

# CENTER POINT

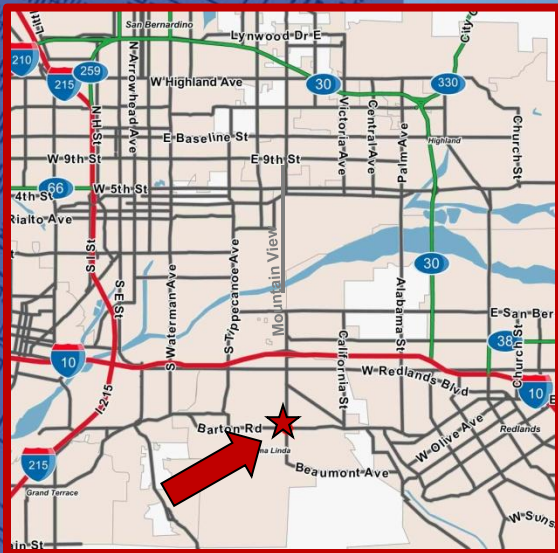
## SEC Mountain View & Barton, Loma Linda

### Features



- Now leasing Shop Space
- 3 Major hospitals within 1-mile radius; 1,112+ bed capacity and approx 13,000 employees
- Loma Linda University Adventist Health Sciences, including Medical Center & Community Hospital, with 1.6M visitors per year combined with University, and 11,582 employees
- Jerry L. Pettis VA Medical Center with 425,000 visitors per year and 1,660 employees

\*Sources: Inland Empire Business Journal; University Relations Office, '97; Veterans Hospital President, '02



### DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	16,196	54,490	170,379
Daytime Population	19,814	73,728	174,393
Average HH Income	\$88,312	\$82,757	\$71,668
Median HH Income	\$69,228	\$63,883	\$56,649

Source: Sites USA, 2018 (2016 est)

### TRAFFIC COUNTS

Barton Road	23,265 cars per day <sup>1</sup>
Mountain View Avenue	17,272 cars per day <sup>1</sup>
I-10 Freeway at Mountain View	192,000 cars per day <sup>2</sup>

Source: <sup>1</sup>CoStar; <sup>2</sup>Caltrans, 2012

### For More Information, Please Contact:

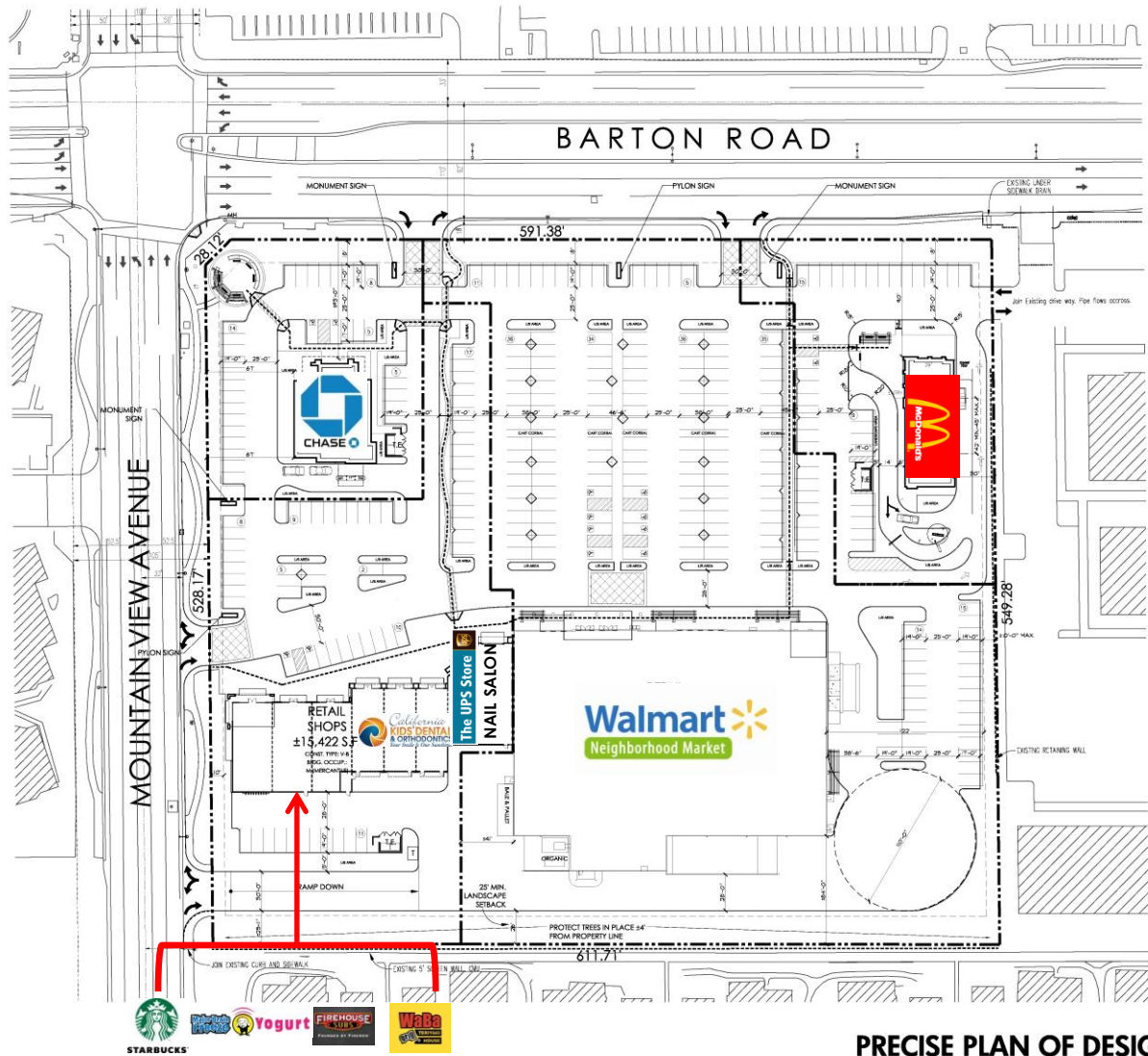
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**SRA**  
 Strategic Retail Advisors

**EXTEAM** 3990 Westerly Place • Suite 230 • Newport Beach • California • 92660

The info above has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

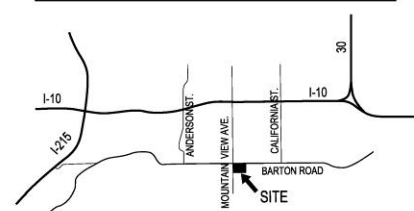


### PROJECT SUMMARY

SITE AREA	±7.7 AC	±335,420 SF
APN	0293-011-01	
<b>CITY REQUIRED PARKING CALCS</b>		
<b>BUILDING SUMMARY</b>	<b>GLA</b>	<b>PARKING REQ'D</b>
MAJOR 1	±42,000 SF	161 STALLS
MAJOR 2	±15,172 SF	48 STALLS
BANK	±4,195 SF	17 STALLS
RESTAURANT	±3,858 SF	25 STALLS
<b>TOTAL</b>	<b>±65,225 SF</b>	<b>242 STALLS</b>
<b>TENANT PREFERRED PARKING CALCS</b>		
<b>BUILDING SUMMARY</b>	<b>GLA</b>	<b>PARKING PROV.</b>
MAJOR 1	±42,000 SF	175 STALLS
SHOPS	±15,172 SF	65 STALLS
BANK	±4,195 SF	33 STALLS
RESTAURANT	±3,858 SF	37 STALLS
<b>TOTAL</b>	<b>±65,225 SF</b>	<b>304 STALLS</b>

LOT COVERAGE	18.9 %
<b>PARKING SUMMARY</b>	
PARKING REQD TOTAL	242 STALLS
PARKING PROVIDED	304 STALLS
OVERALL PARKING RATIO	4.66/ 1000
<b>TYP. STALL SIZE</b>	
TYP. STALL SIZE	9'-0" x 19'
TYP. STALL SIZE	9'-0" x 19'
<b>MAJOR 1 STALL SIZE</b>	
TYP. STALL SIZE	9'-6" x 19'
TYP. DRIVE ISLE	25' W
<b>GENERAL PLAN:</b>	
LANDSCAPE AREA:	±51,874 SF
LANDSCAPE RATIO:	15 % SITE
LEGAL DESCRIPTION:	NW CORNER, SECTION 31

### VICINITY MAP



**PRECISE PLAN OF DESIGN**  
SCALE: 1" = 40'-0"



NO. 1	DATE 12/16/2010	REVISION DESCRIPTION City Submittal
NO. 2	DATE 10/13/2011	REVISION DESCRIPTION Revised Plan

75.11766.00  
OCTOBER 13, 2011

**CENTER POINT**

25701 Barton Road, Loma Linda, CA 92354

**A101**

CUP 10-203

**DLR Group**  
**WWCOT**

**RMS**  
11695 Largo Court  
Loma Linda, CA 92354  
t: 909.583.3307

8 Mills Place, 3F  
Pasadena, CA 91101  
t: 626.796.8230  
f: 626.796.8735

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**RETAIL SHOPS**  
 ±15,401 S.F.  
 CONST. TYPE: V-B  
 BLDG. OCCUP.: M (MERCANTILE)



**DLR Group**  
**WWCOT**

**RMS**  
 11695 Largo Court  
 Loma Linda, CA 92354  
 t: 909.583.3307

8 Mills Place, 3F  
 Pasadena, CA 91101  
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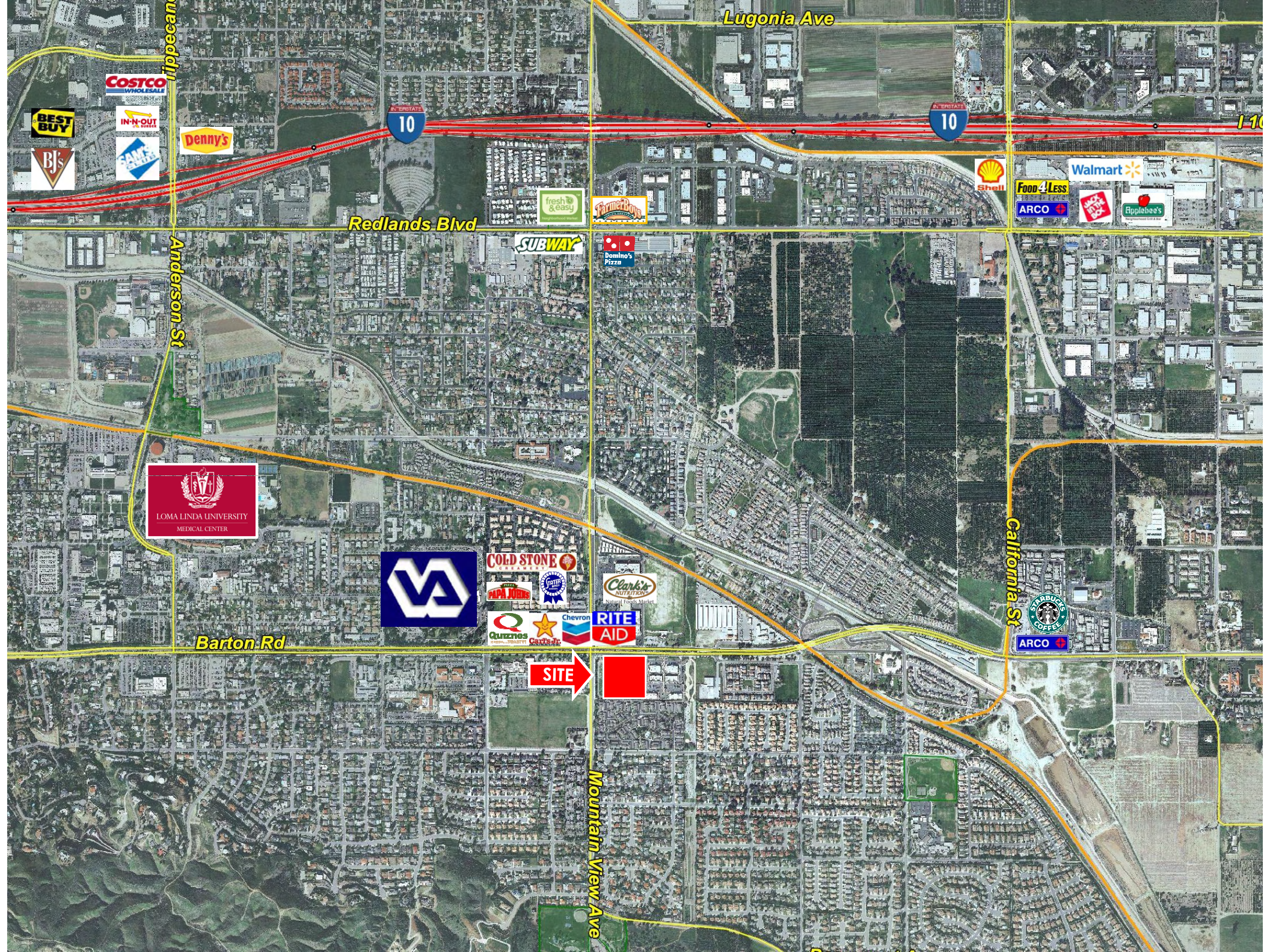
75-11764-00  
 JUNE 19, 2012

**CENTER POINT**  
 25701 Barton Road, Loma Linda, CA 92354

**FLOOR PLAN**  
 16' 8' 4' 0'  
**A101**  
 PRELIMINARY DESIGN

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Lugonia Ave

ipeccadii

10

10

10

BEST BUY

COSTCO WHOLESALE

IN-N-OUT

Denny's

BJ's

FRESH & EASY

Redlands Blvd

fresh & easy

Farmer Bros

Shell

Walmart

Food 4 Less

ARCO

Lucky Box

Applebee's

Anderson St

SUBWAY

Domino's Pizza

LOMA LINDA UNIVERSITY  
MEDICAL CENTER

LA

COLD STONE CREAMERY

PAPA JOHN'S

Clark's Nutrition

Clark's Nutrition

Quiznos

Cardinals

Chevron

RITE AID

California St

STARBUCKS COFFEE

ARCO

Barton Rd

SITE



Mountain View Ave