

LITTLEROCK

SEQ PEARBLOSSOM HWY 138 & 85TH ST E
NEW PAD COMING SOON IN LITTLEROCK NEXT TO FUTURE TACO BELL
drive-thru pad and gas station site available



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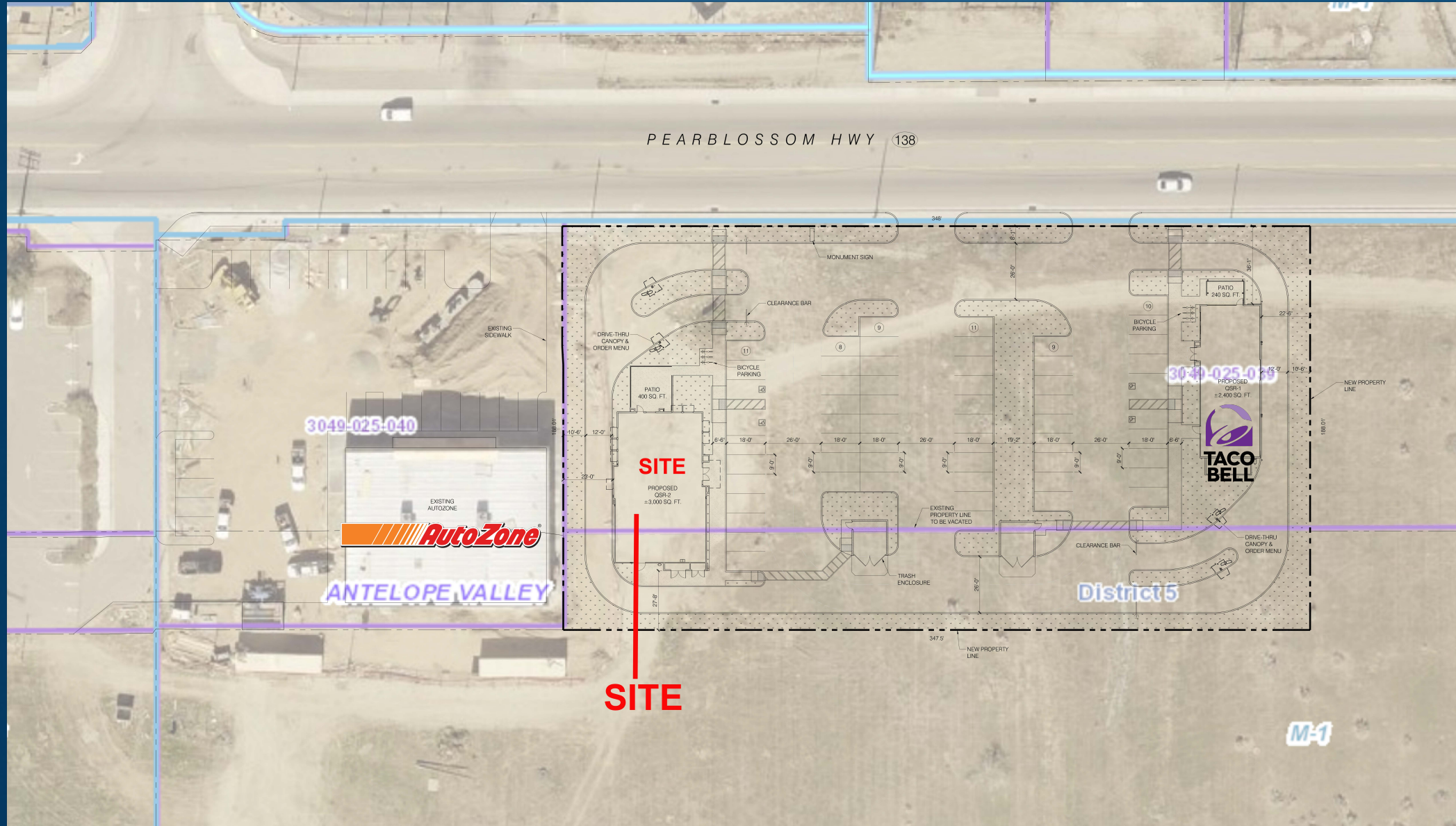
- Drive-thru pad and gas station available on main highway connecting Antelope and Victor Valleys
- Adjacent to AutoZone and across from McDonald's with huge frontage along the highway
- Great location in Littlerock with full access in/out of the site



SITE PLAN

option 1

SEQ Pearblossom Hwy 138 & 85th St E
Littlerock

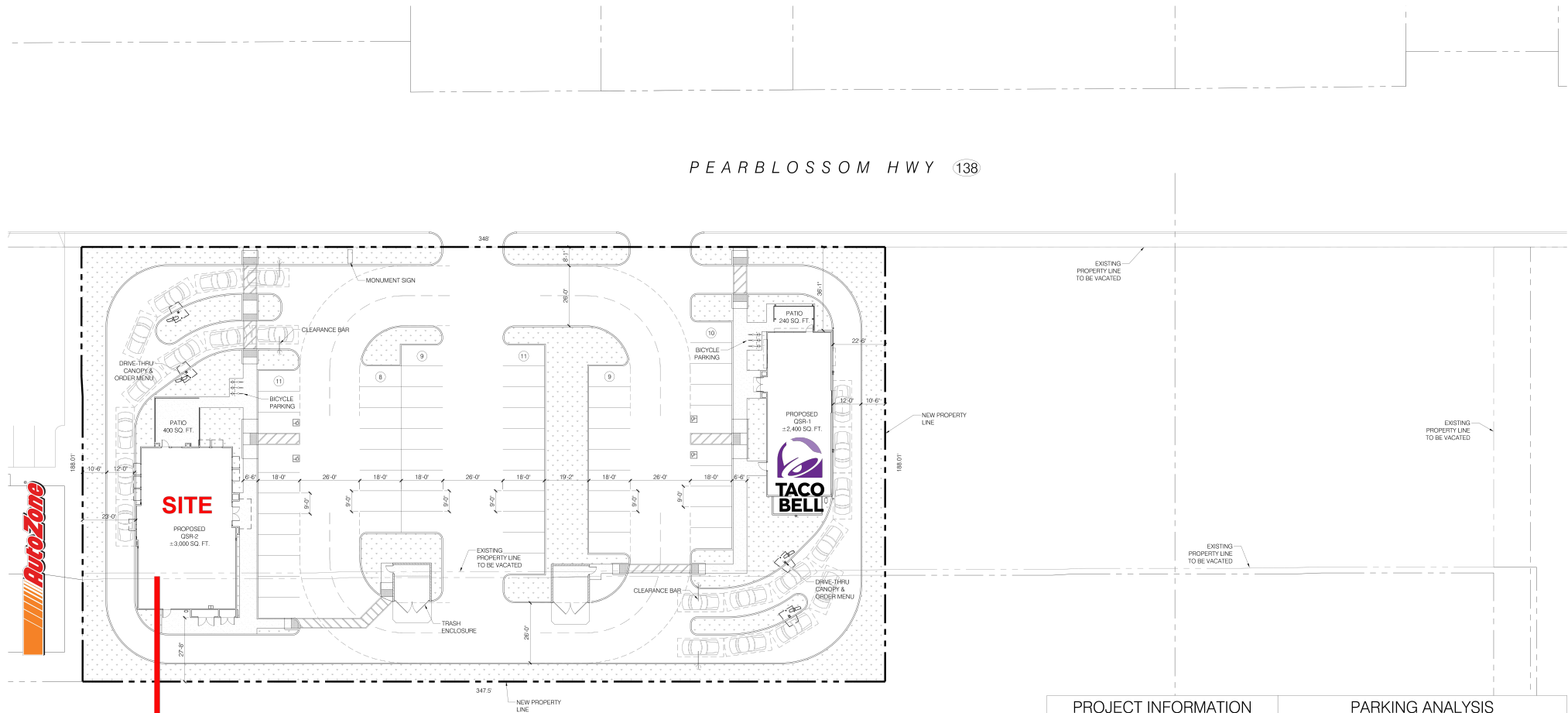




SITE PLAN

option 1

SEQ Pearblossom Hwy 138 & 85th St E
 Littlerock



SITE

PROJECT INFORMATION		PARKING ANALYSIS	
APN: 3049-025-039 LAND USE: ANTELOPE VALLEY UNINCORPORATED AREA ZONING: M1 (LIGHT MANUFACTURING) EXISTING SITE AREA: ±38,213 SQ. FT. (±1.95 ACRE) PROPOSED SITE AREA: ±65,364 SQ. FT. (±1.5 ACRE) LANDSCAPE AREA (GROSS): ±16,561 SQ. FT. (23%) BUILDING INFORMATION: AREAS: QSR-1 ±2,400 SQ. FT. (0.036 F.A. RATIO) QSR-2 ±3,900 SQ. FT. (0.046 F.A. RATIO) CONSTRUCTION TYPES: QSR-1 V-B, NON-SPRINKLERED QSR-2 V-B, NON-SPRINKLERED OCCURANCY: QSR-1 A-2 QSR-2 A-2	3049-025-039 ANTELOPE VALLEY UNINCORPORATED AREA M1 (LIGHT MANUFACTURING) ±38,213 SQ. FT. (±1.95 ACRE) ±65,364 SQ. FT. (±1.5 ACRE) ±16,561 SQ. FT. (23%) ±2,400 SQ. FT. (0.036 F.A. RATIO) ±3,900 SQ. FT. (0.046 F.A. RATIO) V-B, NON-SPRINKLERED V-B, NON-SPRINKLERED A-2 A-2	PARKING REQUIRED: QSR 1: 1 SPACE PER 3 PERSONS BASED ON OCC. LOAD OCCUPANTS: 63 / 3 21 SPACES REQUIRED QSR 2: 1 SPACE PER 3 PERSONS BASED ON OCC. LOAD OCCUPANTS: 71 / 3 24 SPACES REQUIRED TOTAL PARKING REQUIRED: 45 SPACES PARKING PROVIDED: QSR 1: STANDARD STALLS ACCESSIBLE STALLS 28 SPACES 2 SPACES QSR 2: STANDARD STALLS ACCESSIBLE STALLS 26 SPACES 2 SPACES TOTAL PARKING PROVIDED: 58 SPACES	21 SPACES REQUIRED 24 SPACES REQUIRED 45 SPACES 28 SPACES 2 SPACES 26 SPACES 2 SPACES 58 SPACES



1801 Lampton Lane
 Norco, CA 92860

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Los Angeles Dallas
 Anaheim Denver
 Sacramento Seattle

PROJECT NO. 18200

DATE: 06/09/2017

SCALE: 1" = 20'-0"

SHEET TITLE
 SITE PLAN

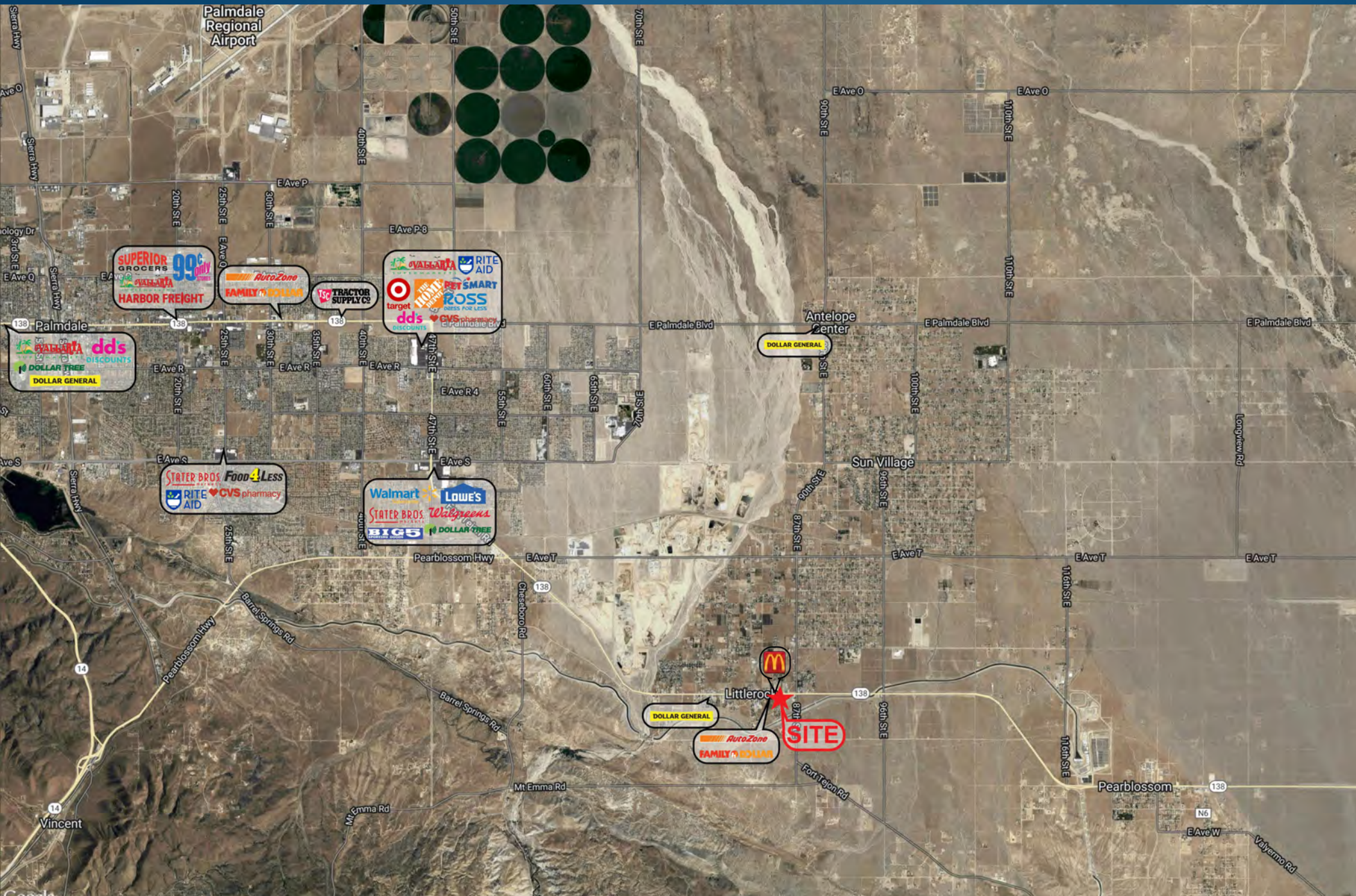
PROJECT LOCATION
 PROPOSED QUICK-SERVE RESTAURANTS
 SEQ Pearblossom Hwy 138 & E
 Littlerock, CA 92543

Project No. 18200 Drawing Number
 Date: 06/09/2017
 Scale: 1" = 20'-0" **A100**



AERIAL

Pearblossom Hwy 138 & 87th St E Littlerock



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.5209/-117.9778

SEC Pearblossom Hwy 138 & 85th St E Littlerock, CA 93543	1 mi radius	2 mi radius	3 mi radius	4 mi radius
Population				
2021 Estimated Population	1,493	4,194	7,867	21,027
2026 Projected Population	1,455	4,079	7,659	20,533
2020 Census Population	1,444	4,205	7,895	21,373
2010 Census Population	1,474	4,272	8,029	21,184
Projected Annual Growth 2021 to 2026	-0.5%	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2021	0.1%	-0.2%	-0.2%	-
2021 Median Age	38.9	38.0	37.7	34.9
Households				
2021 Estimated Households	489	1,330	2,351	5,714
2026 Projected Households	502	1,362	2,407	5,867
2020 Census Households	467	1,321	2,350	5,799
2010 Census Households	461	1,297	2,311	5,567
Projected Annual Growth 2021 to 2026	0.5%	0.5%	0.5%	0.5%
Historical Annual Growth 2010 to 2021	0.5%	0.2%	0.2%	0.2%
Race and Ethnicity				
2021 Estimated White	47.1%	45.9%	45.7%	35.6%
2021 Estimated Black or African American	4.8%	4.8%	5.2%	9.8%
2021 Estimated Asian or Pacific Islander	3.2%	3.0%	3.0%	4.0%
2021 Estimated American Indian or Native Alaskan	1.7%	1.7%	2.0%	2.1%
2021 Estimated Other Races	43.2%	44.6%	44.2%	48.5%
2021 Estimated Hispanic	51.9%	54.0%	55.8%	60.3%
Income				
2021 Estimated Average Household Income	\$67,726	\$64,905	\$74,145	\$78,263
2021 Estimated Median Household Income	\$53,405	\$51,050	\$57,504	\$65,005
2021 Estimated Per Capita Income	\$22,176	\$20,590	\$22,171	\$21,278
Education (Age 25+)				
2021 Estimated Elementary (Grade Level 0 to 8)	12.3%	13.4%	20.9%	19.5%
2021 Estimated Some High School (Grade Level 9 to 11)	16.8%	16.9%	15.8%	13.1%
2021 Estimated High School Graduate	27.8%	28.2%	24.4%	26.7%
2021 Estimated Some College	24.4%	25.0%	22.1%	22.0%
2021 Estimated Associates Degree Only	7.8%	7.6%	7.8%	7.7%
2021 Estimated Bachelors Degree Only	8.8%	7.5%	7.7%	9.2%
2021 Estimated Graduate Degree	2.0%	1.5%	1.3%	1.8%
Business				
2021 Estimated Total Businesses	73	101	132	227
2021 Estimated Total Employees	389	571	790	1,456
2021 Estimated Employee Population per Business	5.4	5.6	6.0	6.4
2021 Estimated Residential Population per Business	20.6	41.4	59.7	92.7

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