

NOW AVAILABLE

Infill Development Opportunity for Restaurant Use OR Retail Space for Lease

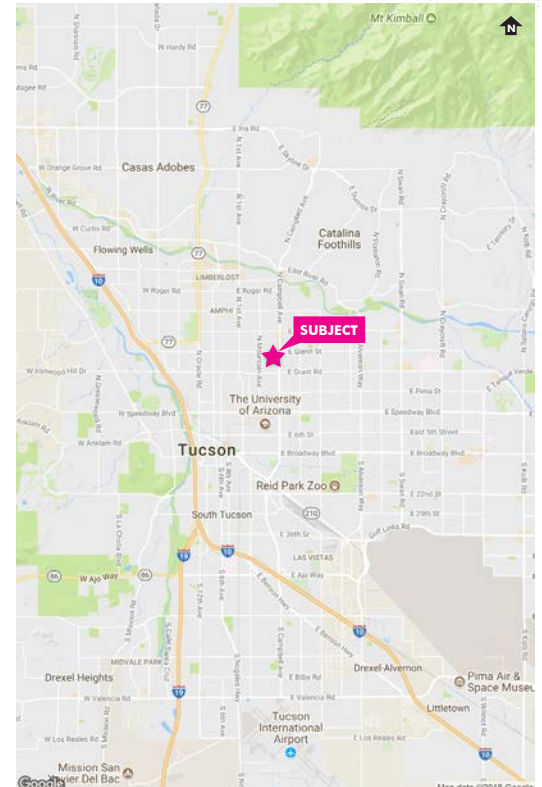
RETAIL



PROPERTY INFO

OPPORTUNITY TO OCCUPY EXISTING IMPROVEMENTS, GROUND LEASE OR BTS

- + Potential:
 - ±3,000 SF with ±500 SF patio or drive-thru for restaurant use
 - ±100 feet of frontage on Campbell Avenue
 - Across Glenn Street from the new Starbucks under construction
 - Just off SW corner of Glenn & Campbell
 - Redevelopment prospects – inquire
- + Existing Available:
 - Size: ±1,400 SF Office/Retail
 - Rate: \$12.00/SF NNN
 - Land: ±20,000 SF
 - Zoning: C-1



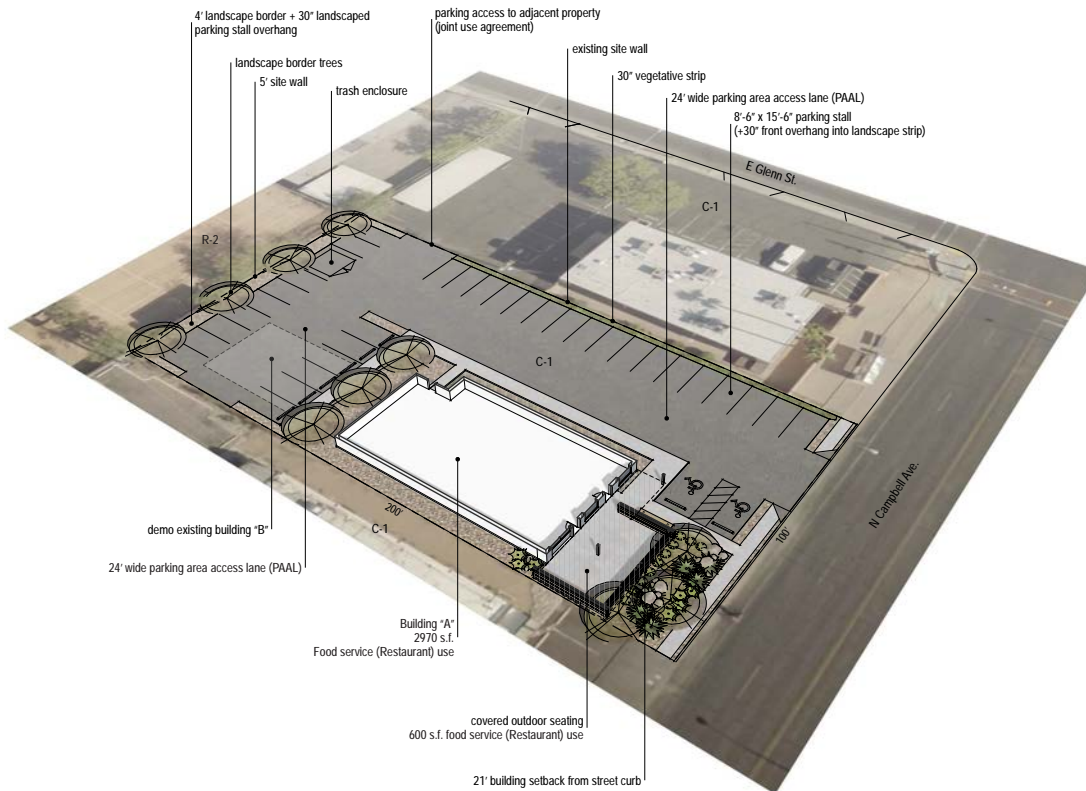
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SCHEMATIC FOR 2749 N CAMPBELL



Zone:
C-1

Land Use Group / Class:
Commercial Services / Food Service (Restaurant)

Motor Vehicle Parking:
(1 space per 100 sq. ft. GFA and outdoor seating areas)

Building A: 2,970 s.f.
Outdoor Seating: 600 s.f.
Total: 3570 s.f.

36 parking spaces required
36 spaces provided (+2 credit @ trash enclosure)
2 h.c. parking stalls required (1 van accessible)

Bicycle Parking:
Short term (1/2000 s.f. GFA): 2 required
Long term (1/12000 s.f. GFA): 1 required

Loading zone:
Not required.

Landscaping & Screening:
(Expansion <50% req'd only at new vehicular use area)

Canopy trees (1 per 4 spaces): 3
5' wall required at adjacent residential zone.
6' high trash enclosure

Site Use Feasibility Study
2749 N Campbell Ave.

Restaurant Option

8.10.17

GRANT GETZ
DESIGN



CONTACT US

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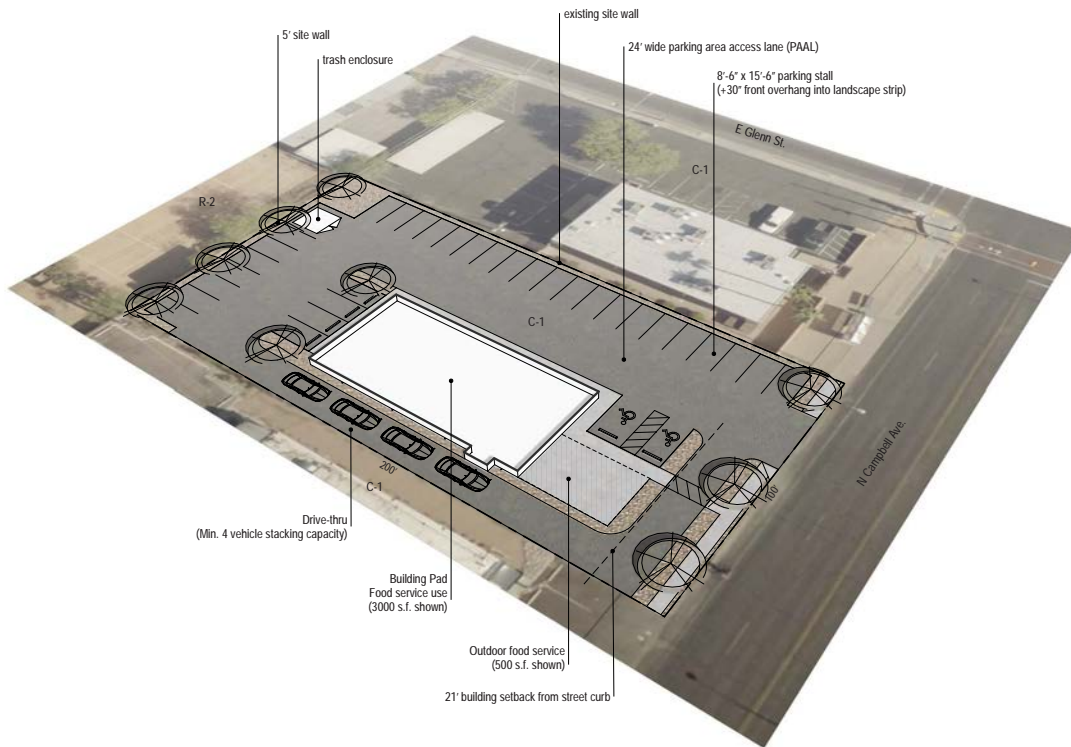
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FREESTANDING SCHEMATIC



Parcel:
113-10-0040

Address:
2749 N Campbell Ave.

Zone:
C-1

Land Use Group / Class:
Commercial Services / Food Service (Restaurant)

Motor Vehicle Parking:
(1 space per 100 sq. ft. GFA)

35 spaces shown
(includes 2 credit spaces @ trash enclosure & ADA parking)

3500 s.f. allowable Food Service use.
(3000 s.f. building + 500 s.f. patio shown)

Bicycle Parking:
Short term (1/5,000 s.f. GFA): 1 required
Long term (1/12,000 s.f. GFA): 1 required

Loading zone:
Not required.

Landscaping & Screening:
5' wall required at adjacent residential zone.
6' high trash enclosure

Site Use Feasibility Study

3.23.18

GRANT GETZ DESIGN



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AMENITIES AERIAL

