

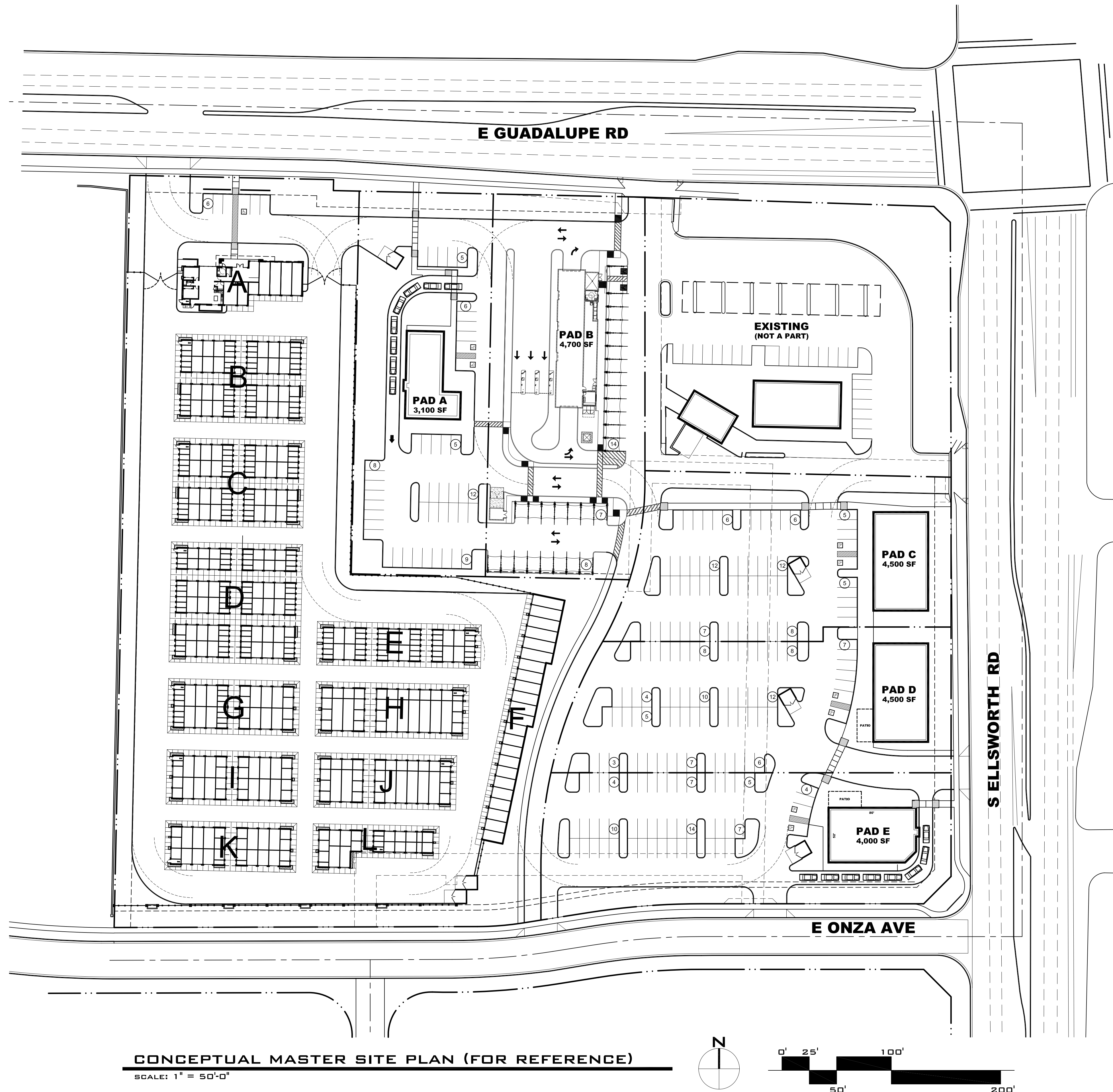


SWC E. GUADALUPE & S. ELLSWORTH

9135 E. GUADALUPE RD
MESA, AZ

OWNER
WESTERN DEVCO, LLC
7975 N. HAYDEN RD.
SUITE D261
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MASTER SITE DATA

APN:	304-03-150U
ADDRESS:	9135 E. GUADALUPE RD MESA, AZ
ZONING:	LC - LIMITED COMMERCIAL
GROSS SITE AREA:	515,688 SF (11.84 Ac)
NET SITE AREA:	431,736 SF (9.91 Ac)
GROSS BUILDING AREA:	76,350 SF
COVERAGE:	19.1%
MINI-STORAGE	
NET SITE AREA:	208,061 SF (4.78 Ac)
RENTAL OFFICE / CARETAKER SUITE BUILDING AREA:	2,015 SF
TOTAL MINI STORAGE AREA:	56,821 SF
PARKING REQUIRED:	6 SPACES
PARKING PROVIDED:	6 SPACES
RETAIL BUILDINGS	
PAD 'A'	
PAD 'A' NET SITE AREA:	42,923 SF (0.99 Ac)
PAD 'A' BUILDING AREA:	3,100 SF
PARKING REQUIRED:	(1/75) 42 SPACES
PARKING PROVIDED:	44 SPACES
PAD 'B'	
PAD 'B' NET SITE AREA:	49,384 SF (1.13 Ac)
PAD 'B' BUILDING AREA:	4,700 SF
PARKING REQUIRED:	(1/375) 10 SPACES
PARKING PROVIDED:	29 SPACES
PAD 'C'	
PAD 'C' NET SITE AREA:	43,178 SF (0.99 Ac)
PAD 'C' BUILDING AREA:	4,500 SF
PARKING REQUIRED:	(1/75) 60 SPACES
PARKING PROVIDED:	61 SPACES
PAD 'D'	
PAD 'D' NET SITE AREA:	43,063 SF (0.98 Ac)
PAD 'D' BUILDING AREA:	4,500 SF
PARKING REQUIRED:	(1/75) 60 SPACES
PARKING PROVIDED:	70 SPACES
PAD 'E'	
PAD 'E' NET SITE AREA:	45,127 SF (1.04 Ac)
PAD 'E' BUILDING AREA:	4,000 SF
PARKING REQUIRED:	(1/75) 54 SPACES
PARKING PROVIDED:	51 SPACES
TOTAL RETAIL BUILDING AREA:	20,800 SF
TOTAL RETAIL PARKING:	255 SPACES
PARKING RATIO:	12.3/1000

VICINITY MAP

