



# THE CROSSINGS AT BOB HOPE

BOB HOPE VARNER, LLC | CATHEDRAL CITY, CA

# FREE STANDING FAST FOOD DRIVE-THRU PADS AVAILABLE

JOIN



AND MORE!

# PROJECT HIGHLIGHTS

EASY ACCESS FROM INTERSTATE 10  
AT THE NEWLY COMPLETED BOB HOPE DRIVE OFF-RAMP

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SIGNALIZED INTERSECTIONS

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DRIVE-THRU ENTITLEMENTS AVAILABLE

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GROUND LEASE OR BUILD TO SUIT

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DELIVERY DATE: 3RD QUARTER 2018

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## AVAILABLE

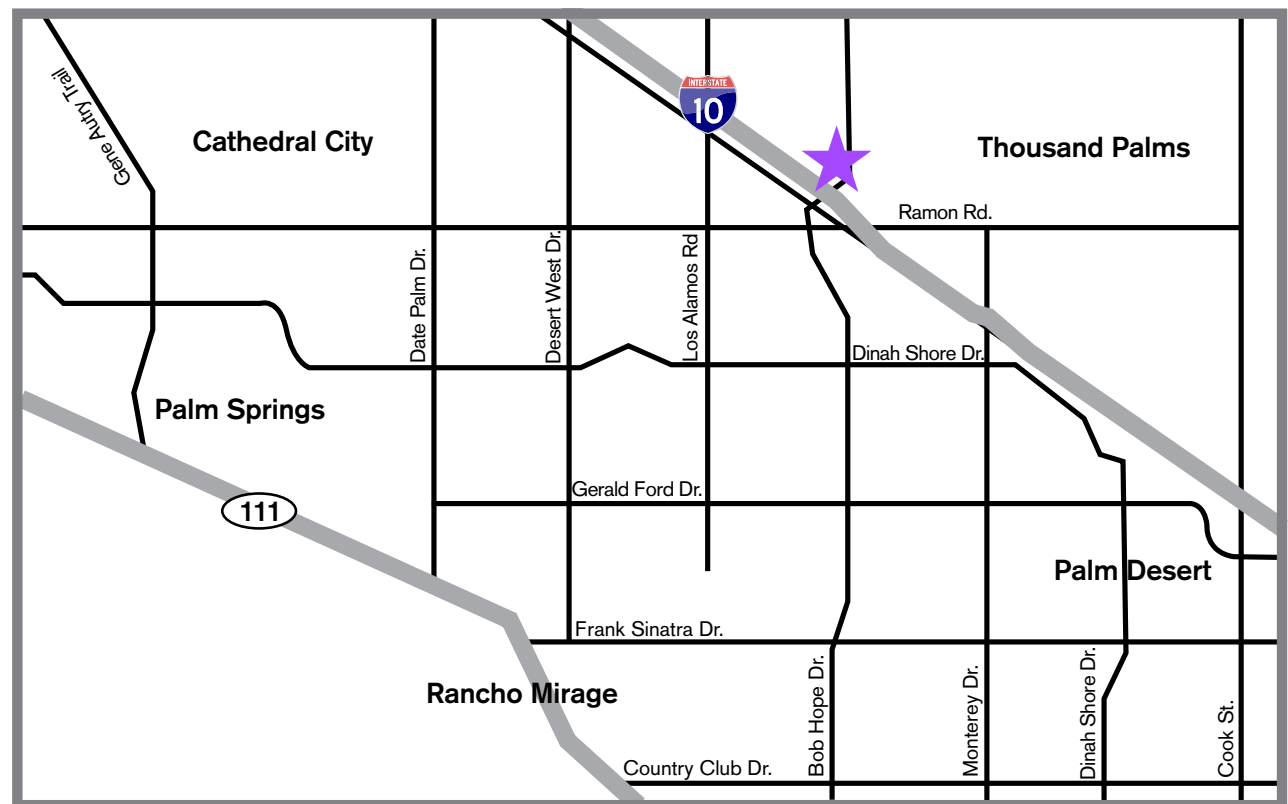
RETAIL

RESTAURANTS

AUTOMOTIVE



- Owner will build to suit
- Anchored by 4-story, 92 unit Best Western Plus
- Gas/Convenience Store — Arco Am/PM
- Great location with signalized corners
- Ample parking, easy access
- Ideally located to serve regional and local businesses and community



All information furnished regarding property for lease is from sources deemed reliable. We cannot assume responsibility for its accuracy.

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CONTACT: Cody Small 949.795.4353 | Brent Ogden 949.718.0066

AERIAL



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MARKETING  
PLAN

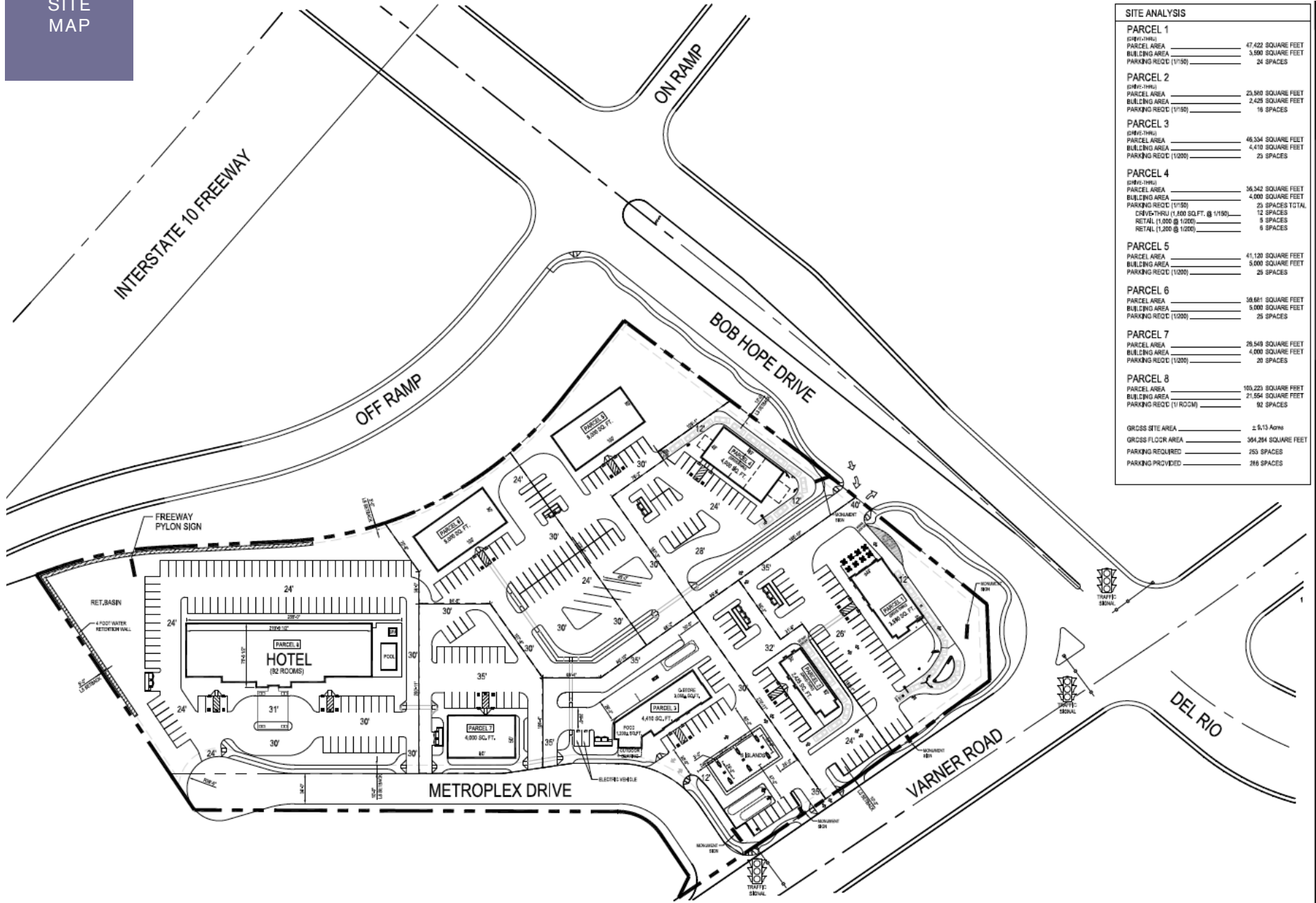


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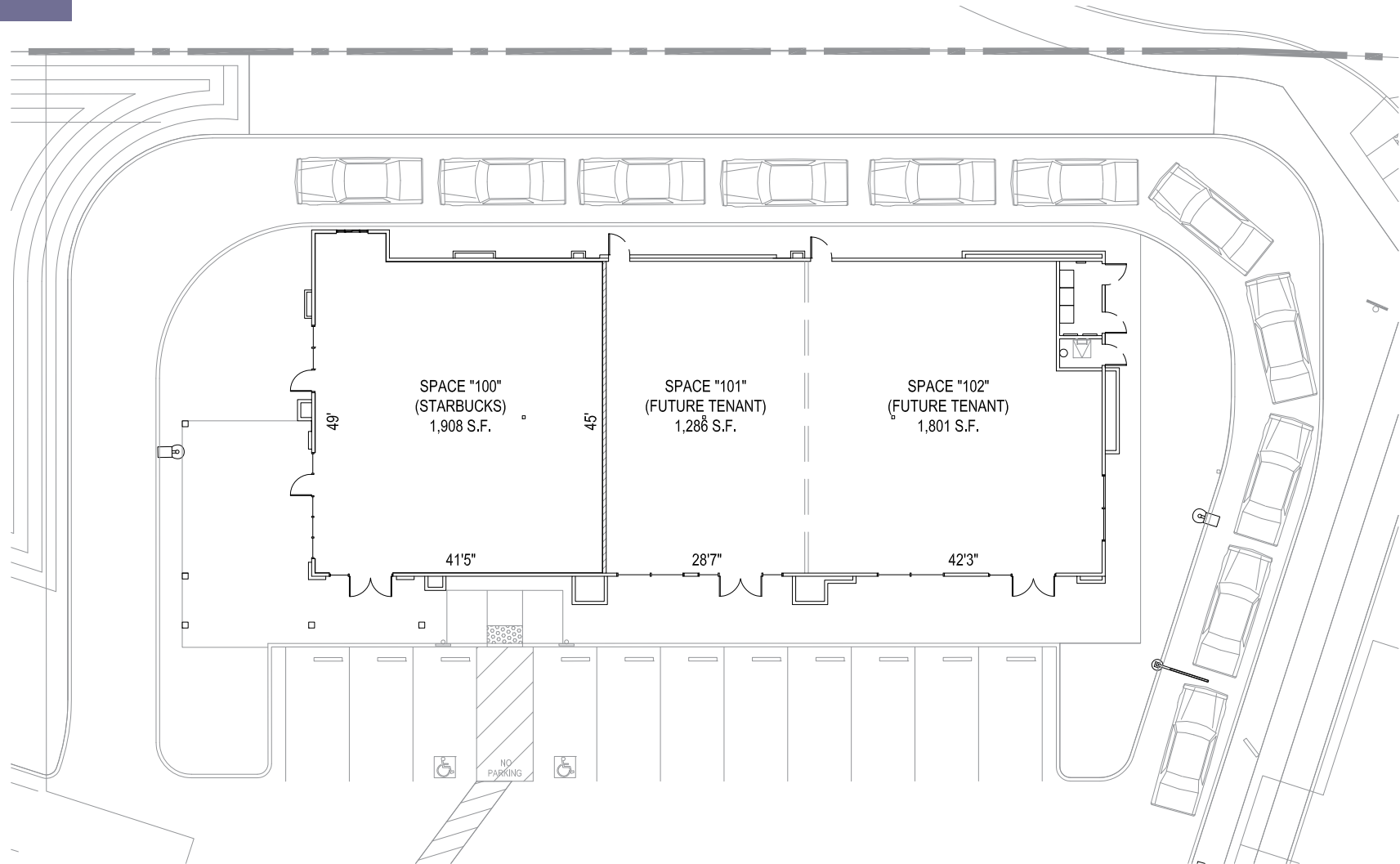
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# SITE MAP



SITE ANALYSIS	
<b>PARCEL 1</b>	
PARCEL AREA	47,622 SQUARE FEET
BUILDING AREA	3,590 SQUARE FEET
PARKING REQ'D (1:150)	24 SPACES
<b>PARCEL 2</b>	
PARCEL AREA	23,595 SQUARE FEET
BUILDING AREA	2,428 SQUARE FEET
PARKING REQ'D (1:150)	16 SPACES
<b>PARCEL 3</b>	
PARCEL AREA	46,334 SQUARE FEET
BUILDING AREA	4,410 SQUARE FEET
PARKING REQ'D (1:200)	23 SPACES
<b>PARCEL 4</b>	
PARCEL AREA	36,342 SQUARE FEET
BUILDING AREA	4,000 SQUARE FEET
PARKING REQ'D (1:150)	25 SPACES TOTAL
DRIVE-THRU (1,600 SQ. FT. @ 1:150)	12 SPACES
RETAIL (1,000 @ 1:200)	8 SPACES
RETAIL (1,200 @ 1:200)	6 SPACES
<b>PARCEL 5</b>	
PARCEL AREA	41,130 SQUARE FEET
BUILDING AREA	5,000 SQUARE FEET
PARKING REQ'D (1:200)	25 SPACES
<b>PARCEL 6</b>	
PARCEL AREA	38,891 SQUARE FEET
BUILDING AREA	5,000 SQUARE FEET
PARKING REQ'D (1:200)	25 SPACES
<b>PARCEL 7</b>	
PARCEL AREA	26,545 SQUARE FEET
BUILDING AREA	4,000 SQUARE FEET
PARKING REQ'D (1:200)	20 SPACES
<b>PARCEL 8</b>	
PARCEL AREA	103,225 SQUARE FEET
BUILDING AREA	21,554 SQUARE FEET
PARKING REQ'D (1:1 ROOM)	92 SPACES
<b>TOTALS</b>	
GROSS SITE AREA	± 5.13 Acres
GROSS FLOOR AREA	384,284 SQUARE FEET
PARKING REQUIRED	253 SPACES
PARKING PROVIDED	286 SPACES

# SITE PLAN



## ELEVATIONS



PYLON

