

65th & Folsom Mixed-Use

4/10/07

					Remarks
4/6/2007					
		Size	Use	Height	Building SF
Parcel 1 (P1)	24,060 SF = 0.55 acre	Residential	7-Floors (90'-0")	147,060 SF	
Parcel 2 (P2)	16,956 SF = 0.39 acre	Office	4-Floors (58'-0")	67,265 SF	
Parcel 3 (P3)	34,900 SF = 0.80 acre	Parking	5.5-Floors (50'-0")	207,412 SF	
Parcel 4 (P4)	13,445 SF = 0.31 acre	Hotel	4-Floors (46'-0")	71,908 SF	
Parcel 5 (P5)	97,529 SF = 2.24 acres	Plaza	Common Space	Includes setbacks/easements	
Total Acreage	186,890 SF = 4.29 acres				Gross Acreage

Description		Lease Space	Total Area	Remarks
Retail: Parcel 1	R1	60' x 48'	2,520 SF	Retail for each Parcel at Ground Level
	R2	30' x 60'	1,800 SF	See also Residential, Ground Floor.
	R3	30' x 60' varies	1,950 SF	
	R4	36' x 48' varies	1,540 SF	
	R5	40' x 60'	2,200 SF	See also Residential, Ground Floor.
	R6	34'+ x 60' varies	2,100 SF	
	M1	100' x 68' varies	10,460 SF	Access to plaza via Residential Lobby
Retail: Parcel 2	R7	30' x 70' varies	2,145 SF	
	M2	150' x 97'	13,545 SF	See also Office, Ground Floor
Retail: Parcel 3	R8	50' x 30' varies	1,300 SF	Not including garage vert. circ.
	R9	40' x 40'	1,600 SF	
	R10	40' x 40'	1,600 SF	
	R11	40' x 28'	1,120 SF	
	R12	24' x 28'	672 SF	
Retail: Parcel 4	R13	40' x 70' varies	2,400 SF	
	R14	30' x 70'	1,900 SF	Not including hotel vert. circ.
	R15	30' x 70'	2,100 SF	
	R16	48' x 38' varies	1,538 SF	
	R17	26' x 40' varies	990 SF	
	R18	84' x 70' varies	5,200 SF	Not including hotel vert. circ.
Retail Totals	Tenants 20		58,680 SF	

Description	Units	SF /FL	Total Area	Remarks
Parcel 1: Residential				
Ground Level	Lobby/Circulation./Trash		1,510 SF	SF ±
Floor 2	Residential	18	14,480 SF	
	Plaza		4,640 SF	Pool Deck
	Community Ctr.		2,060 SF	
	Utilities/Trash		520 SF	
Floors 2 - 7	Circulation	2,100 SF	12,600 SF	
Floors 3 - 7	Residential	90	16,370 SF	
Floors 3 - 7	Storage/Utilities/Trash	1,360 SF	6,800 SF	
Residential Totals	108		124,460 SF	Density = 196 Units/Acre
Average unit size			895± SF	
Rentable Residential Storage			4200± SF	

Description	SF/FL	Total Area	Remarks
Parcel 2: Office			
Ground Floor	Lobby/Circulation	1,775 SF	
Floors 2 - 4		16,600 SF	Includes Core and Vert. Circulation
Office Totals		51,575	

Description	Spaces	SF /FL	Total Area	Remarks
Parcel 3: Parking Structure				
Parking Garage	Floors LL - Floor 4	varies/FL	33,520 SF	201,120 SF
Retail Parking @ 3.3 / 1,000 SF	194			
Residential @ 1 /Unit	108			
Office @ 4 / 1,000 SF	206			
Hotel @ 1 / Guest Room	96			
Parking Totals	604		201,120 SF	SF/Parking Space = 335 SF

Description	Rms/FL	SF /FL	Total Area	Remarks
Parcel 4: Hotel				
Ground Floor	Lobby Circulation		3,000 SF	
Floors 2 - 4		18260 SF	54,780 SF	
Hotel Totals	96		57,780 SF	



For Leasing Information contact
Mark Lucas
 (916) 239-3900 or markl@lucasenterprises.net