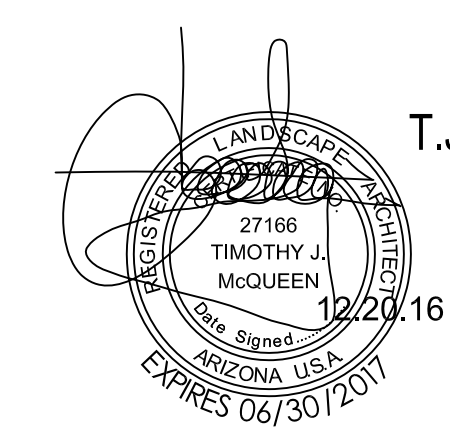
PAD BUILDING
NWC BASELINE AND GILBERT
MESA, AZ 85204
DATE: 12-02-2016 (PRELIMINARY)

LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
LIVE OAK
24" BOX / 36" BOX
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- MATCH EXISTING
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

**CITY OF MESA
LANDSCAPE NOTES**

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
 2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
 4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
 5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
 6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.
- ARTERIAL STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- MAJOR, MIDSECTION COLLECTOR STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- COLLECTOR/INDUSTRIAL/COMMERCIAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- PUBLIC OR PRIVATE LOCAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
7. PLANT MATERIAL SIZES REQUIRED:
- TREES: (TOTAL REQUIRED TREES):
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
- SHRUBS: (TOTAL REQUIRED SHRUBS):
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON
8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.
10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".
13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS
14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'
15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR
16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.
17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjmla.net



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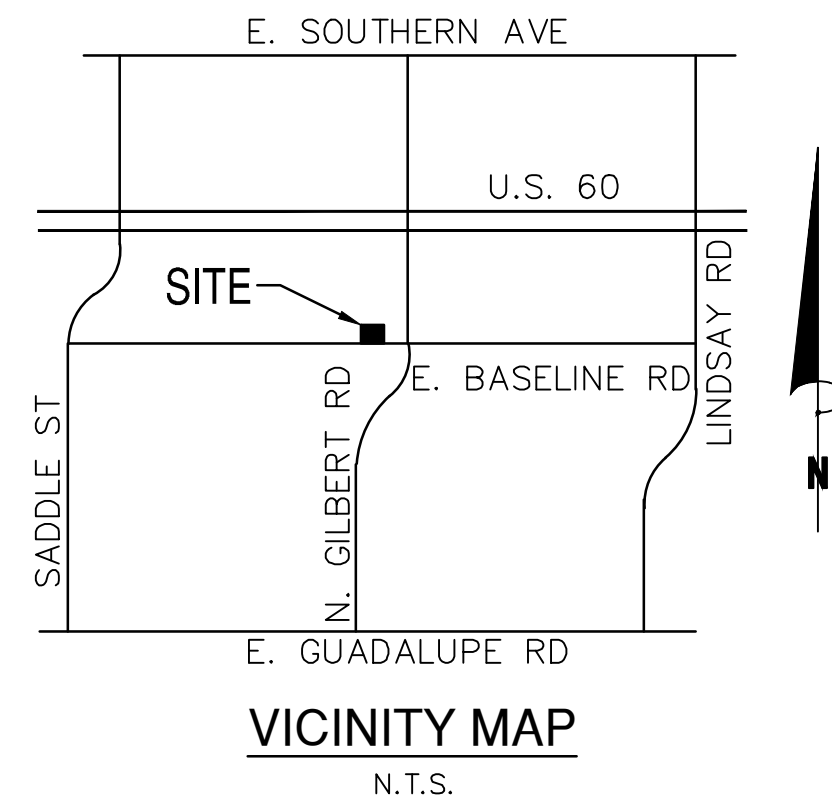
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RKAA# 16179.00



PARCEL V
MESA COMMONS
BK. 336, PG. 49, M.C.R.
A.P.N. 139-09-547
SCHINIDER DAVID/ETAL
2014-0458540 M.C.R.

PARCEL IV
MESA COMMONS
BK. 336, PG. 49, M.C.R.
A.P.N. 139-09-546
HALLE PROPERTIES LLC
2008-0960444 M.C.R.

PARCEL I
MESA COMMONS
BK. 336, PG. 49, M.C.R.
A.P.N. 139-09-543
SCHINIDER DAVID/ETAL
2014-0458540 M.C.R.



SITE AREA
27,043 SF/0.621 ACRES

PARCEL NUMBER
APN 139-09-543 & 139-09-547

BENCHMARK
CITY OF MESA BRASS TAG ON THE TOP OF CURB
LOCATED IN THE NORTHEAST CORNER OF BASELINE
ROAD & GILBERT ROAD.
ELEVATION: 1234.200 CITY OF MESA DATUM (NAVD88)

FLOODZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP
#04013C2270M DATED OCTOBER 16, 2013 THIS
PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF
0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL
CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN
1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1
SQUARE MILE; AND AREAS PROTECTED BY LEVEES
FROM 1% ANNUAL CHANCE FLOOD.

DEVELOPER
GARRETT DEVELOPMENT CORPORATION
6991 E. CAMELBACK ROAD SUITE B-297
SCOTTSDALE, AZ 85251
PHONE: (480) 970-4002
CONTACT: ROBERTO BUENAVER

ARCHITECT
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, AZ 85016
PHONE: (602) 955-3900
CONTACT: NEIL FEASER

CIVIL ENGINEER
BOWMAN CONSULTING
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
ENGINEER: TROY PETERSON P.E. AZ REG NO 32334
CONTACT: GEORGE SWARSTAD

LEGEND

- ← DIRECTION OF DRAINAGE
- FIRE HYDRANT
- 1510- EXISTING CONTOUR ELEVATION
- P= FINISH PAVEMENT ELEVATION
- TC= FINISH TOP OF CURB ELEVATION
- G= FINISH GUTTER ELEVATION
- FG= FINISH GRADE
- INV= PIPE INVERT
- HWE= HIGHWATER ELEVATION
- SD STORM DRAIN
- CATCH BASIN
- DRYWELL

KEY

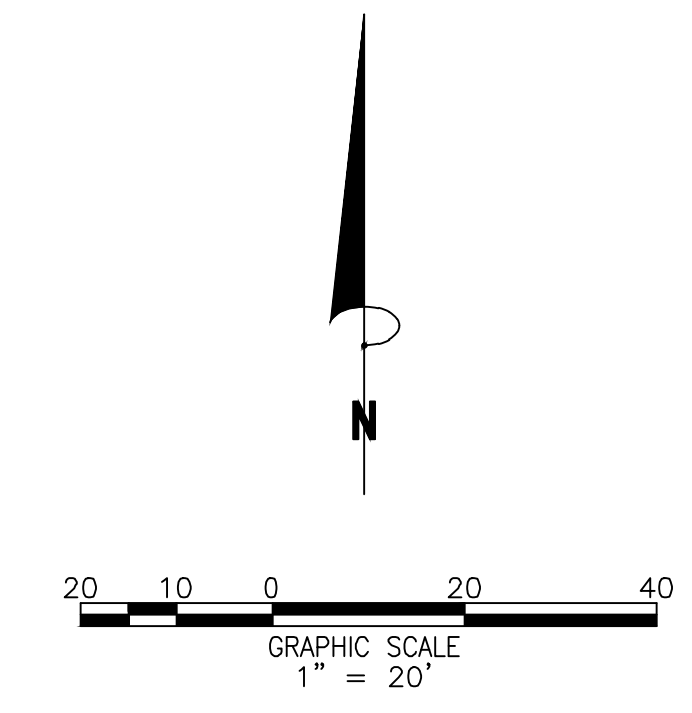
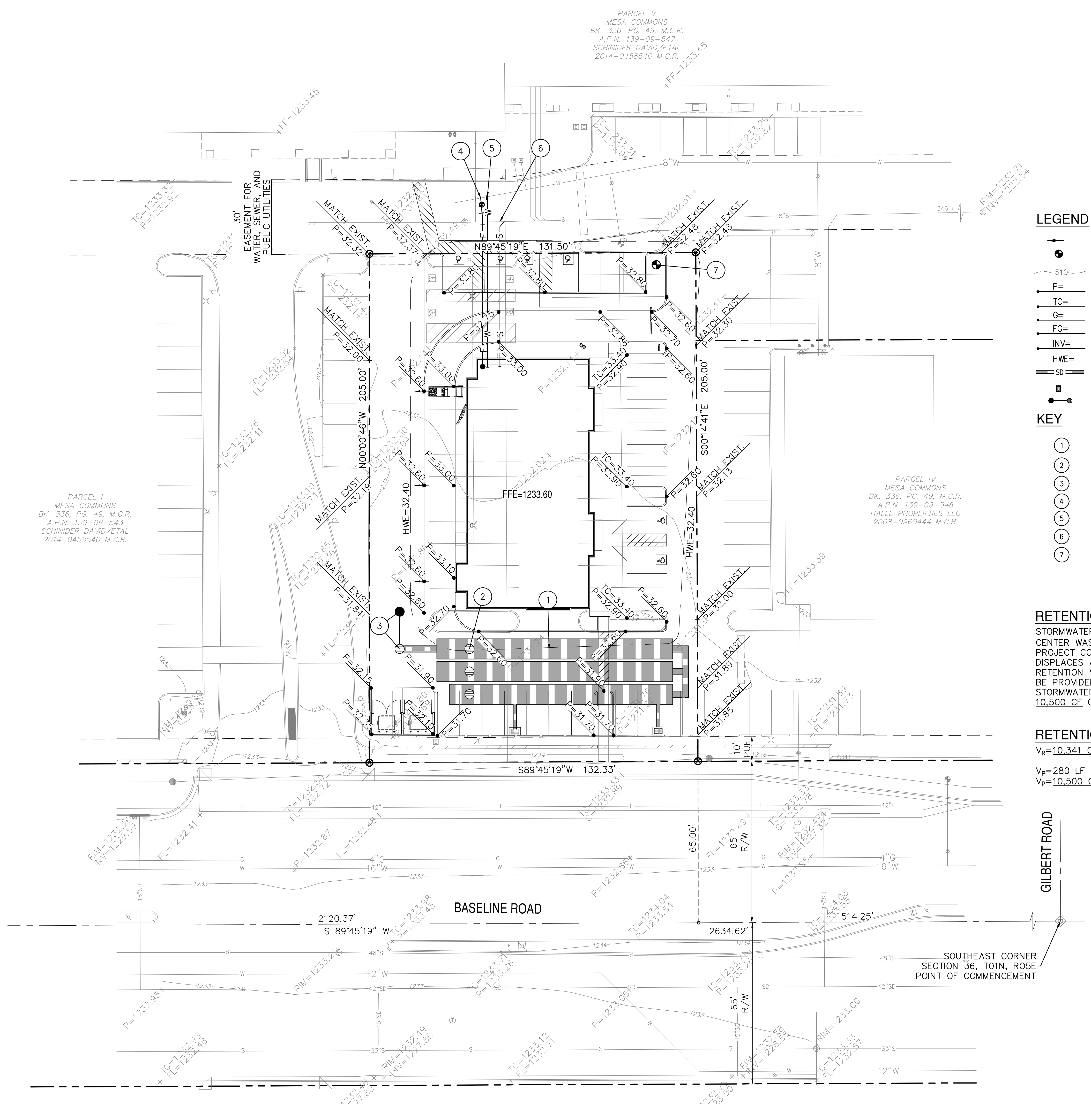
- ① STORMTECH M-4500 RETENTION SYSTEM
- ② INSPECTION PORT
- ③ DUAL CHAMBER DRYWELL
- ④ NEW FIRE LINE
- ⑤ NEW WATER SERVICE
- ⑥ NEW SEWER SERVICE
- ⑦ RELOCATED FIRE HYDRANT

RETENTION STATEMENT

STORMWATER RETENTION FOR THE EXISTING RETAIL CENTER WAS PROVIDED WITH THE "MESA COMMONS" PROJECT CONSTRUCTED IN 1990. THIS PROJECT DISPLACES AN ESTIMATED 10,341 CF OF EXISTING RETENTION VOLUME. THIS DISPLACED VOLUME WILL BE PROVIDED IN AN UNDERGROUND, OPEN BOTTOM STORMWATER RETENTION SYSTEM PROVIDING 10,500 CF OF STORAGE.

RETENTION CALCULATIONS

$V_R = 10,341 \text{ CF}$
 $V_P = 280 \text{ LF STORMTECH CHAMBER} \times 37.5 \text{ CF/LF}$
 $V_P = 10,500 \text{ CF}$

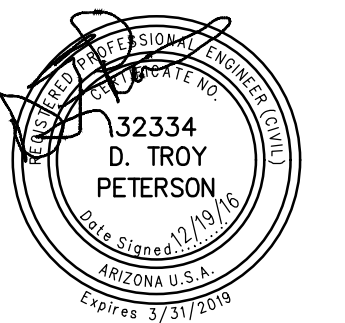


Bowman
CONSULTING

Bowman Consulting Group, Ltd.
14100 North 83rd Avenue Ste 250
Peoria, Arizona 85381
Phone: (480) 629-8830
www.bowmanconsulting.com
Bowman Consulting Group, Ltd.

PRELIMINARY GRADING AND DRAINAGE PLAN
PAD BUILDING
1830 & 1902 E. BASELINE ROAD
MARICOPA COUNTY
MESA, ARIZONA

PROJECT NUMBER

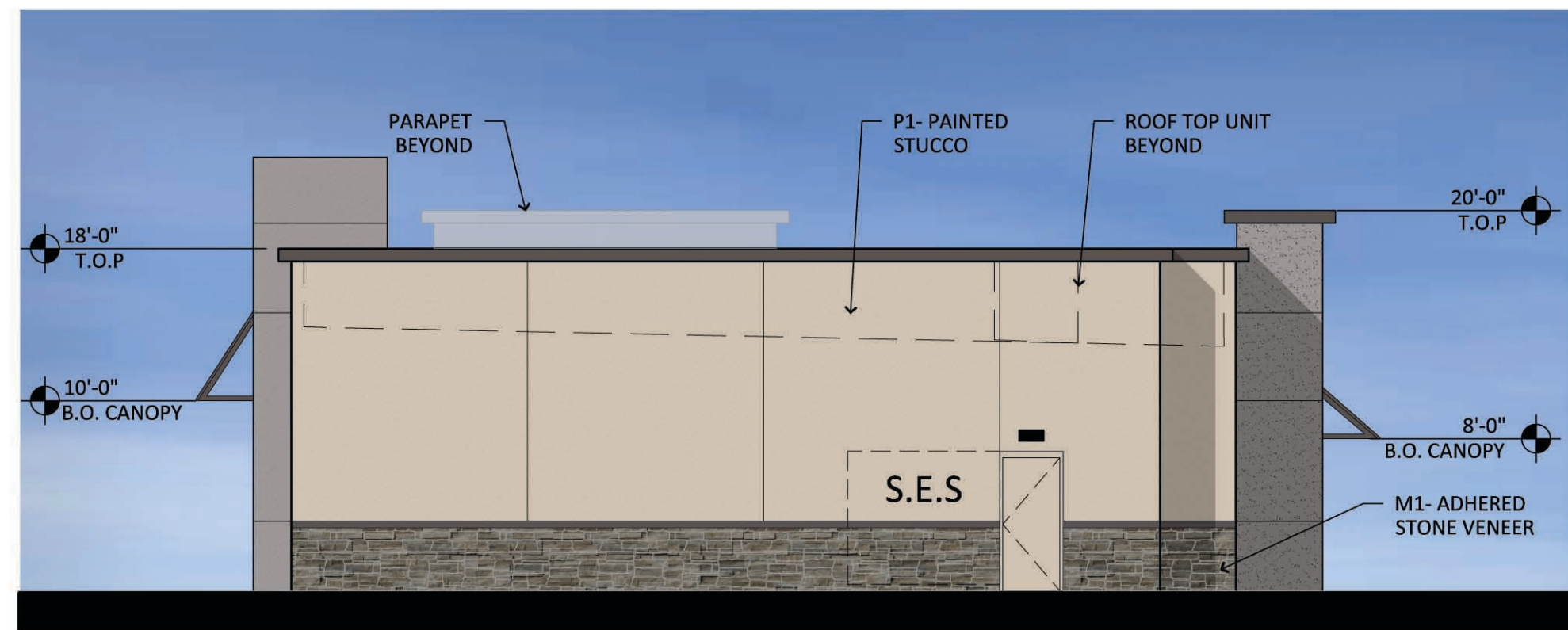


PLAN STATUS

DATE	DESCRIPTION
GS	MR
DESIGN	DRAWN
	CHKD
SCALE	H:
	V:
JOB No.	050351
DATE :	12/19/16

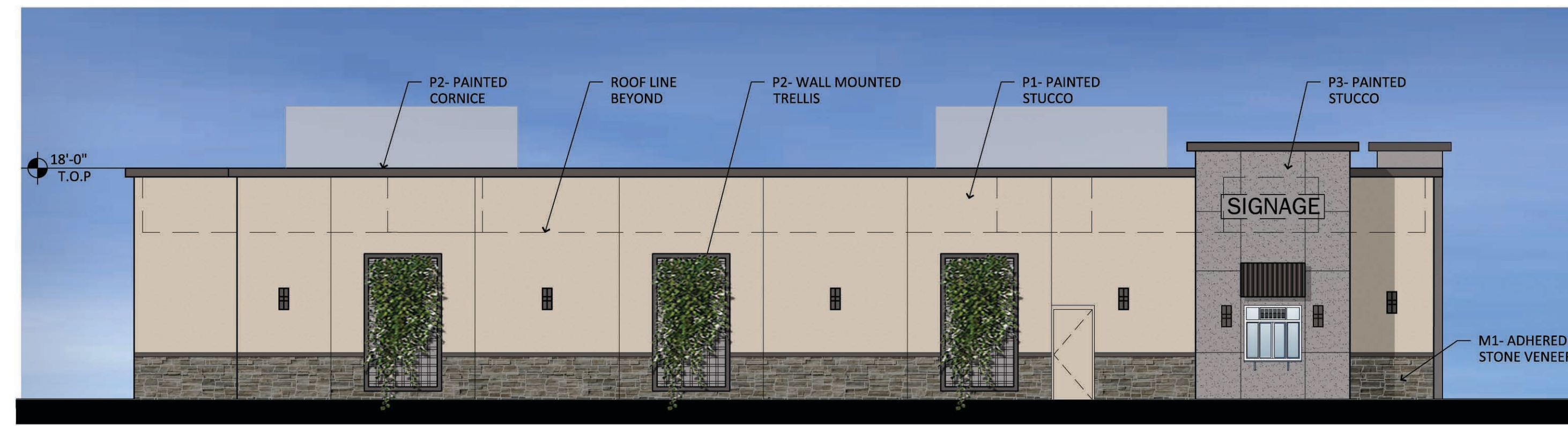
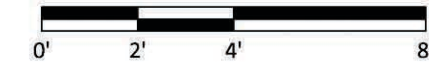
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SHEET 1 OF 1





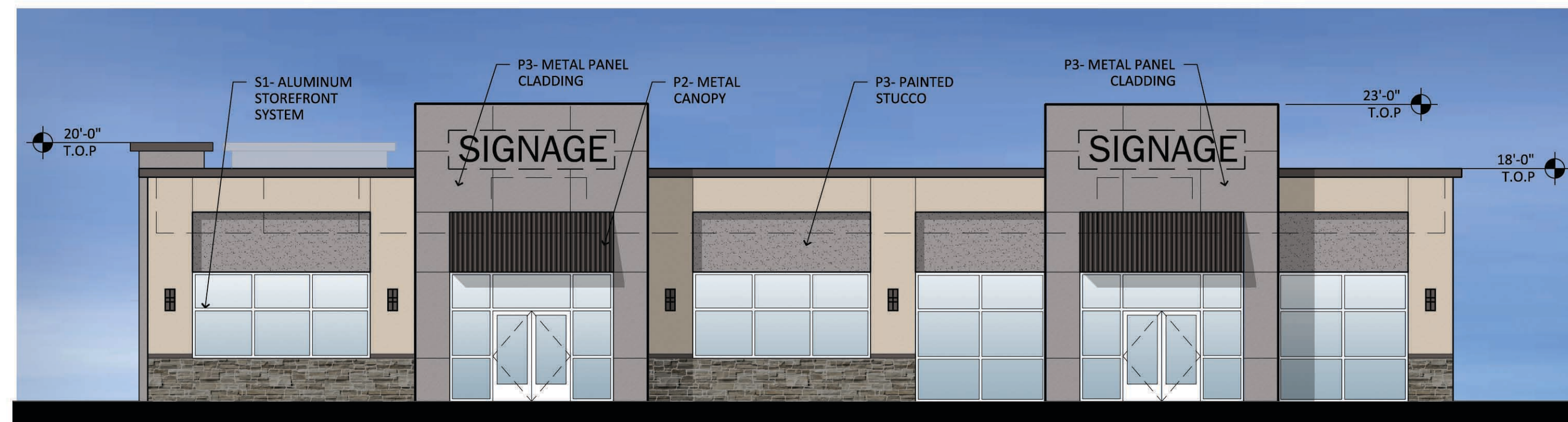
PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



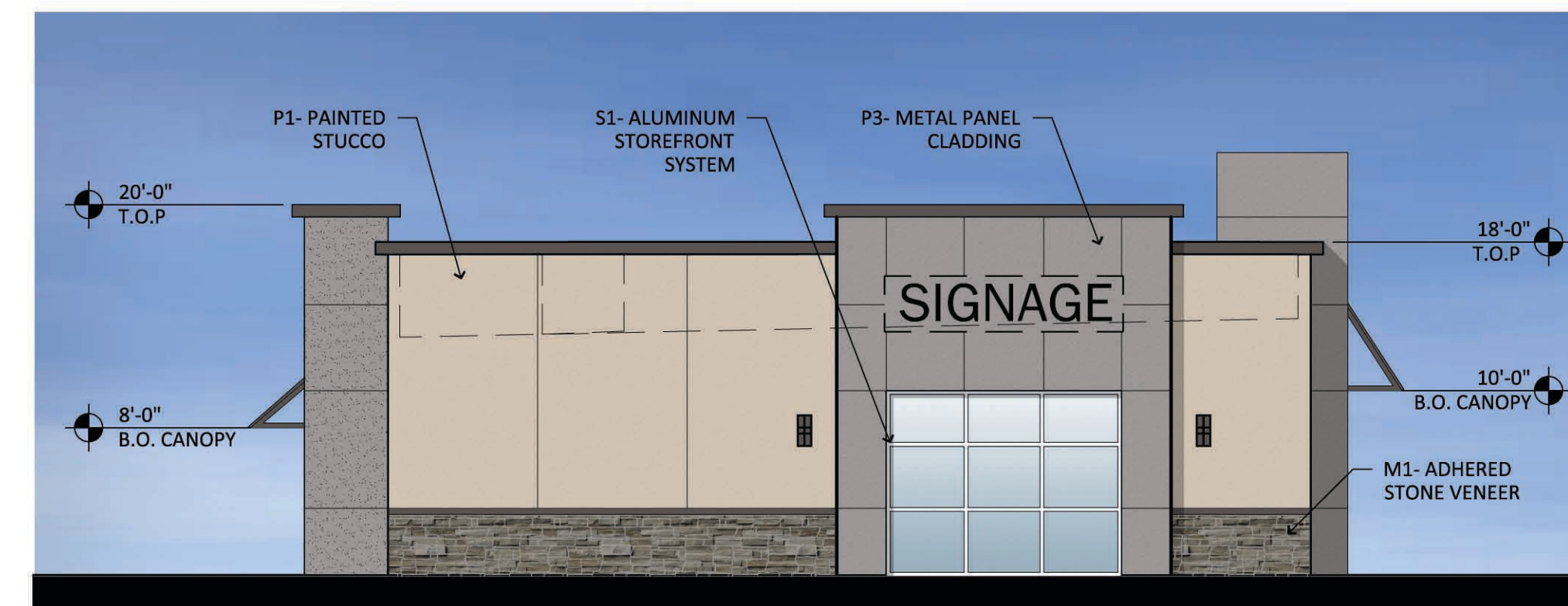
PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

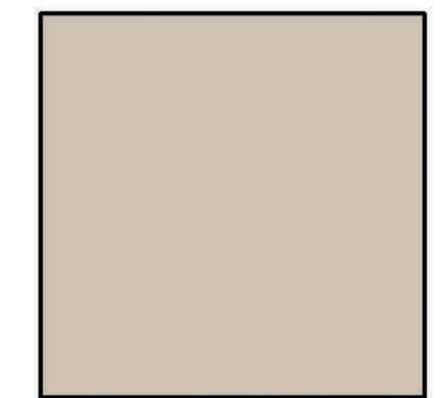


PROPOSED SOUTH ELEVATION

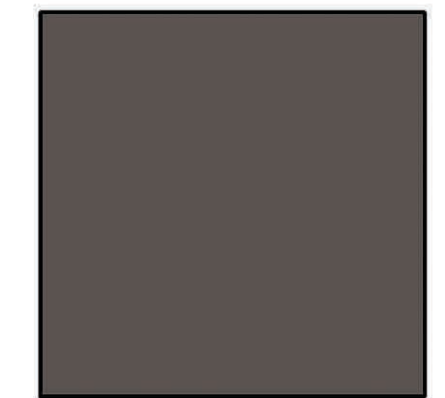
SCALE: 1/8" = 1'-0"



MATERIALS - LEGEND



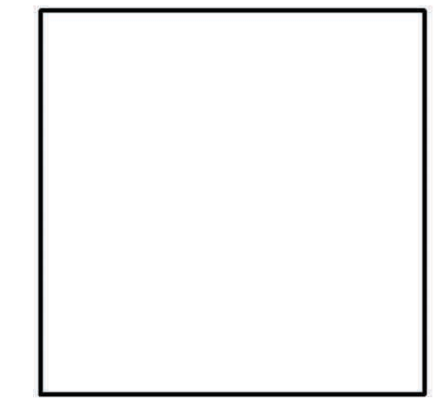
P1- PAINT
MFG - DUNN EDWARDS
COLOR: "LINEN WHITE"
NO: DEC749



P2- PAINT
MFG - DUNN EDWARDS
COLOR: "MOLASSES"
NO: DE6399



P3- PAINT
MFG - DUNN EDWARDS
COLOR: "SMOKY MOUNTAIN"
NO: DE6388



S1- STOREFRONT SYSTEM
MFG - KAWNEER
COLOR: "CLEAR ANODIZE"
NO: #14

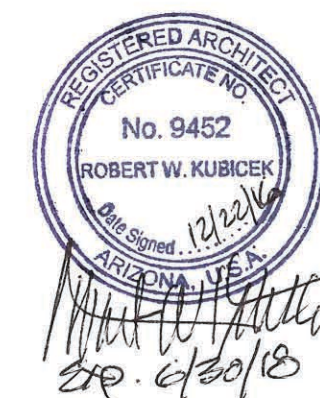


M1- MASONRY
MFG - CORONADO
COLOR: SIERRA LEDGE
"CATHEDRAL GREY"

CONCEPTUAL ELEVATIONS

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PAD BUILDING
NWC BASELINE AND GILBERT
MESA, AZ 85204
DATE: 12-19-2016 (PRELIMINARY)

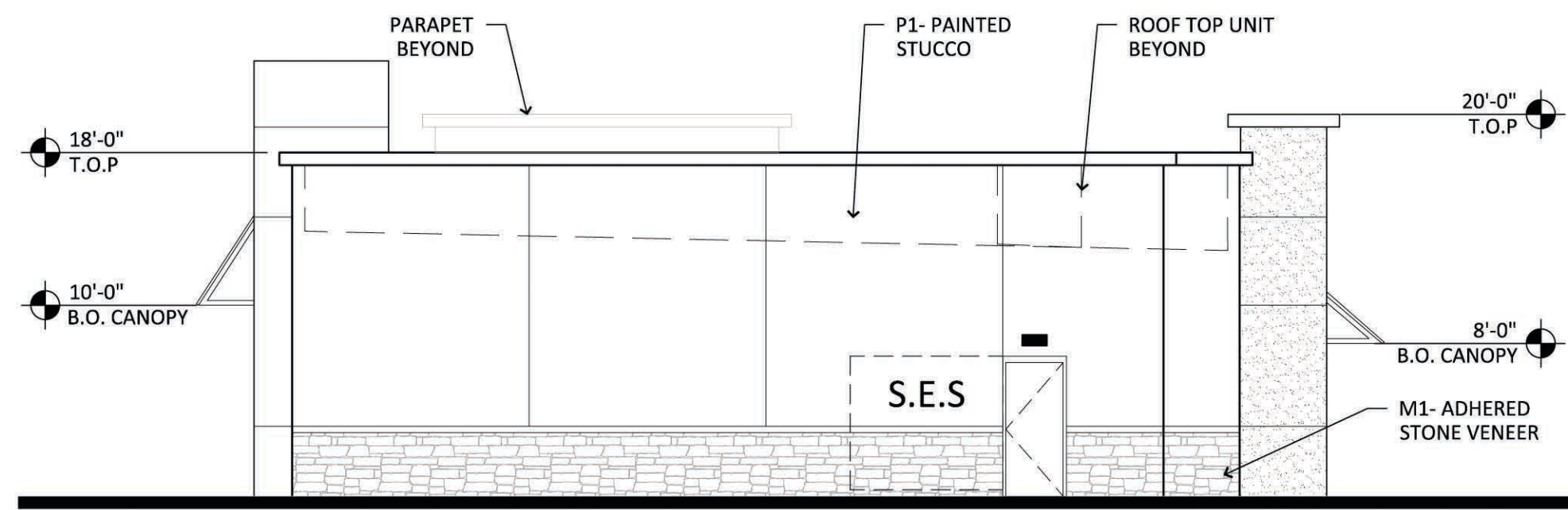


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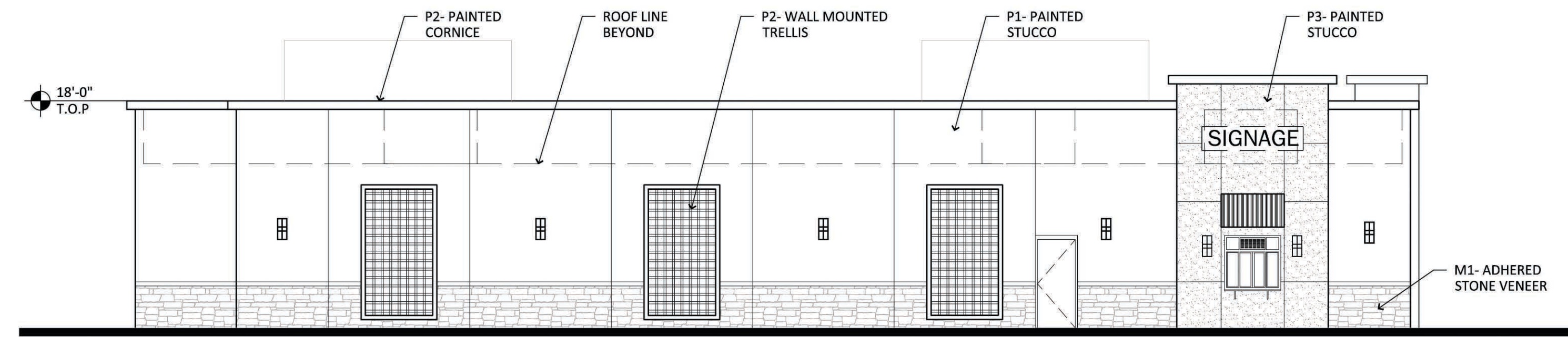
RKAA#16179.00





PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



MATERIALS - LEGEND

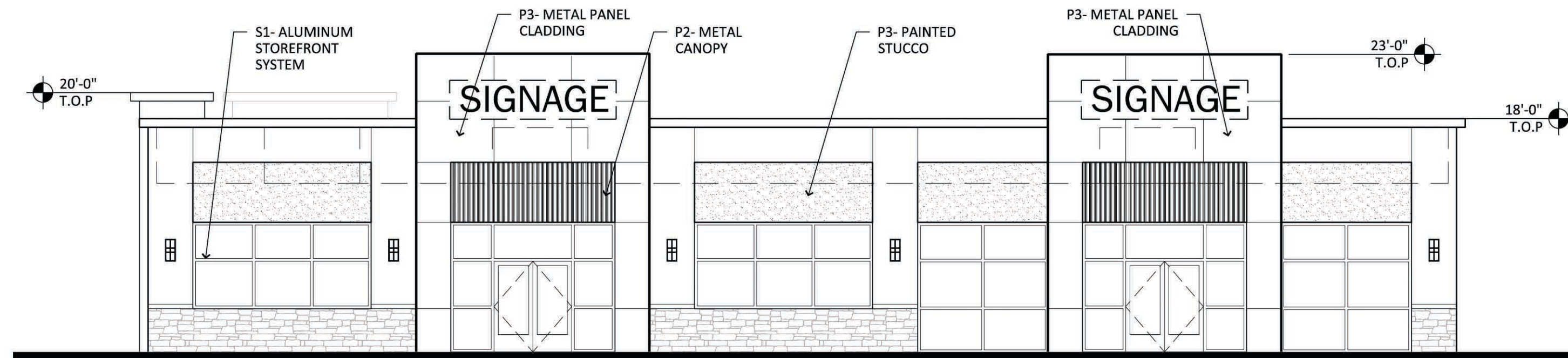
P1- PAINT
MFG - DUNN EDWARDS
COLOR: "LINEN WHITE"
NO: DEC749

P2- PAINT
MFG - DUNN EDWARDS
COLOR: "MOLASSES"
NO: DE6399

P3- PAINT
MFG - DUNN EDWARDS
COLOR: "SMOKY MOUNTAIN"
NO: DE6388

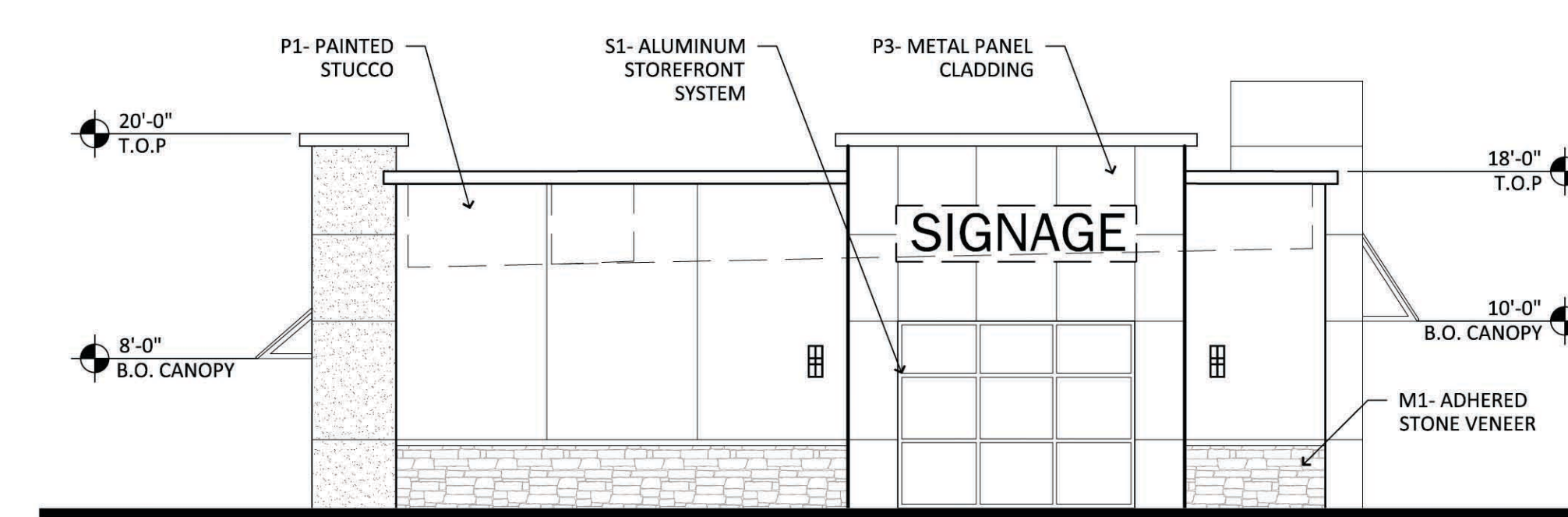
S1- STOREFRONT SYSTEM
MFG - KAWNEER
COLOR: "CLEAR ANODIZE"
NO: #14

M1- MASONRY
MFG - CORONADO
COLOR: SIERRA LEDGE
"CATHEDRAL GREY"



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



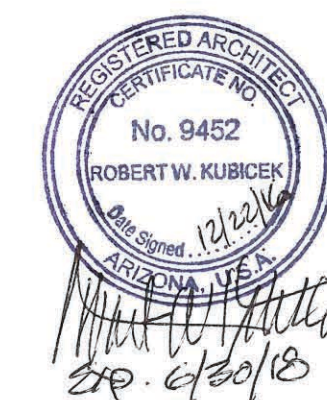
PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



CONCEPTUAL ELEVATIONS

PAD BUILDING
NWC BASELINE AND GILBERT
MESA, AZ 85204
DATE: 12-19-2016 (PRELIMINARY)



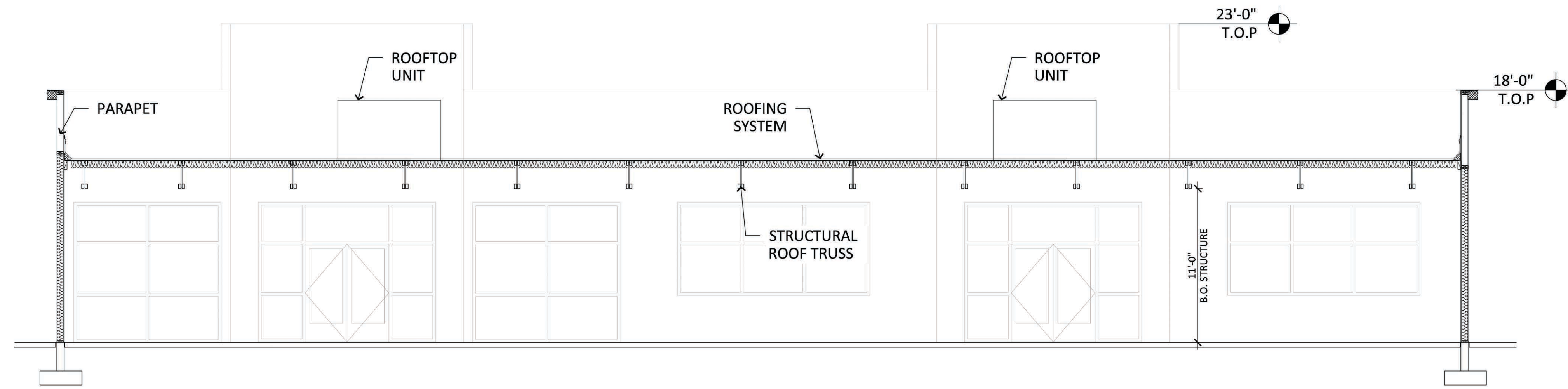
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RKAA#16179.00

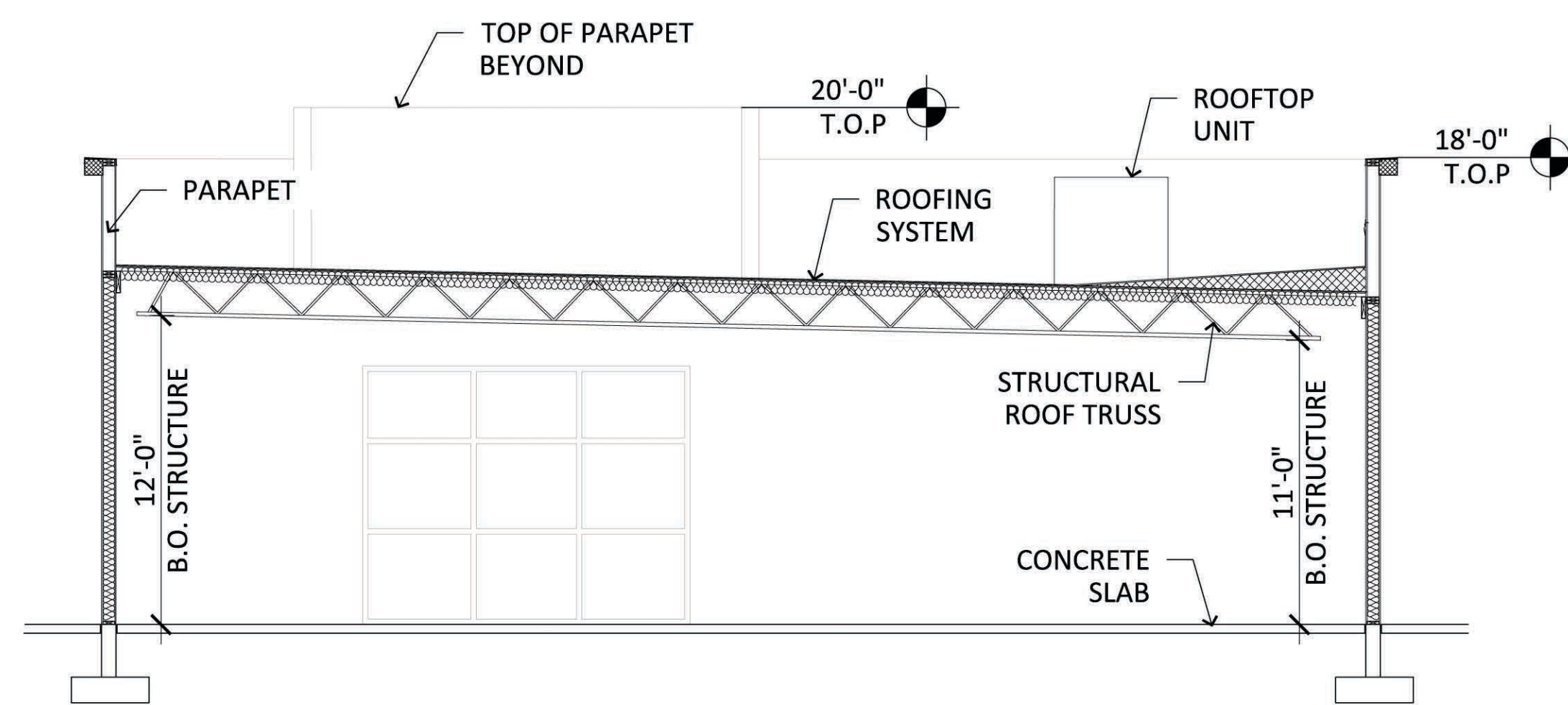
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PROPOSED NORTH ELEVATION

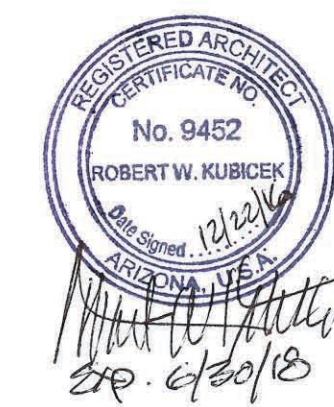
SCALE: 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

PAD BUILDING
 NWC BASELINE AND GILBERT
 MESA, AZ 85204
 DATE: 12-20-2016 (PRELIMINARY)



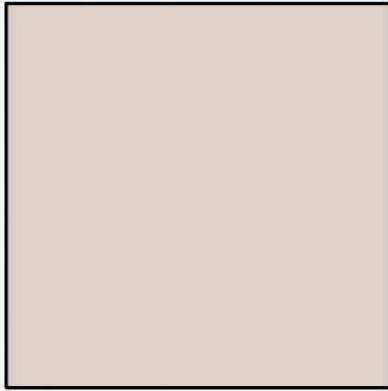
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RKAA#16179.00

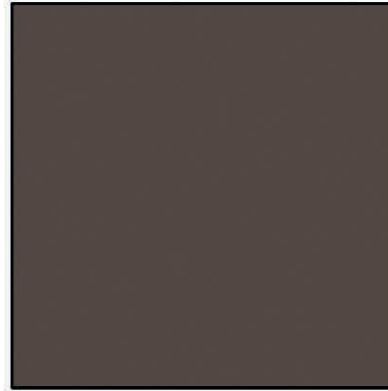
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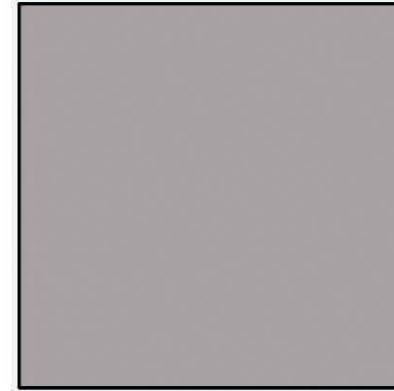
P1- PAINT

MFG - DUNN EDWARDS
COLOR: "LINEN WHITE"
NO: DEC749



P2- PAINT

MFG - DUNN EDWARDS
COLOR: "MOLASSES"
NO: DE6399



P3- PAINT

MFG - DUNN EDWARDS
COLOR: "SMOKY MOUNTAIN"
NO: DE6388



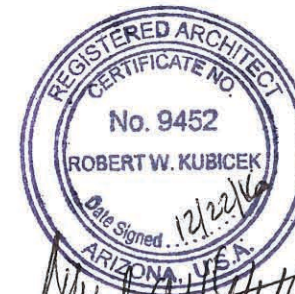
S1- STOREFRONT SYSTEM

MFG - KAWNEER
COLOR: "CLEAR ANODIZE"
NO: #14



M1- MASONRY

MFG - CORONADO
COLOR: SIERRA LEDGE
"CATHEDRAL GREY"



Photographs of Existing Site

Gilbert & Baseline (PS16-087)

New Pad at 1830 E Baseline Rd, Mesa, AZ

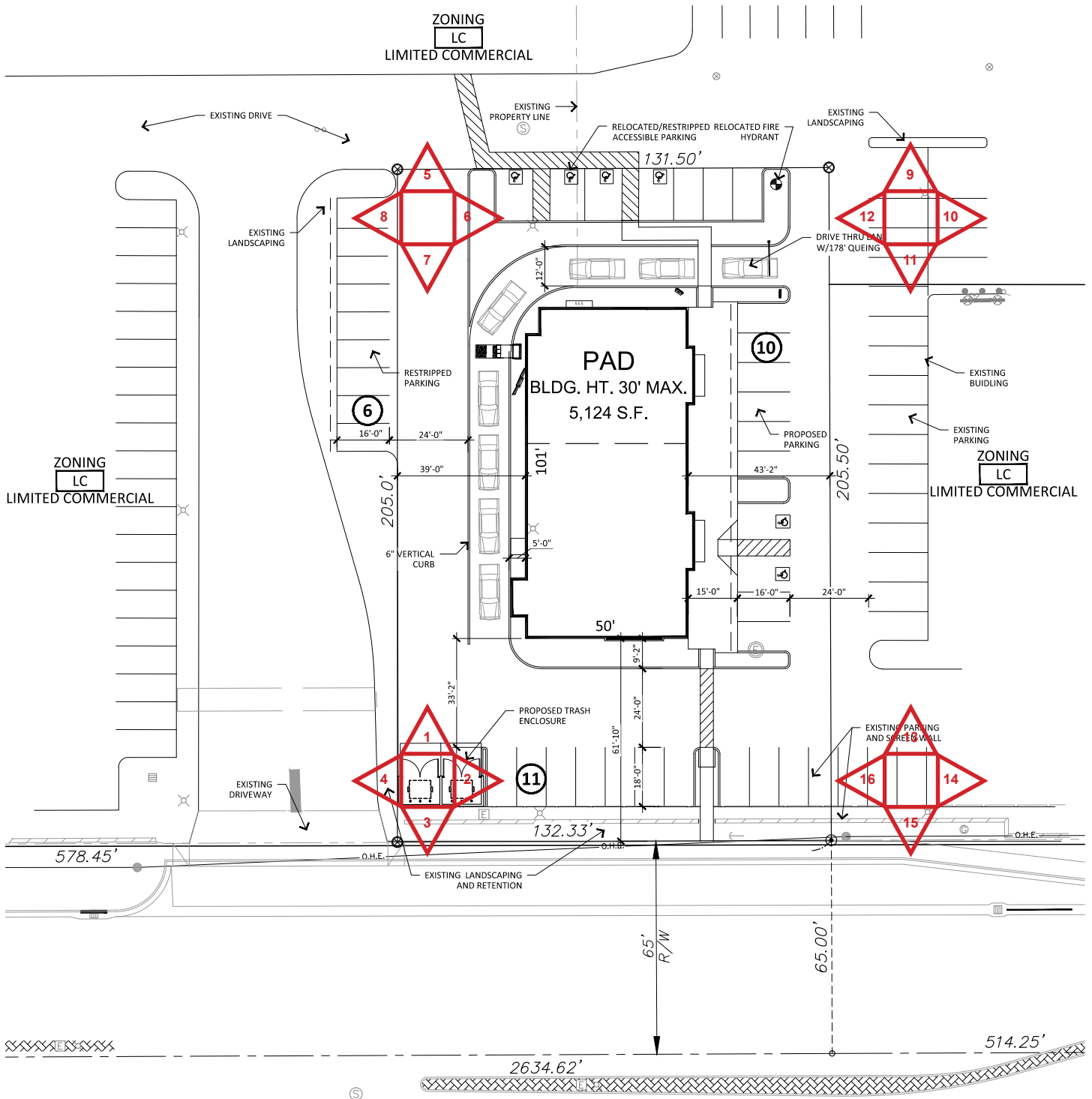


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Exhibit A
Parking Study

MESA COMMONS

Parking Study

<u>Tenant</u>	<u>Building Size</u>	<u>Use</u>	<u>Parking Calculations</u>	<u>Required Parking</u>
Amazing Jake's	87,277	Group Comm.	1 per 275 SF	317.37
Tuesday Morning	16,333	Retail	1 per 375 SF	43.55
Salon Intrigue	1,170	Retail	1 per 375 SF	3.12
Rustic Hutch	4,910	Retail	1 per 375 SF	13.09
Leslie's Pool	5,000	Retail	1 per 375 SF	13.33
Victory Martial Arts	4,300	Retail	1 per 375 SF	11.47
Two Men and a Truck	3,400	Retail	1 per 375 SF	9.07
MAKA Beauty Supply	1,066	Retail	1 per 375 SF	2.84
Terra Marketing	2,453	Retail	1 per 375 SF	6.54
<i>Vacant</i>	4,600	Retail	1 per 375 SF	12.27
Discount Tire	6,060	Retail	1 per 375 SF	16.16
Dignity Health ER	7,436	Medical	1 per 200 SF	37.18
New PAD	1,800	Restaurant	1 per 100 SF	18.00
<i>Restaurant Tenant</i>	1,200	Kitchen/Support	1 per 375 SF	3.20
<i>Retail Tenant</i>	2,000	Retail	1 per 375 SF	5.33
FYE Building	1,920	Restaurant	1 per 100 SF	19.20
<i>Restaurant Tenant</i>	1,280	Kitchen/Support	1 per 375 SF	3.41
<i>Retail Tenant</i>	2,912	Retail	1 per 375 SF	7.77
Total Gross Building Area:	155,117			
Total Parking Provided:				636.00
Total Parking Required by the City:				542.91
Excess Parking Spaces				93.09

Tenant Business Hours

Tenant	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Amazing Jake's	11:00 AM - 9:00 PM	11:00 AM - 9:00 PM	11:00 AM - 9:00 PM	11:00 AM - 9:00 PM	11:00 AM - 10:00 PM	10:00 AM - 10:00 PM	10:00 AM - 9:00 PM
Tuesday Morning	10:00 AM - 8:00 PM	10:00 AM - 8:00 PM	10:00 AM - 8:00 PM	10:00 AM - 7:00 PM	10:00 AM - 7:00 PM	10:00 AM - 7:00 PM	10:00 AM - 7:00 PM
Salon Intrigue	Appointment Only	Appointment Only	Appointment Only	Appointment Only	Appointment Only	Appointment Only	Appointment Only
Rustic Hutch	CLOSED	10:00 AM - 6:00 PM	10:00 AM - 6:00 PM	10:00 AM - 6:00 PM	10:00 AM - 6:00 PM	9:00 AM - 5:00 PM	11:00 AM - 4:00 PM
Leslie's Pool	7:00 AM - 6:00 PM	7:00 AM - 6:00 PM	7:00 AM - 6:00 PM	7:00 AM - 6:00 PM	7:00 AM - 6:00 PM	9:00 AM - 6:00 PM	10:00 AM - 5:00 PM
Victory Martial Arts	3:00 PM - 9:30 PM	3:00 PM - 9:30 PM	3:00 PM - 9:30 PM	3:00 PM - 9:30 PM	2:00 PM - 7:00 PM	9:00 AM - 3:00 PM	CLOSED
Two Men and a Truck	8:00 AM - 5:00 PM	8:00 AM - 5:00 PM	8:00 AM - 5:00 PM	8:00 AM - 5:00 PM	8:00 AM - 5:00 PM	8:00 AM - 5:00 PM	8:00 AM - 5:00 PM
MAKA Beauty Supply	9:00 AM - 5:00 PM	9:00 AM - 5:00 PM	9:00 AM - 5:00 PM	9:00 AM - 5:00 PM	9:00 AM - 5:00 PM	CLOSED	CLOSED
Terra Marketing	8:00 AM - 5:00 PM	8:00 AM - 5:00 PM	8:00 AM - 5:00 PM	8:00 AM - 5:00 PM	8:00 AM - 5:00 PM	CLOSED	CLOSED
Vacant	<i>TBD</i>						
Discount Tire	8:00 AM - 6:00 PM	8:00 AM - 6:00 PM	8:00 AM - 6:00 PM	8:00 AM - 6:00 PM	8:00 AM - 6:00 PM	8:00 AM - 5:00 PM	CLOSED
Dignity Health ER	7:00 AM - 10:00 PM	7:00 AM - 10:00 PM	7:00 AM - 10:00 PM	7:00 AM - 10:00 PM	7:00 AM - 10:00 PM	7:00 AM - 10:00 PM	7:00 AM - 10:00 PM
New PAD							
<i>Restaurant Tenant</i>	<i>TBD</i>						
<i>Retail Tenant</i>	<i>TBD</i>						
FYE Building							
<i>Restaurant Tenant</i>	<i>TBD</i>						
<i>Retail Tenant</i>	<i>TBD</i>						

