



South Park Plaza

Ave. L & 10th St. West
Lancaster, CA

FOR SALE OR LEASE

4195 E. Thousand Oaks
Blvd. #125
Westlake Village, CA 91362

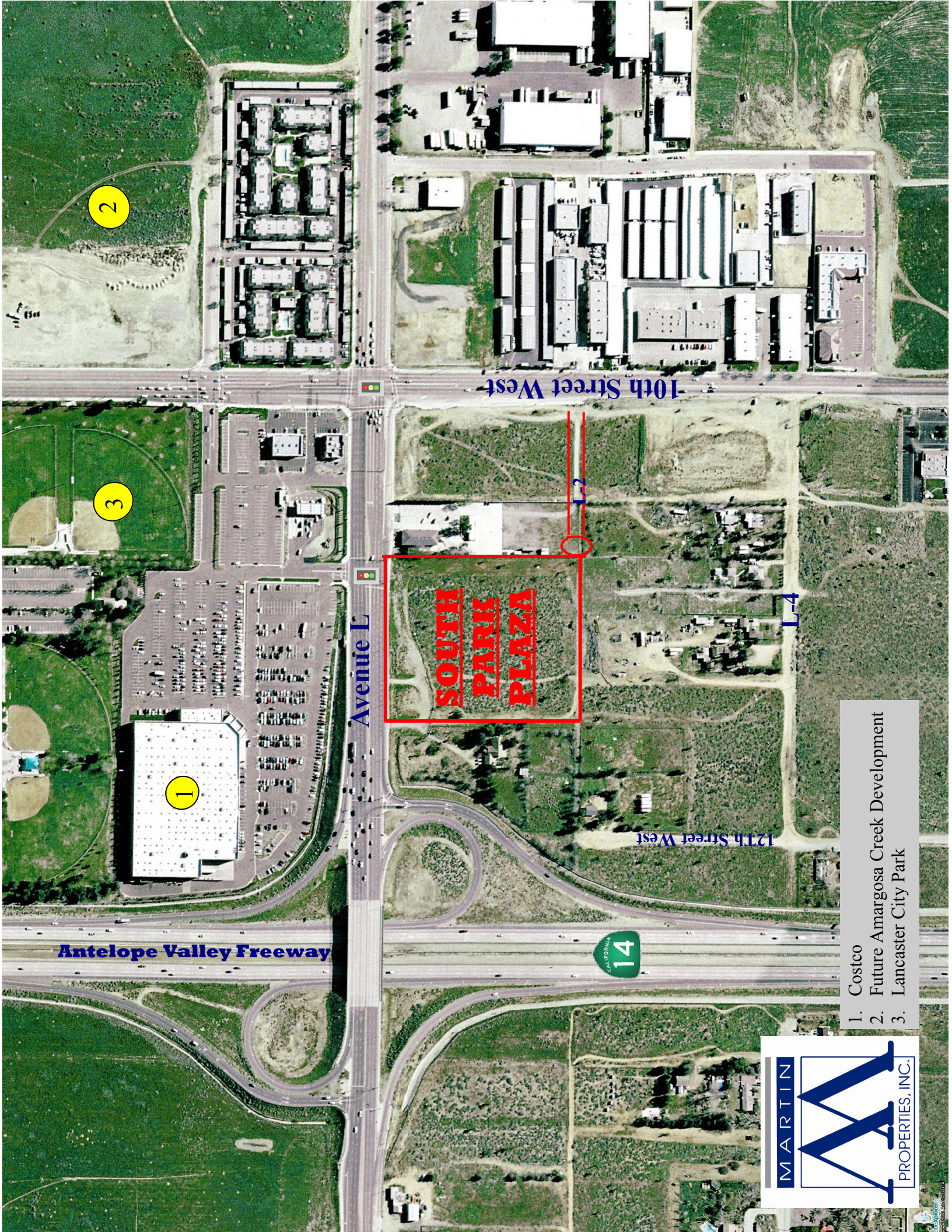
Tel: 805-371-4422
Fax: 805-371-4122



Contact:

WWW.MARTINPROP.COM
ROB@MARTINPROP.COM

- ▶ 7 Acre Mixed Use Development
- ▶ Directly Across From Costco
- ▶ Next To Planned 640 Acre Commercial Project (Amargosa Creek)



- 1. Costco
- 2. Future Amargosa Creek Development
- 3. Lancaster City Park



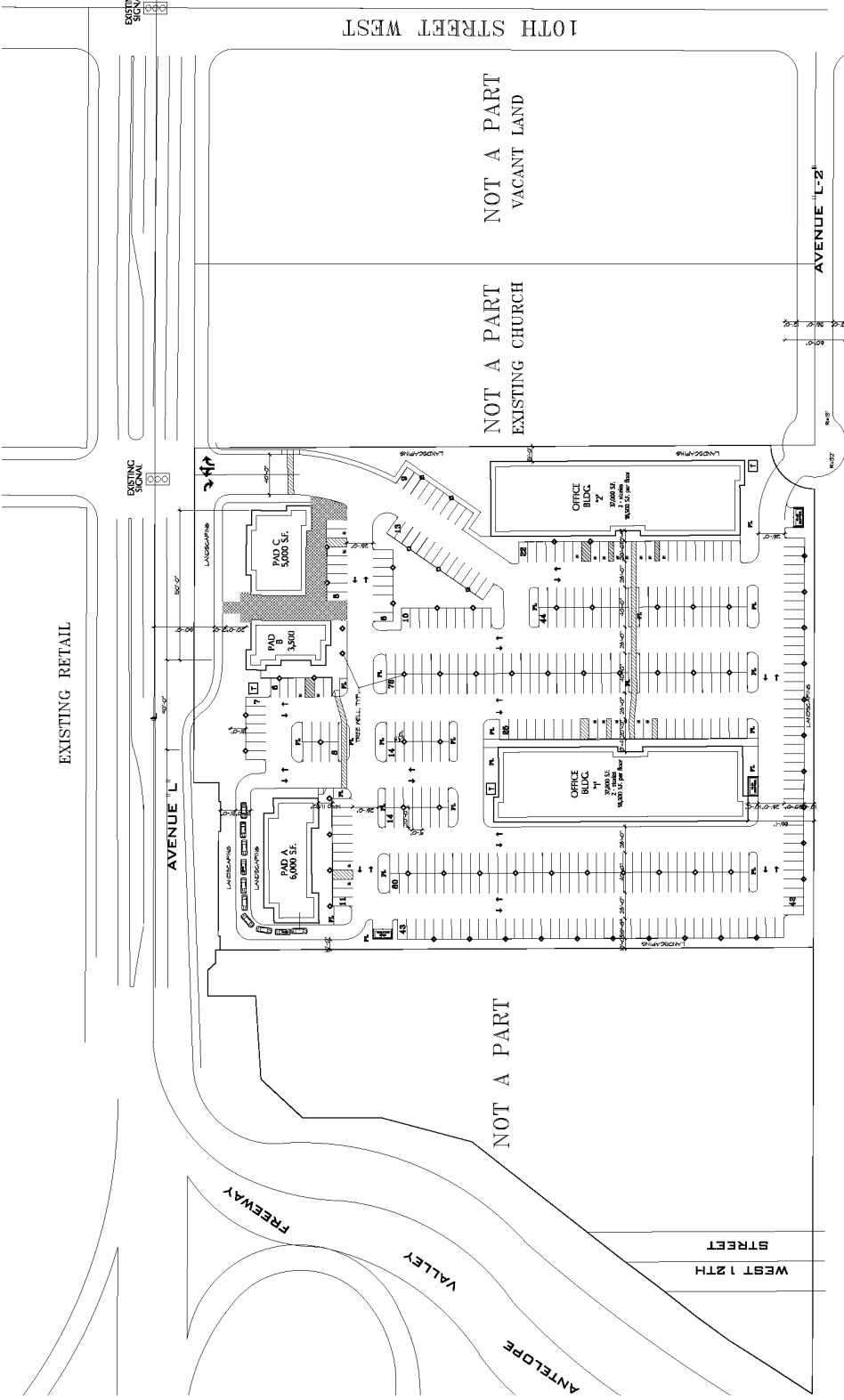
Key Plan
Project Location



KK&E ARCHITECTS
PROPERTIES, INC.

SOUTHPARK PLAZA
4195 E. THOUSAND OAKS
BLVD., SUITE 125
WESTLAKE VILLAGE, CA 91362
T. 805.371.4422 F. 805.371.4122

No. Date Revision Description

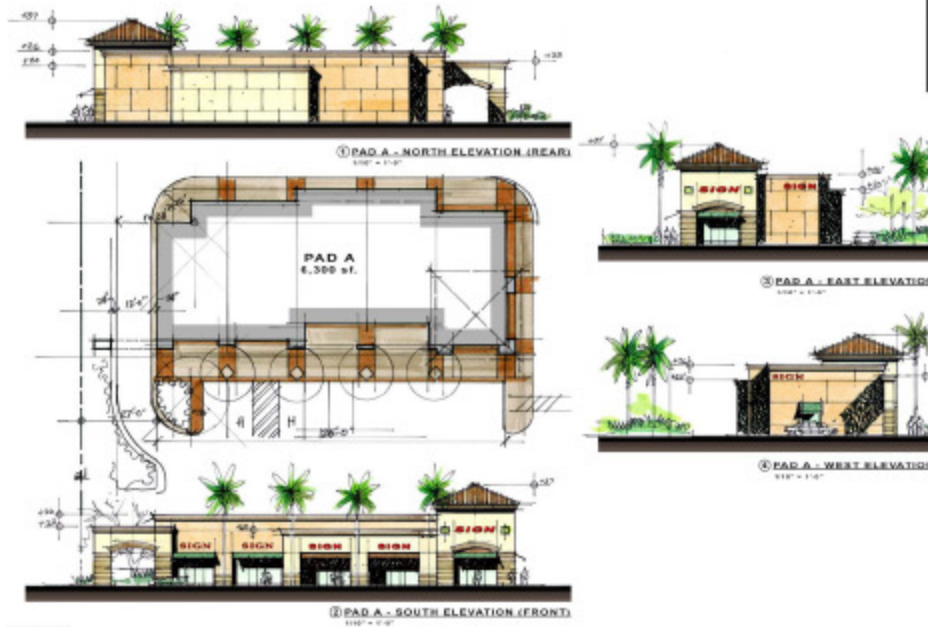


PROJECT SUMMARY

GROSS LAND AREA:	37.25 A.C. - 3315,920 S.F.
BUILDING AREA:	14,500 S.F.
PADS:	37,000 S.F.
OFFICE BLDG. "1":	37,000 S.F.
OFFICE BLDG. "2":	88,500 S.F.
TOTAL BUILDING AREA:	88,500 S.F.
PERCENT LOT COVERAGE:	28 %
PARKING:	
PARKING PROVIDED:	445 STALLS
PARKING REQUIRED:	411 STALLS
PARKING RATIO RETAIL:	1 CAR / 100 S.F.
PARKING RATIO OFFICE:	4 CARS / 100 S.F.
HANDICAP PARKING PROVIDED:	20 STALLS

LANDSCAPING PROVIDED:	57,357 S.F.
LANDSCAPING REQUIRED:	34,113 S.F.
ZONE:	U1 ZONE
APN #:	3109-024-010-034,045
PADS:	14,500 S.F.
OFFICE BLDG. "1":	37,000 S.F.
OFFICE BLDG. "2":	37,000 S.F.

PAD A



PAD C

