

East⊕West



**2023-2024  
Locations**

**Rancho Cucamonga  
CA**

**Charlotte  
NC**

**Durham  
NC**

**Chino Hills  
CA**

**Walnut  
CA**

**Naples  
FL**

**Doral  
FL**

Rancho Cucamonga  
CA



## Rancho Cucamonga

Rancho Cucamonga is a city located just south of the foothills of the San Gabriel Mountains and Angeles National Forest in San Bernardino County, California, United States. About 37 miles east of Downtown Los Angeles, Rancho Cucamonga is the 28th most populous city in California. The city's seal, which centers on a cluster of grapes, alludes to the city's agricultural history including wine-making. The city's proximity to major transportation hubs, airports, and highways has attracted the business of several large corporations, including Coca-Cola, Frito-Lay, Big Lots, Mercury Insurance Group, Southern California Edison, and Amphastar Pharmaceuticals. The city had a population of 174,453 according to the 2020 United States Census. The city experiences an average of 287 sunny days per year, compared to a national average of 205 days. Its climate is classified as warm Mediterranean.



(D) Outside the Specific Site Boundary Factors: Aerial Map

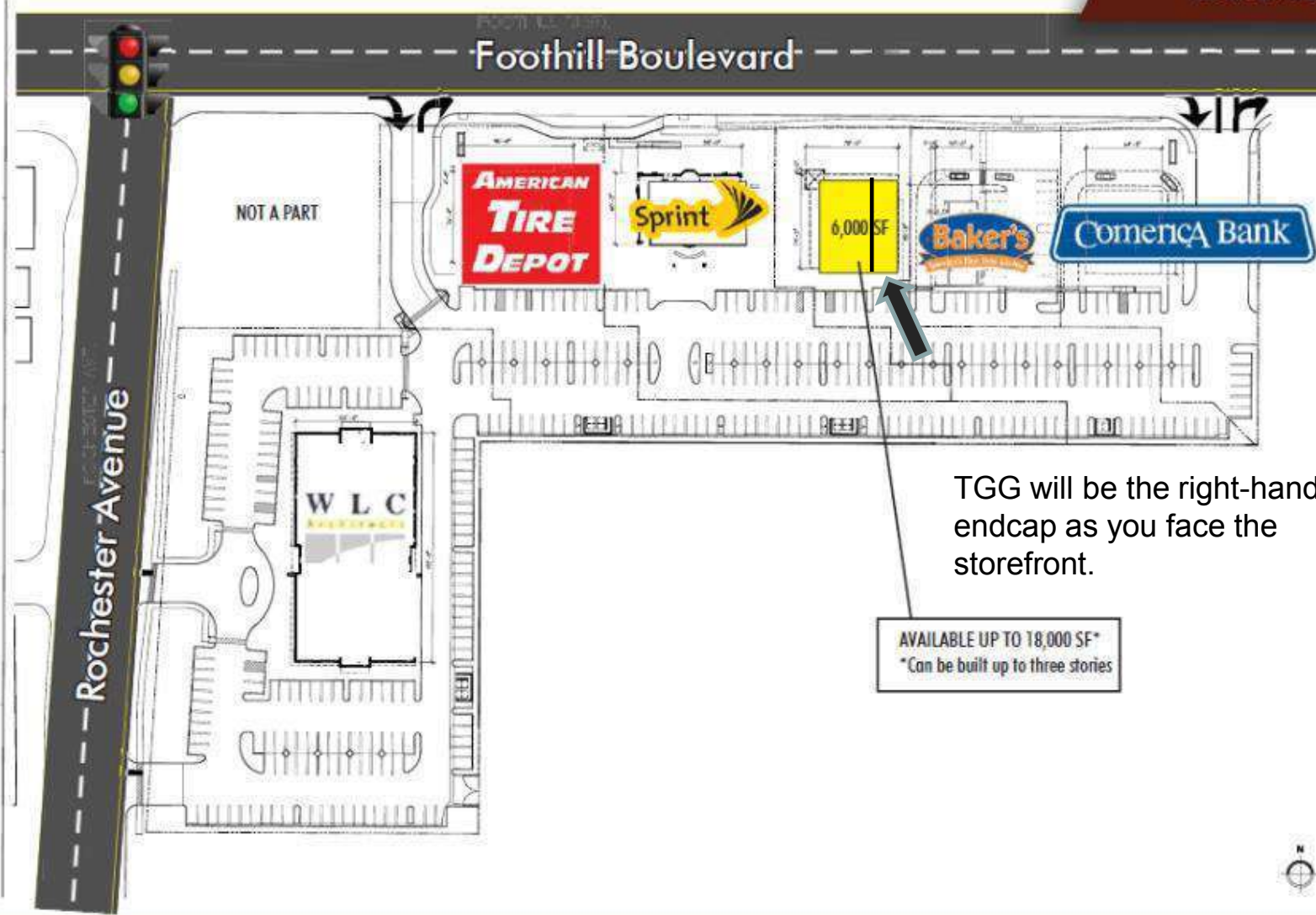
Aerial





(E) Inside the Site Boundary Factors: Site Plan Close-up with proposed site noted

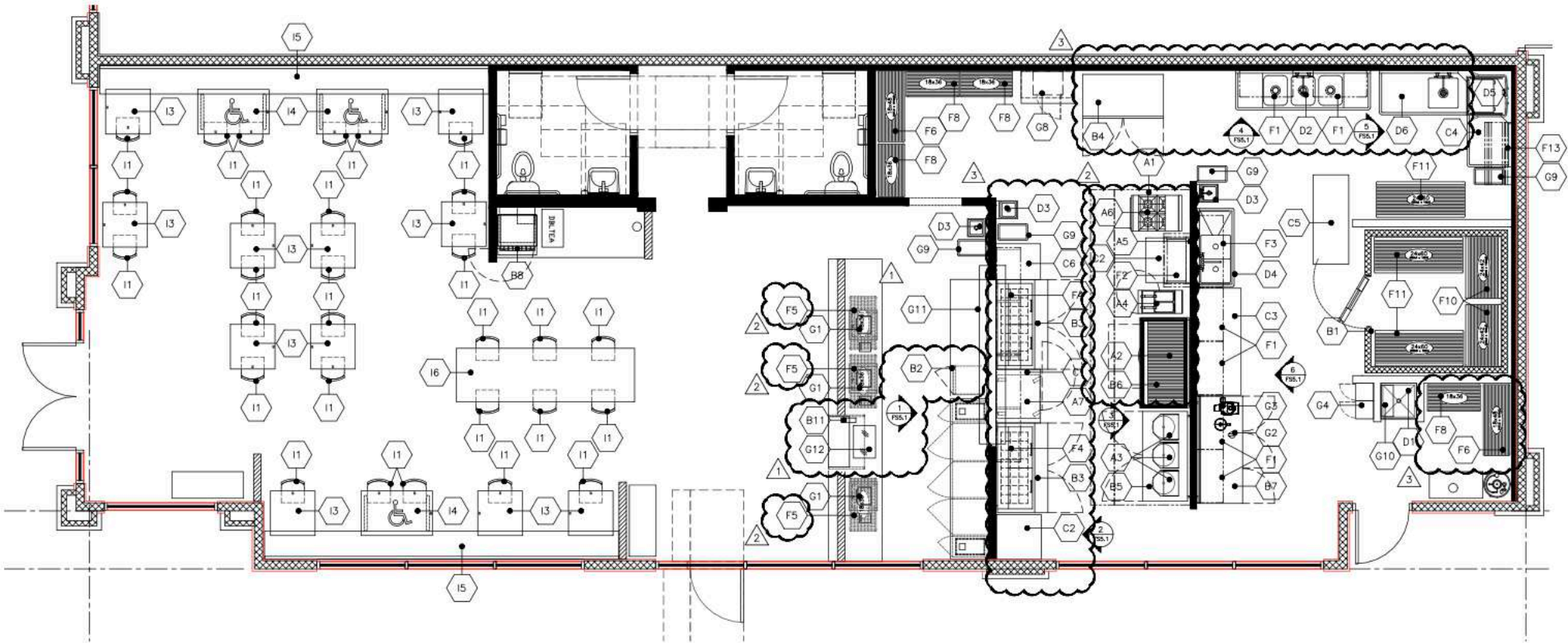
# SITE PLAN



(D) Outside the Specific Site Boundary Factors: Aerial Site Plan with curb cuts and parking field noted

Site Plan





EQUIPMENT PLAN  
 1/4" = 1'-0"      0' 1' 2' 4'  
 SCALE: 1/4" = 1'-0"



# (E) Inside the Site Boundary Factors: Rendering

## Elevations



North Elevation



East Elevation



South Elevation



West Elevation

*(E) Inside the Site Boundary Factors: Pictures*



Charlotte  
NC



## CHARLOTTE

Charlotte is the largest city in the U.S. state of North Carolina and the seat of Mecklenburg County. In 2010, Charlotte's population according to the US Census Bureau was 731,424 making it the 17th largest city in the United States based on population. The Charlotte metropolitan area had a 2009 population of 1,745,524. The Charlotte metropolitan area is part of a wider thirteen-county labor market region or combined statistical area with a 2009 estimated population of 2,389,763. Residents of Charlotte are referred to as "Charlotteans".

Charlotte has become a major U.S. financial center, and is now the second largest banking center in the United States after New York City.





110,000 ADT  
485

33,000 ADT  
Steele Creek Highway 160

\$180M Hospital Complex  
Opening 2025  
NOVANT HEALTH

"Office" tract  
6-Story, 124 Room  
5\* Rooftop Restaurant  
Hilton Garden Inn

1 ac.  
Outparcel

Adjacent to Charlotte  
Premium Outlets

Outlets Blvd  
(to Charlotte Premium Outlets)

Future Light  
(warranted)

Adjacent to Berewick  
Shopping Center

LEE NAILS  
LOI OUT

Olive Garden

LONGHORN  
STEAKHOUSE

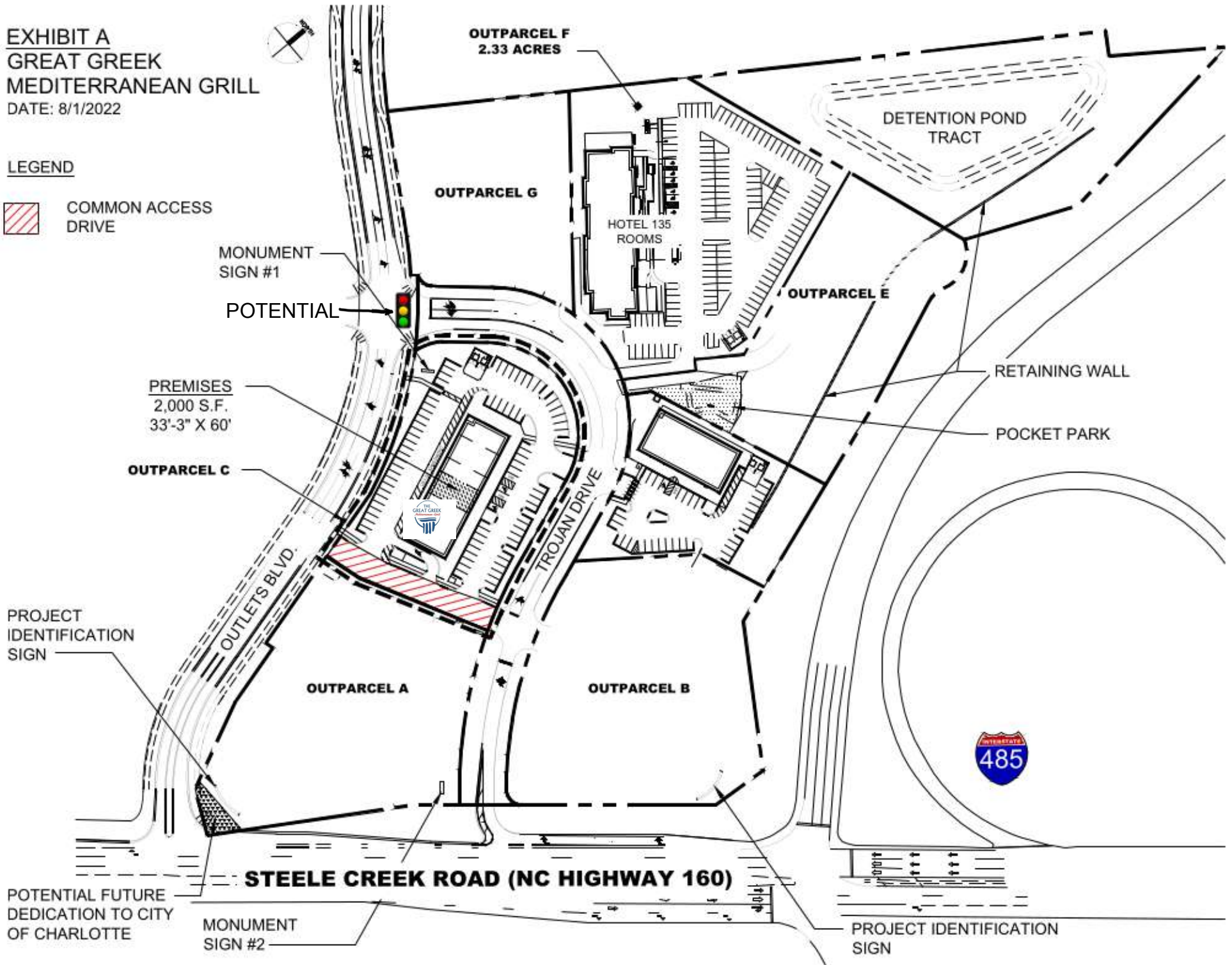
WALMART  
TACO LIFE



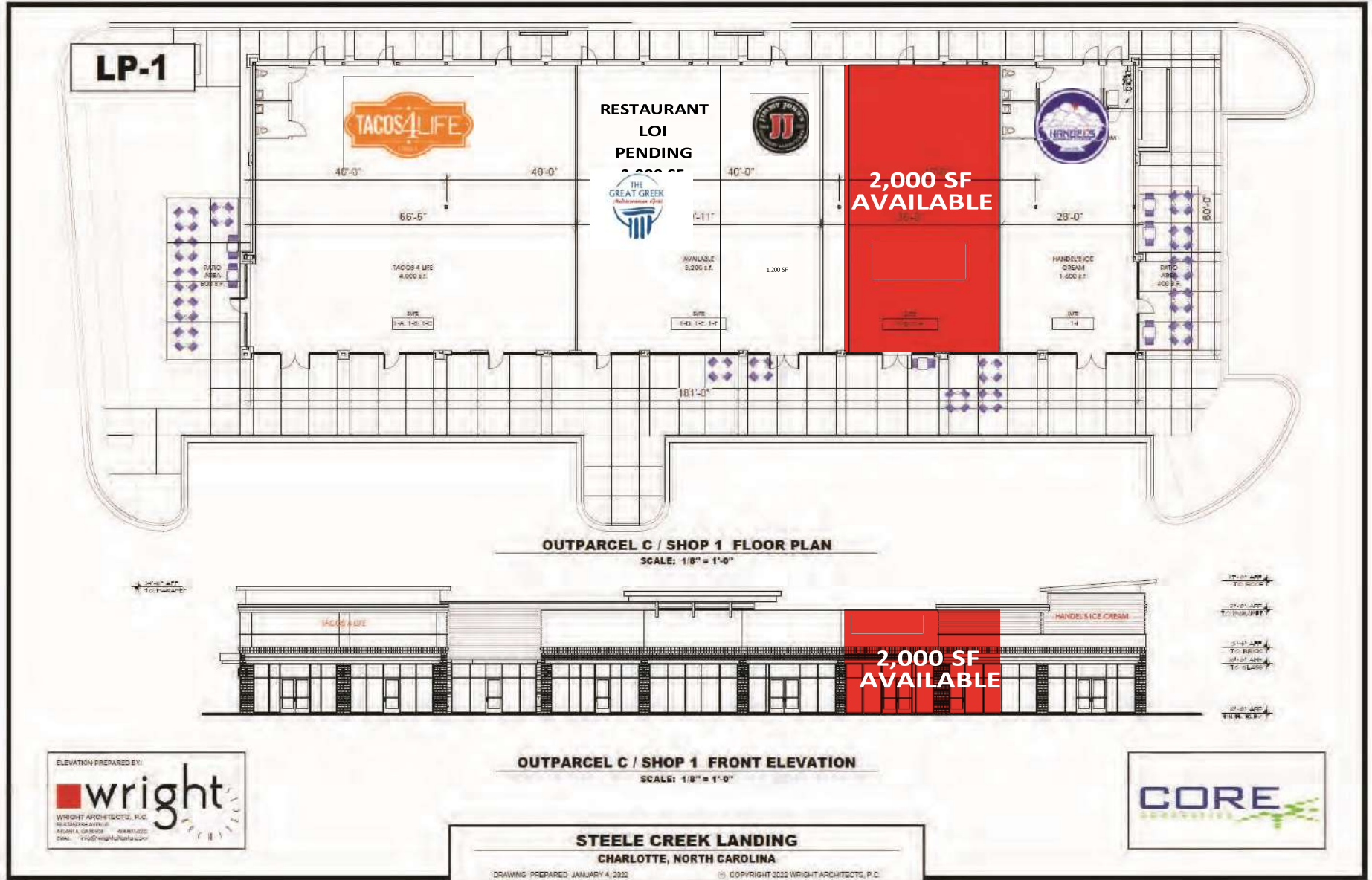
**EXHIBIT A**  
**GREAT GREEK**  
**MEDITERRANEAN GRILL**  
DATE: 8/1/2022

**LEGEND**

 COMMON ACCESS DRIVE



# Shop Building 1 - 10,800 SF : Available Space iRED



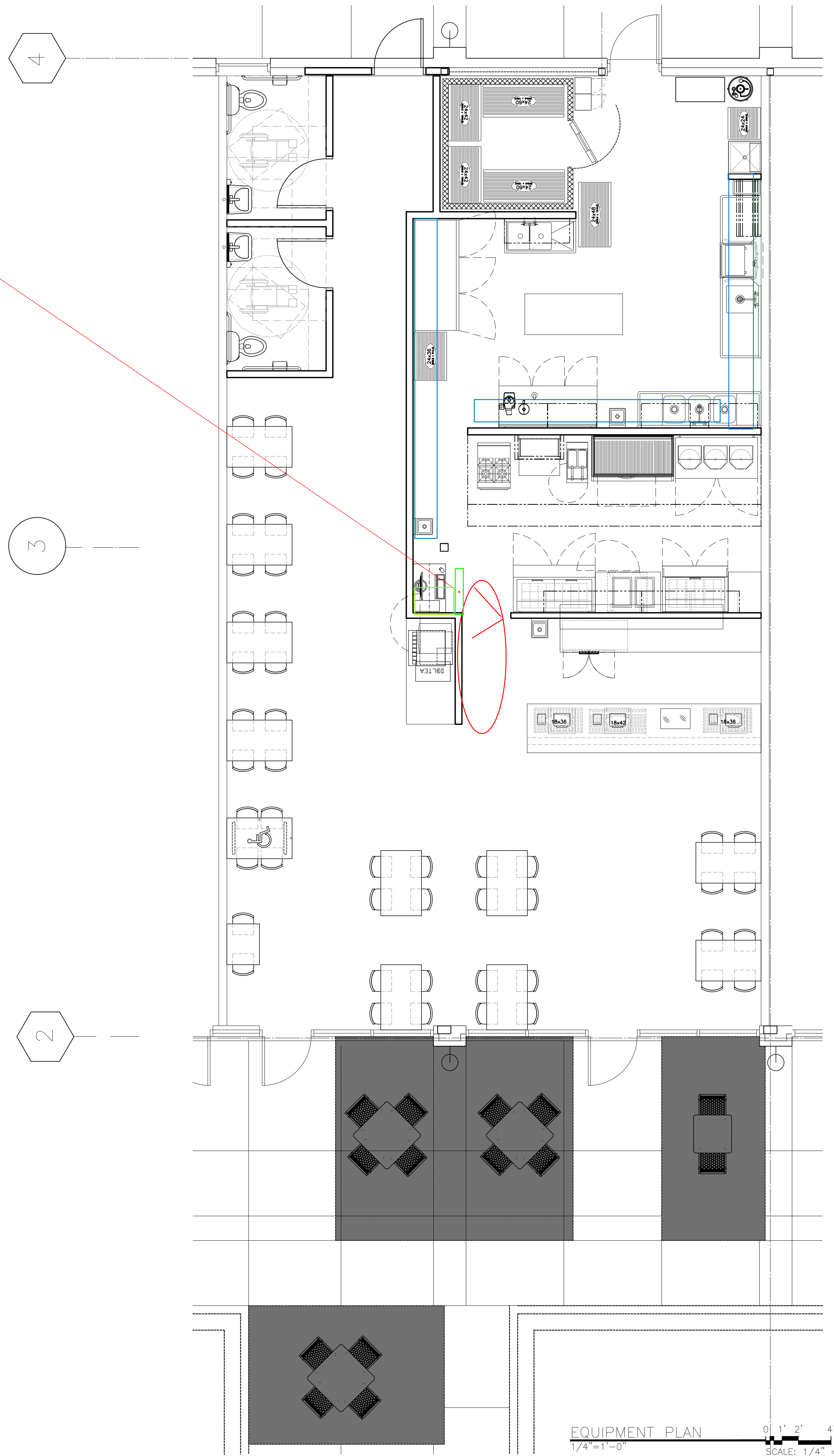


ADDRESS: STEELE CREEK LANDING  
SUITE 1-D, 1-E  
CHARLOTTE, NC

FRANCHISEE: -

SQ FOOTAGE: 2,000 SF

- 3. Extend office enclosure
  - 4. Add building Height.
- NOTES:
- 1. Should backing be
  - 2. ~~PROV~~
  - 5. potential & CAN FIT.



EQUIPMENT PLAN  
1/4" = 1'-0"

0 1' 2' 4'  
SCALE: 1/4" = 1'-0"

CENTRAL RESTAURANT  
PRODUCTS  
7750 GEORGETOWN ROAD  
INDIANAPOLIS, INDIANA 46268

|                  |       |
|------------------|-------|
| DATE: 08.04.2022 |       |
| SCALE: AS NOTED  |       |
| DRAWN BY: LMJ    |       |
| REVISIONS        |       |
| BY:              | DATE: |
|                  |       |
|                  |       |
|                  |       |
|                  |       |

SHEET  
FS1.1

TGG  
STEELE CREEK LANDING  
CHARLOTTE, NC

PROJECT NO: -

CONTACT: RICHARD HYDE

# Building Elevations

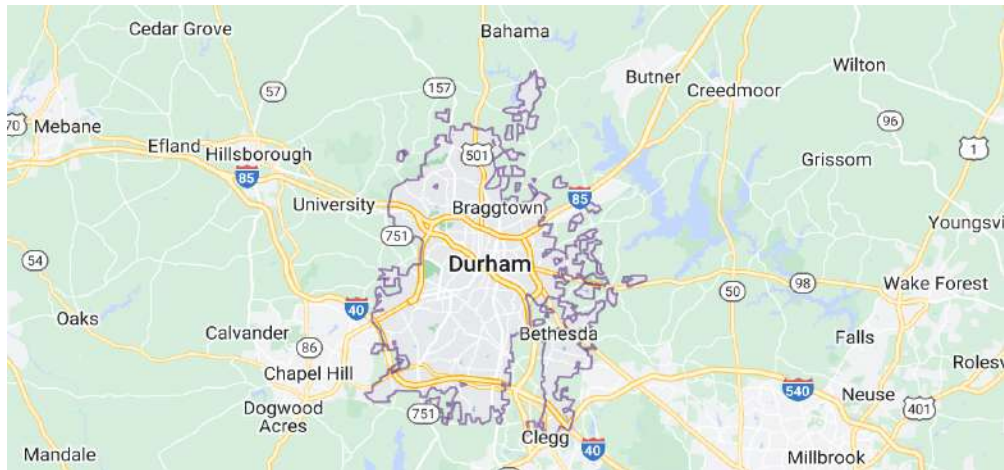


**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



Durham  
NC  
Ellis Crossing

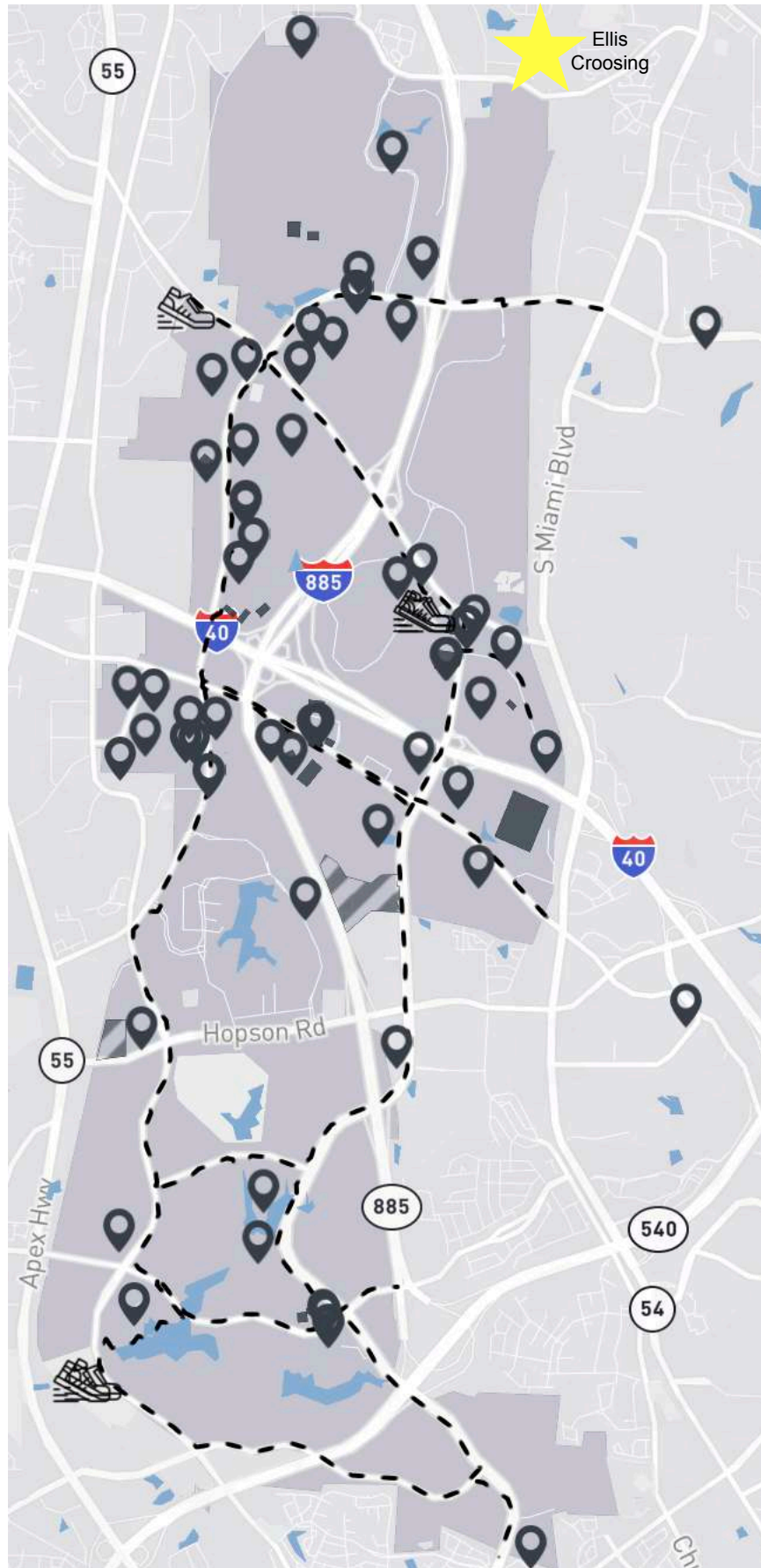


## Durham

Durham is a city in the U.S. state of North Carolina and the county seat of Durham County. Small portions of the city limits extend into Orange County and Wake County. With a population of 283,506 in the 2020 Census, Durham is the 4th-most populous city in North Carolina, and the 75th-most populous city in the United States. The city is located in the east-central part of the Piedmont region along the Eno River. Durham is the core of the four-county Durham-Chapel Hill Metropolitan Area, which has a population of 644,367 as of U.S. Census 2019 Population Estimates. The Office of Management and Budget also includes Durham as a part of the Raleigh-Durham-Cary Combined Statistical Area, commonly known as the Research Triangle, which has a population of 2,079,687 as of U.S. Census 2019 Population Estimates.



# Research Triangle Park







**UNDER CONTRACT**  
3.39 ± AC

**UNDER CONTRACT**  
1.56 ± AC

**UNDER CONTRACT**  
3.39 ± AC

**LEASED**  
6,500 SF  
AVAILABLE

**Publix**

**COMING SOON:**  
CONVENIENCE STORE & FUEL STATION

THE GREAT GREEK  
Mediterranean Grill

Chipotle

HEARTLAND  
REALTY

**COMING SOON**

First National Bank

← EXIT 8, DURHAM FREEWAY: 0.25 MILES

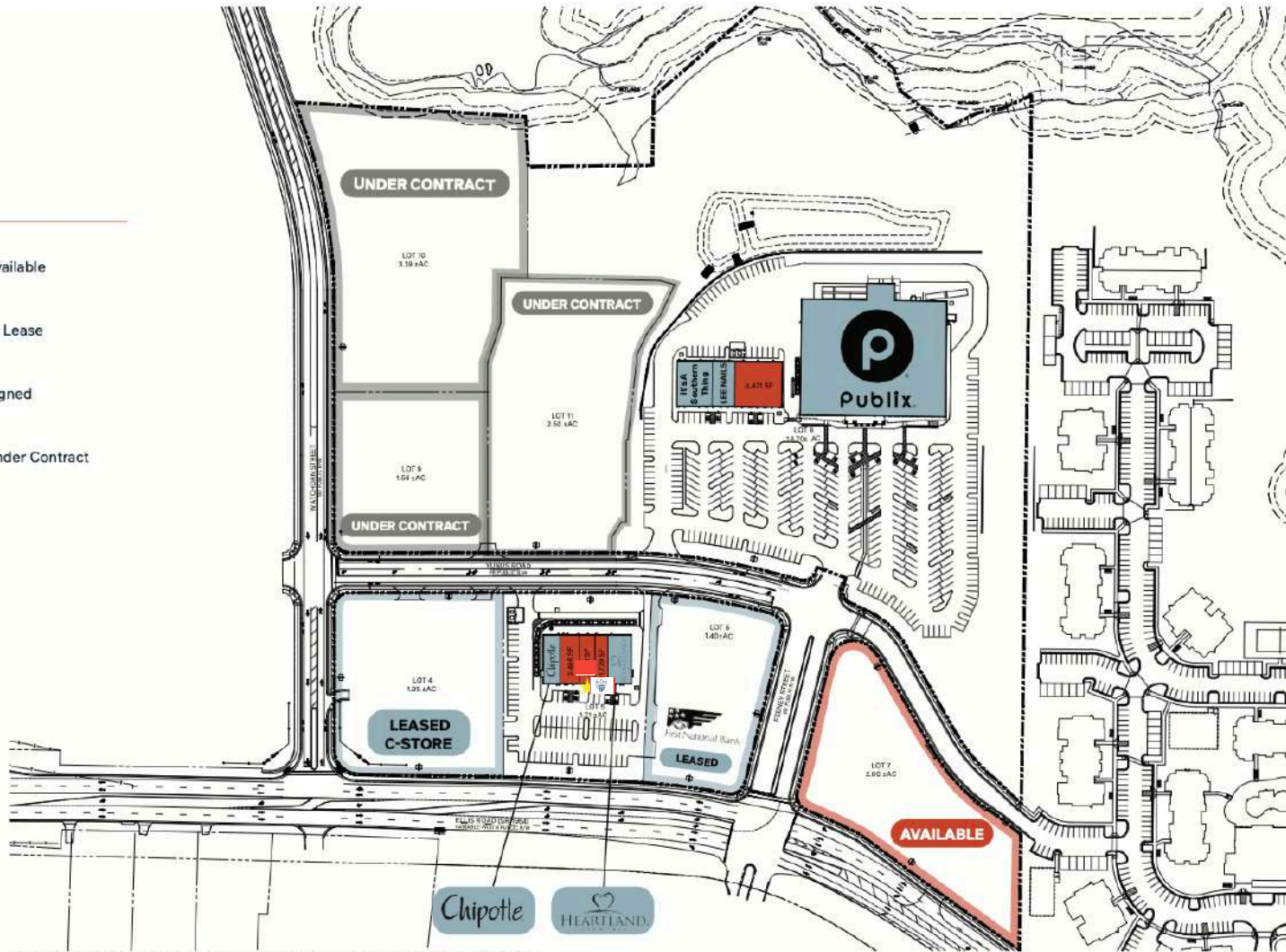


# Site Plan

## MARKETPLACE AT ELLIS CROSSING

### KEY

- ▲ Available
- ▲ At Lease
- ▲ Signed
- ▲ Under Contract



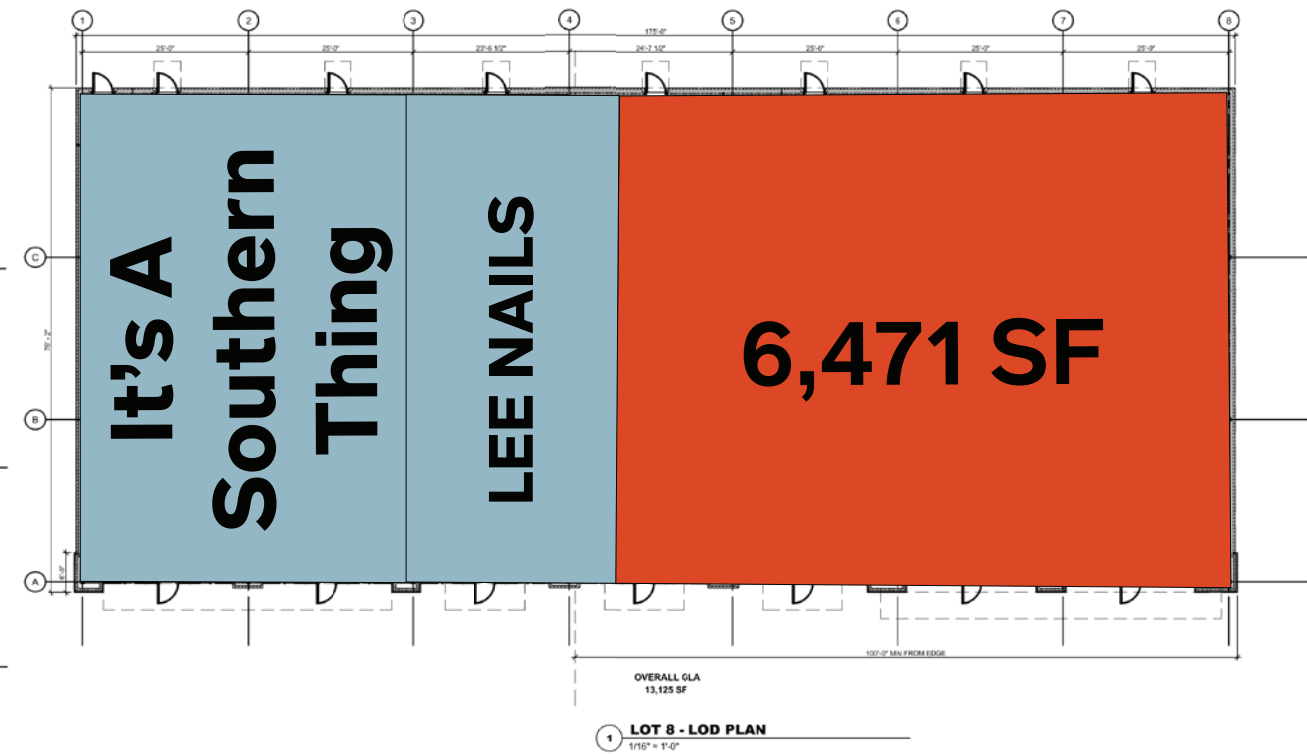
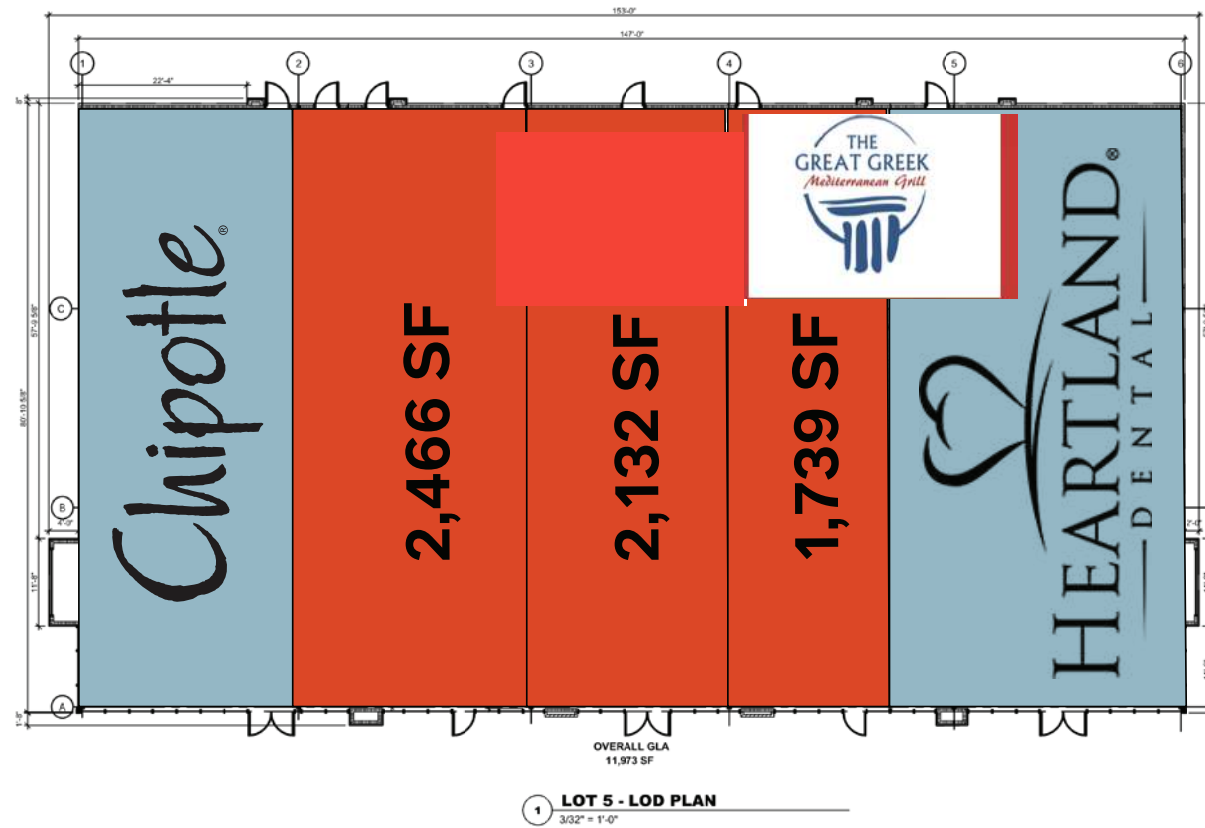
SITE PLAN IS CONCEPTUAL AND CREATED FROM GIS INFORMATION. FINAL SITE PLAN SHALL BE REVISED FROM SURVEY AND LOCAL MUNICIPAL REQUIREMENTS. D:\c:\one-drive - Mike Conroy\11\CHOMPSON\1487\PROJECTS\ELLIS ROAD DURHAM\BCU001131 TO Publix\Leasing Plan\01\_E110\_Publix\_Leasing\_Plan.docx

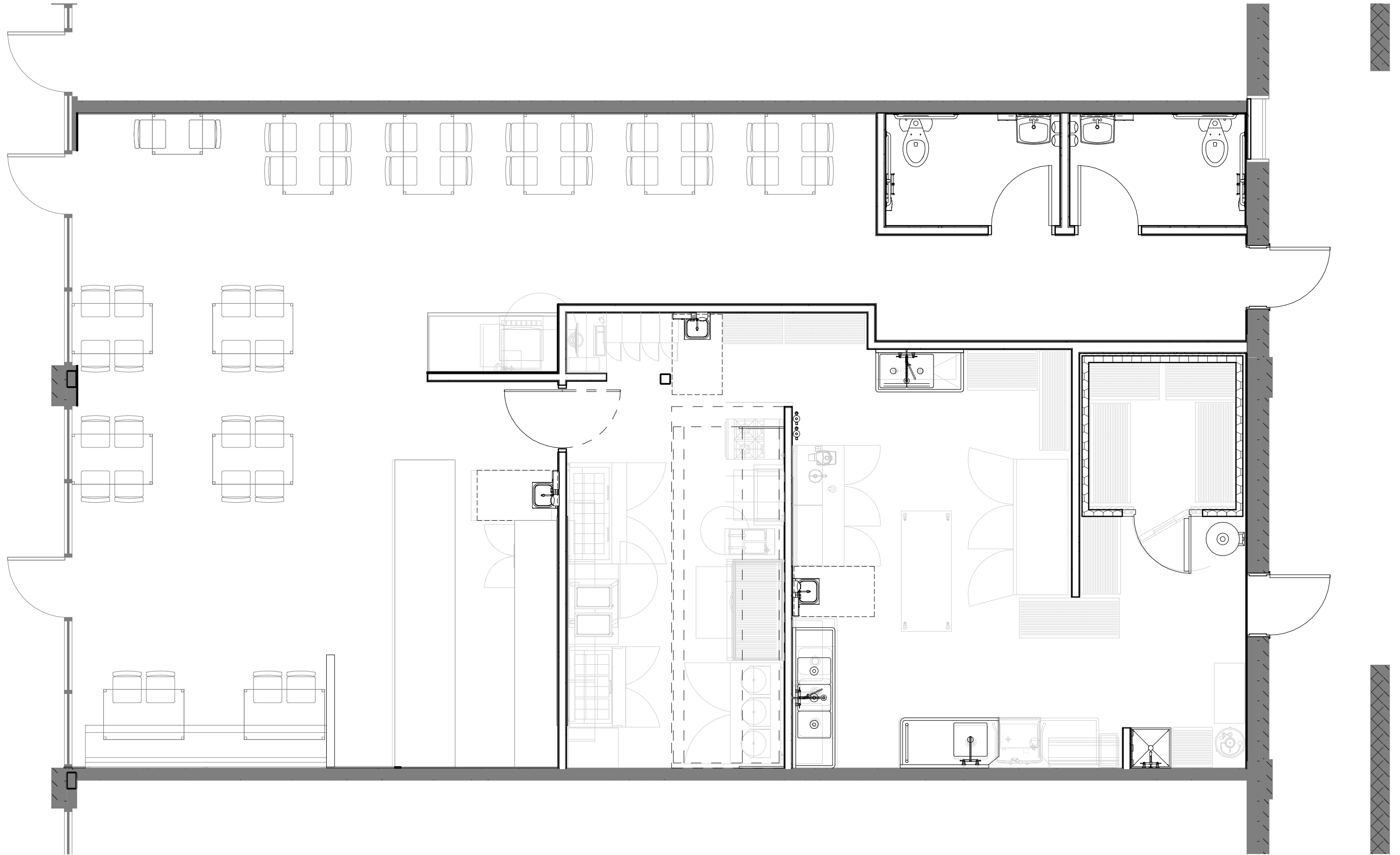
Outlot MTB

Publix Shops

**KEY**

- ▲ Available
- ▲ At / Near Lease
- ▲ Signed













**Chino Hills**  
**CA**



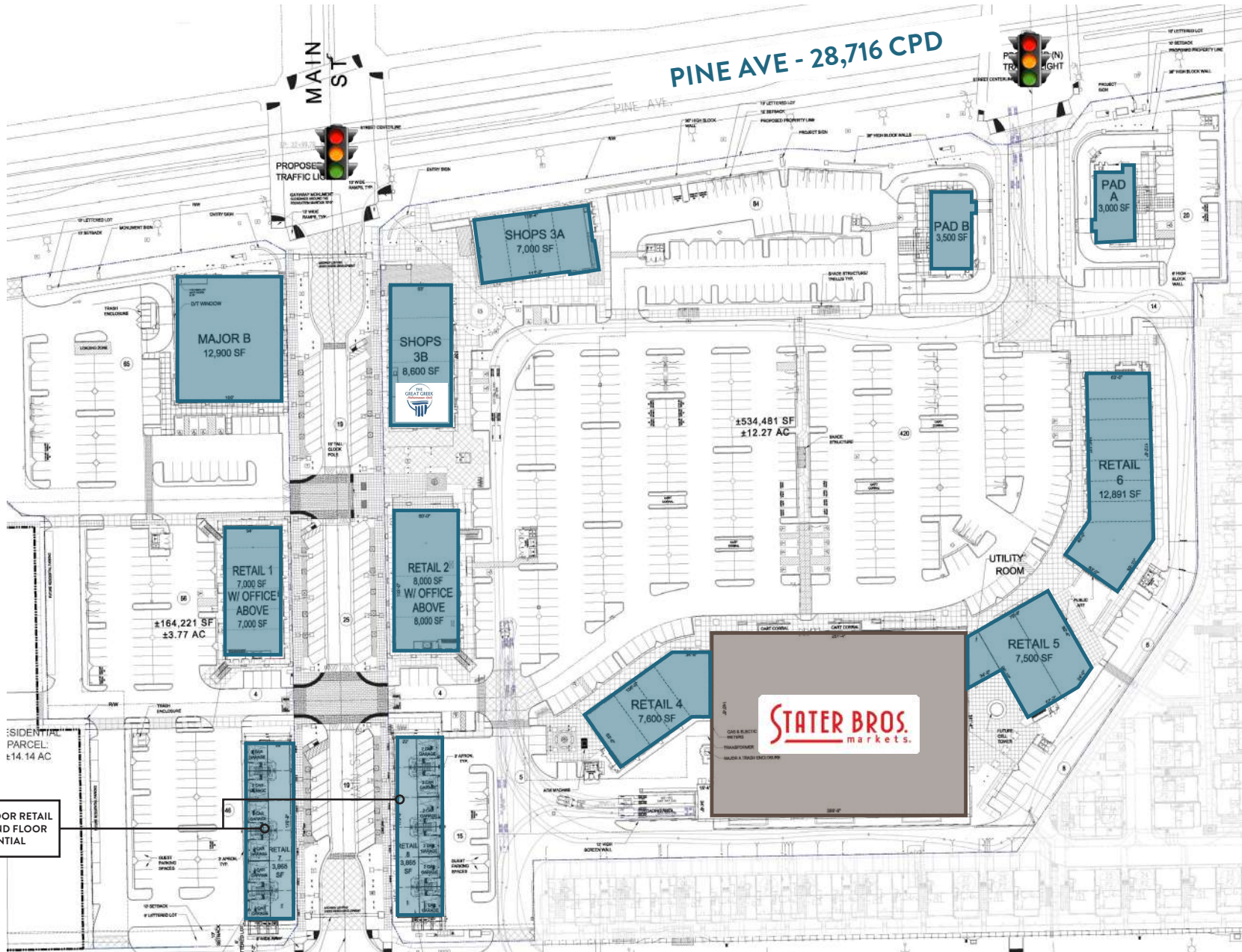


# TOWN CENTER SITE PLAN

**NOW LEASING | 169,590 SF**  
ANCHOR, PAD & SHOP SPACE AVAILABLE

FUTURE  
MULTIFAMILY  
±360 UNITS

FUTURE  
MULTIFAMILY  
±205 UNITS



GROUND FLOOR RETAIL  
WITH SECOND FLOOR  
RESIDENTIAL



**Building 3B**

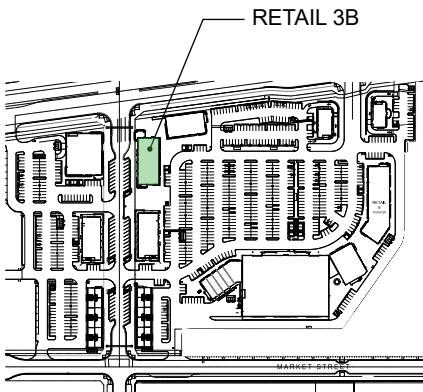
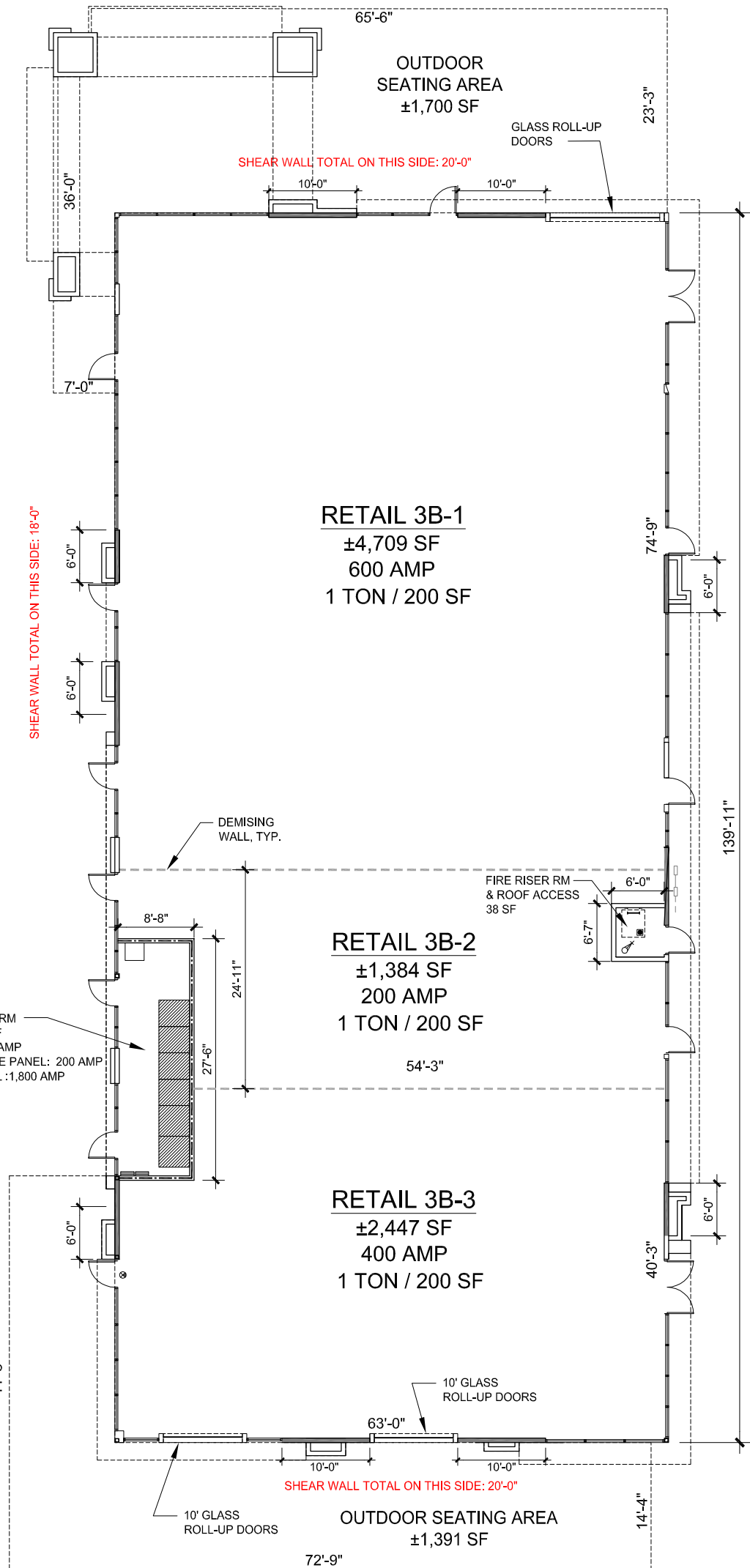
Retail 3B-1: ±4,709 SF

Retail 3B-2: ±1,384 SF

Retail 3B-2: ±2,447 SF

Total: ±8,540 SF\*

\*THE BUILDING SQUARE FOOTAGE IS NET LEASABLE. UTILITY ROOMS ARE EXCLUDED.



**DISCLAIMER:**  
The architectural elements such as storefront, entries, and exit locations are conceptual in nature and are subject to change.  
The information contained herein is intended only as a general description of contemplated, but not covenanted improvements to be made as part of the project. Certain elements shown on the plan may be future or proposed and are not representation that said future development will occur as shown. Specific names, locations, dimensions of any stores, entrances or improvements are not intended to be and should not be relied upon and are subject to change, modification and deletion by Landlord or other parties and is not a representation or warranty as to the opening or continued operation of any store named or depicted or to the location of the stores, entrances and improvements. Landlord cannot guarantee that internal changes have not occurred since this plan has been prepared. The LOD is prepared without the benefit of an actual site visit or measurement. Landlord recommends that this space be field verified by Tenant to insure the accuracy of the drawings. Landlord, Lewis Retail Centers and their agents shall not be responsible for any discrepancy between the dimensions reflected herein and the as-built condition.  
All materials contained herein are the sole property and work product of the Landlord, Lewis Retail Centers and have been prepared by Lewis Retail Centers for the tenant(s)'s internal use only. This work product may not be used, disseminated, reproduced or distributed without the written permission of Landlord, Lewis Retail Centers.

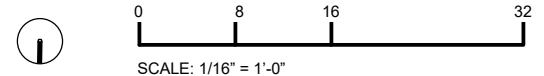
KEY MAP

**Lewis Retail Centers**  
A Member of the Lewis Group of Companies

1156 N. Mountain Avenue  
Upland, CA 91789

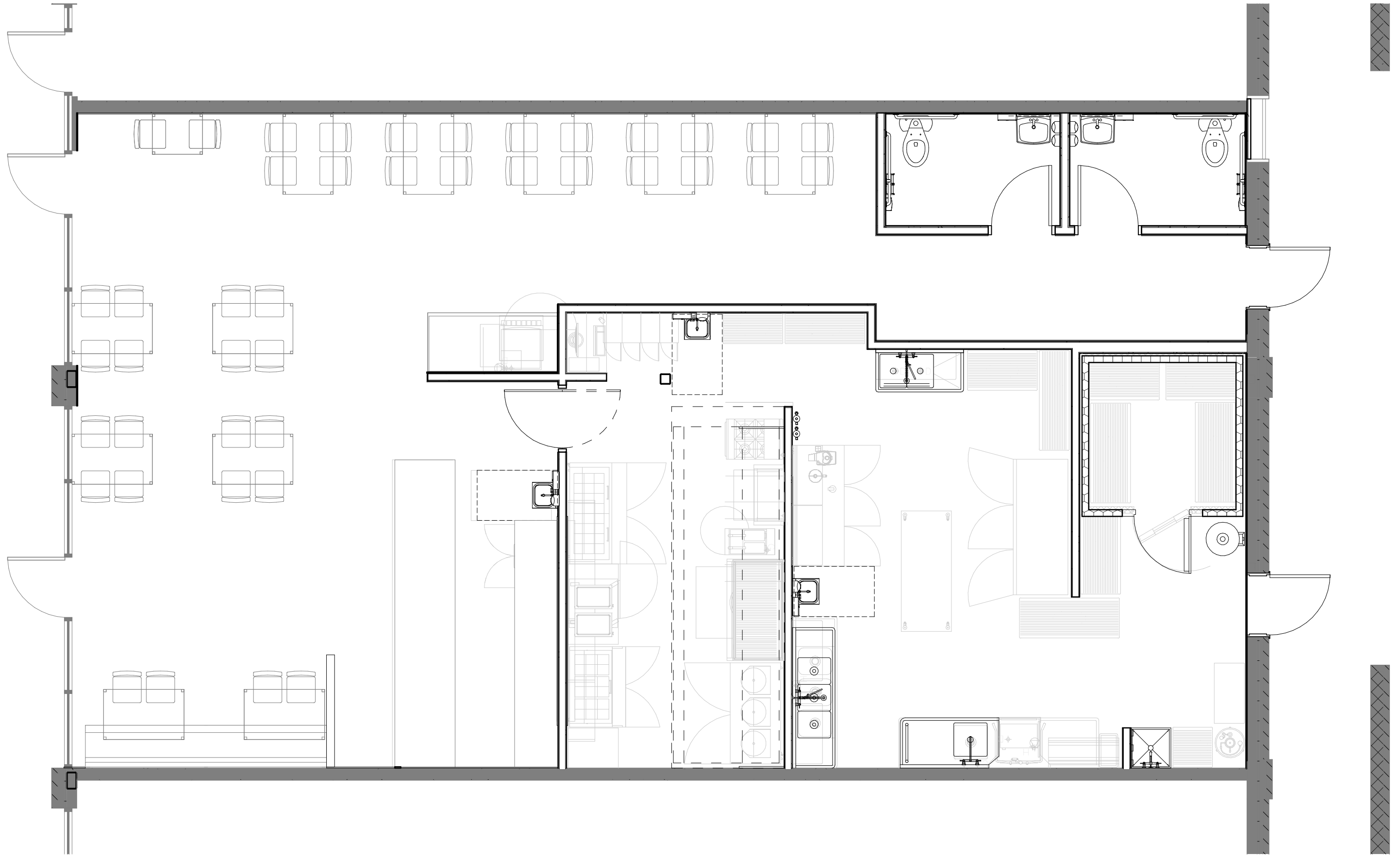
**TOWN CENTER AT THE PRESERVE**

CHINO, CA



**RETAIL 3B LOD**

AUGUST 04, 2022







Walnut  
CA



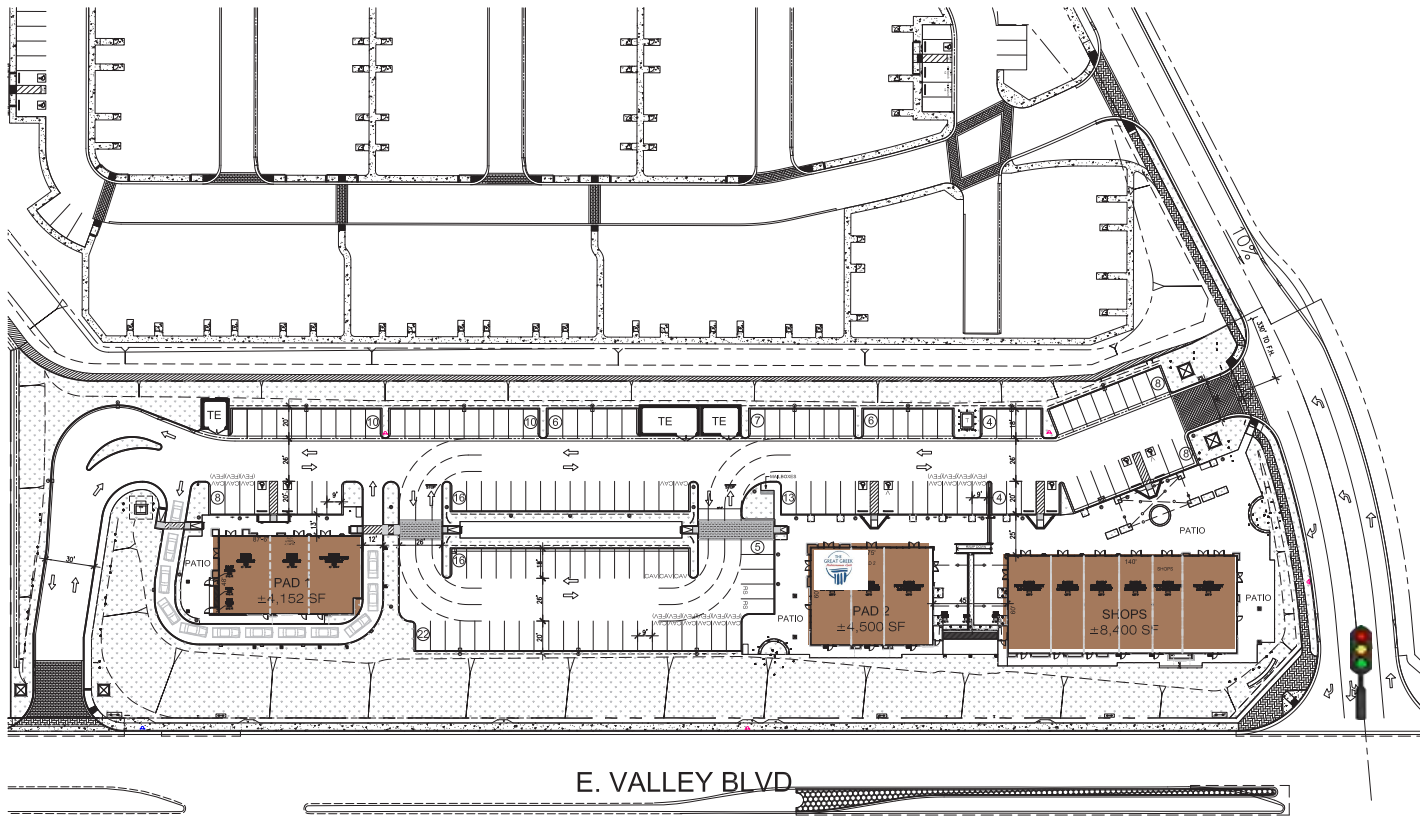


# NEIGHBORHOOD AERIAL





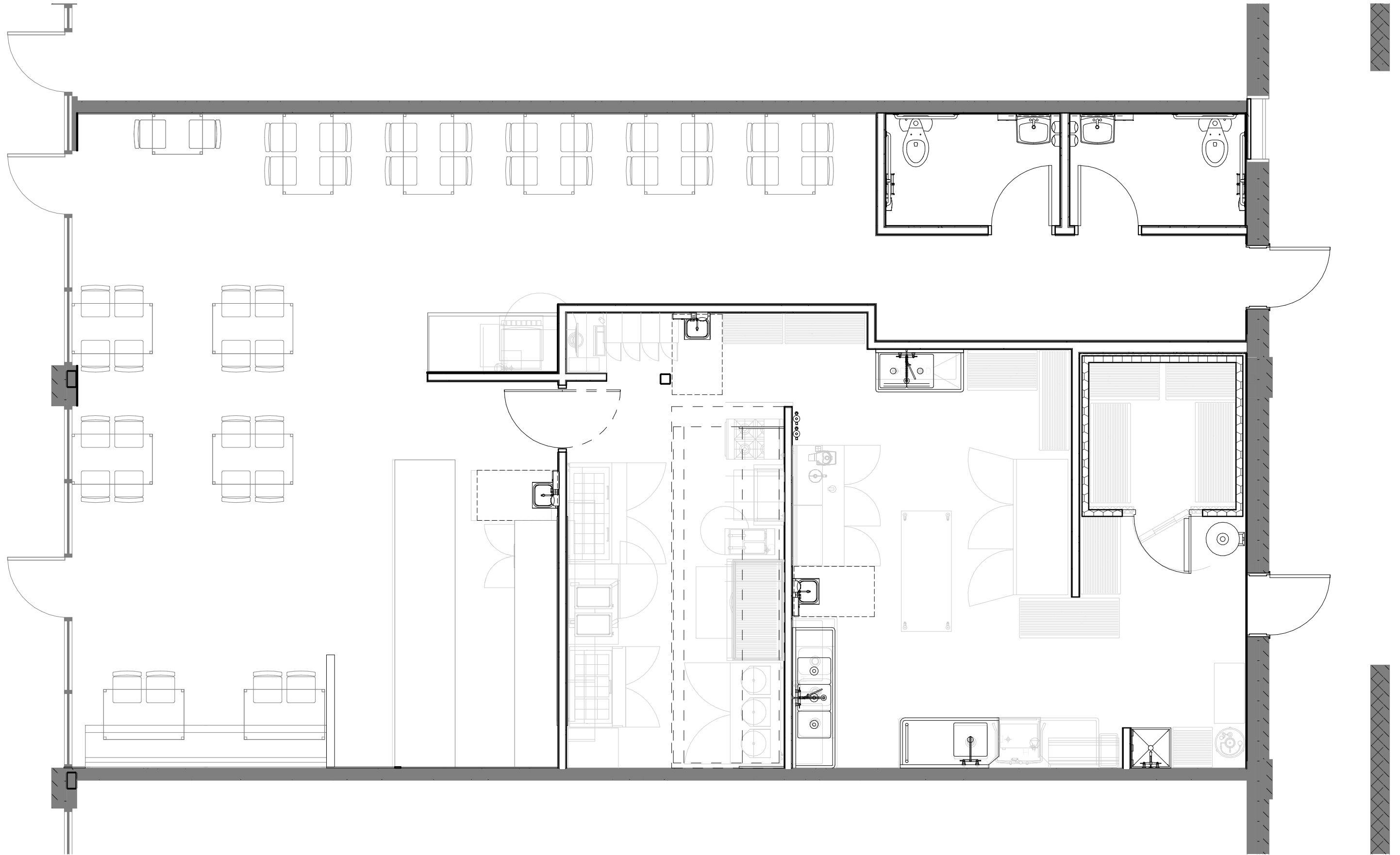
# THE RETAIL - SITE PLAN



## Space Options

Ability to combine suites within each Pad or Shop space as needed

|       | Suite           | SF    |
|-------|-----------------|-------|
| Pad 1 | A<br>Restaurant | 1,512 |
|       | B<br>Restaurant | 1,128 |
|       | C<br>Drive-Thru | 1,512 |
| Pad 2 | A<br>Restaurant | 1,500 |
|       | B<br>Retail     | 1,200 |
|       | C<br>Restaurant | 1,800 |
| Shops | D<br>Restaurant | 1,600 |
|       | E<br>Retail     | 1,200 |
|       | F<br>Retail     | 1,290 |
|       | G<br>Retail     | 1,220 |
|       | H<br>Restaurant | 1,090 |
|       | I<br>Restaurant | 2,000 |





**Naples**  
**FL**





Space Profile for

Unit: #0004A

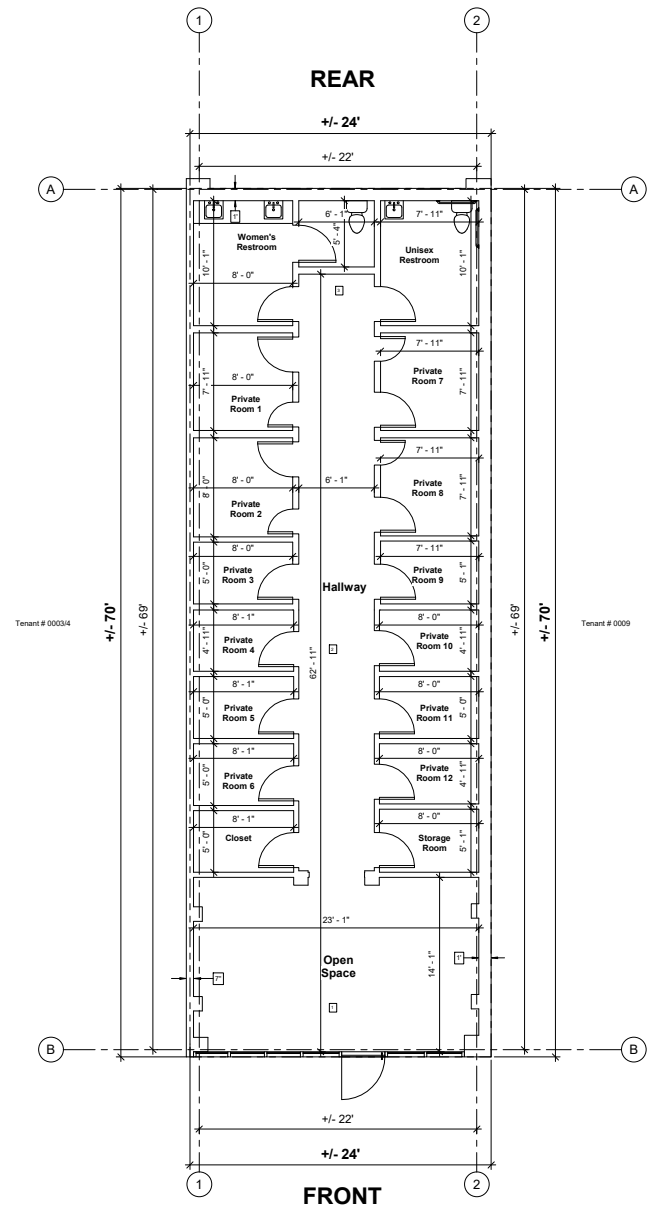
Area: 1680 sq ft

Address

*1993 Tamiami Trail North  
Naples, FL 34102*



*400 N. Tampa St., Suite 2210  
Tampa, FL, 33602*



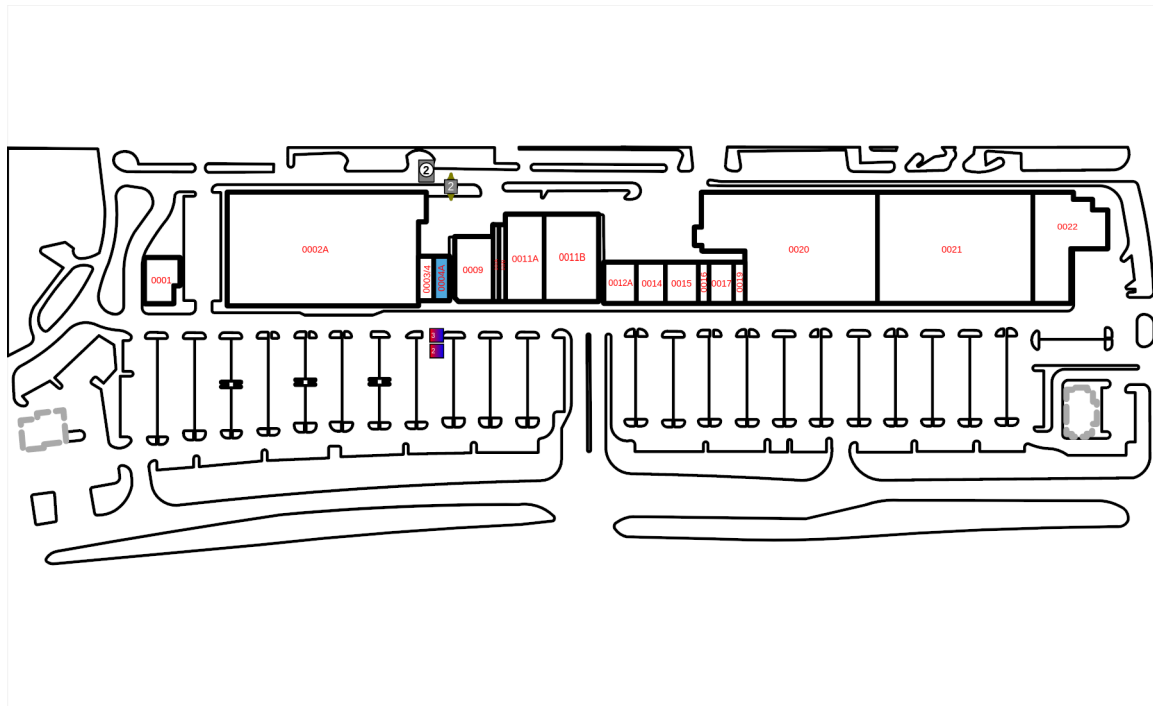
| CEILING/STRUCTURAL HEIGHTS (A.F.F) |                 |                                      |
|------------------------------------|-----------------|--------------------------------------|
| 1                                  | Ceiling: 10'-0" | Bot. Joist: 16' 5" Bot. Deck: 18'-2" |
| 2                                  | Ceiling: 9'-11" | Bot. Joist: 15' 3" Bot. Deck: 17'-1" |
| 3                                  | Ceiling: 9' 11" | Bot. Joist: 14' 9" Bot. Deck: 16'-6" |

**A1 MAIN FLOOR**





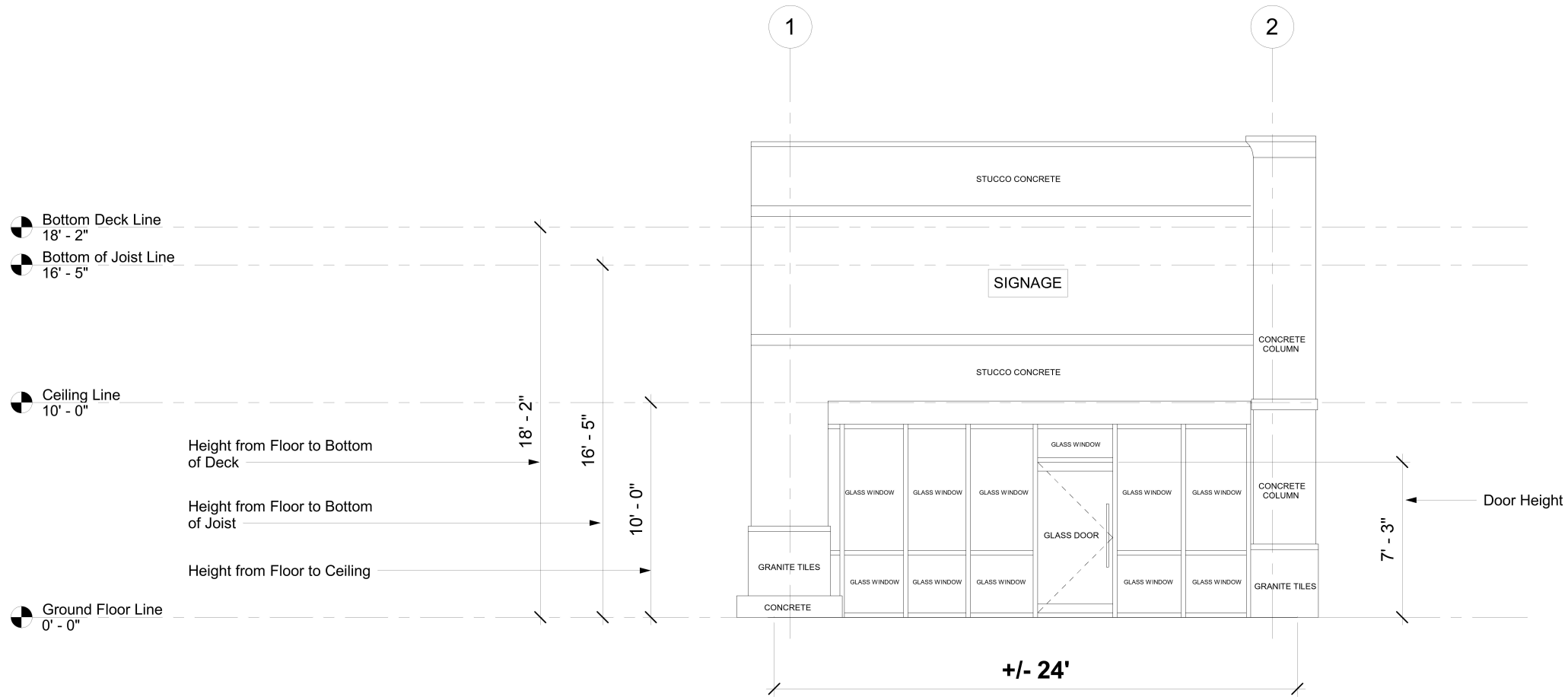




Window Plan 1

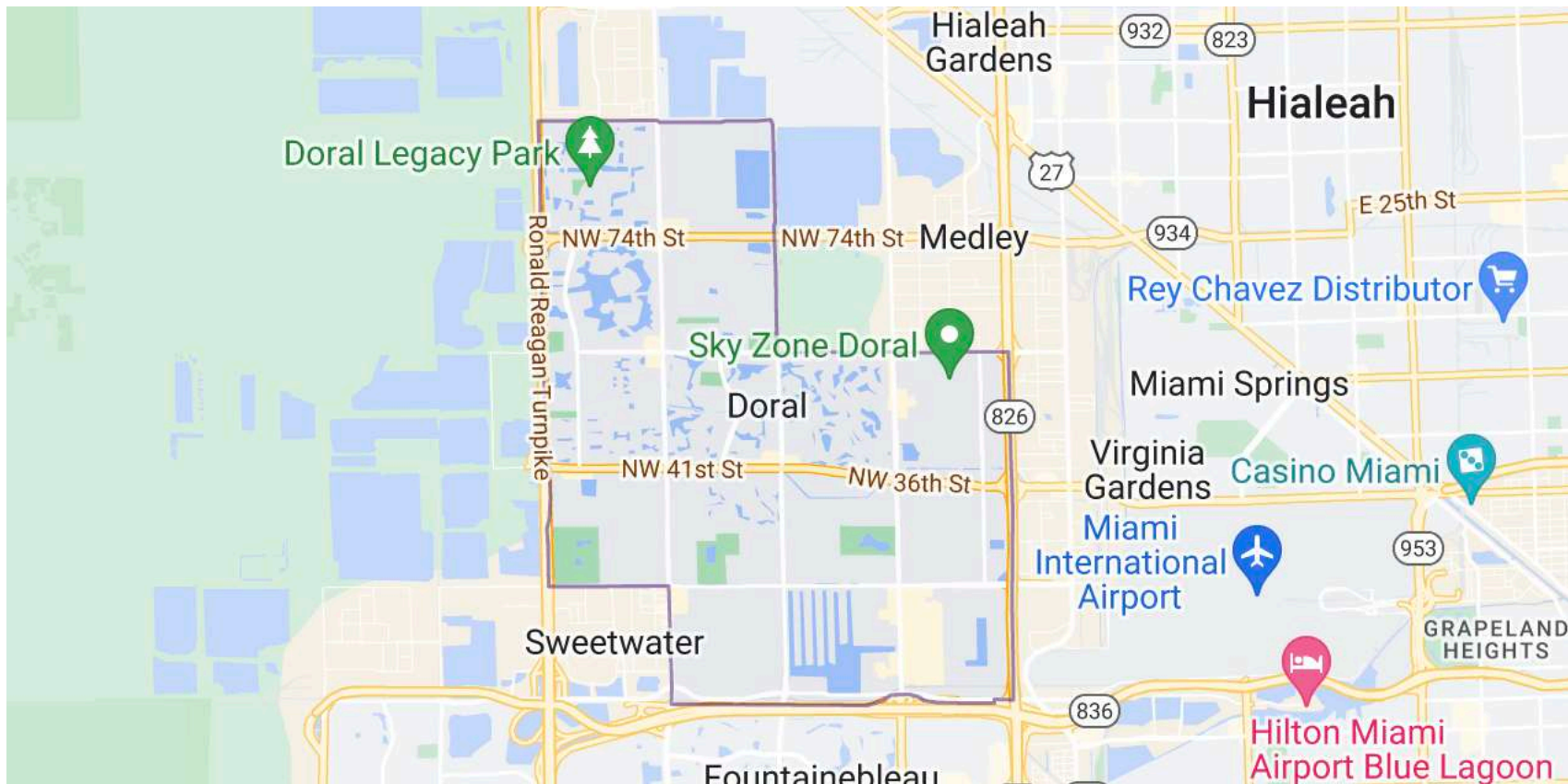


# Storefront 1



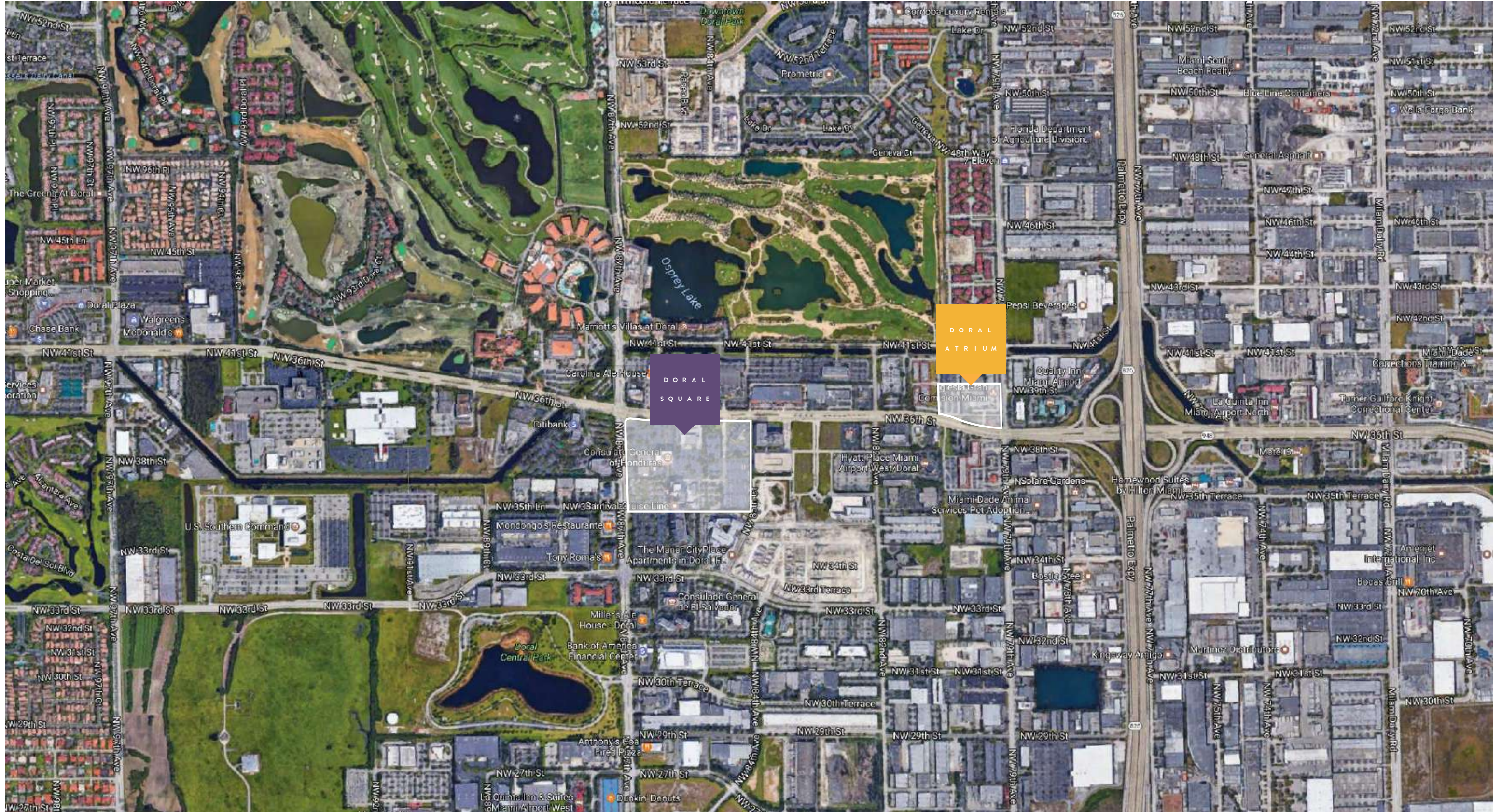


Doral  
FL





Aerial Map



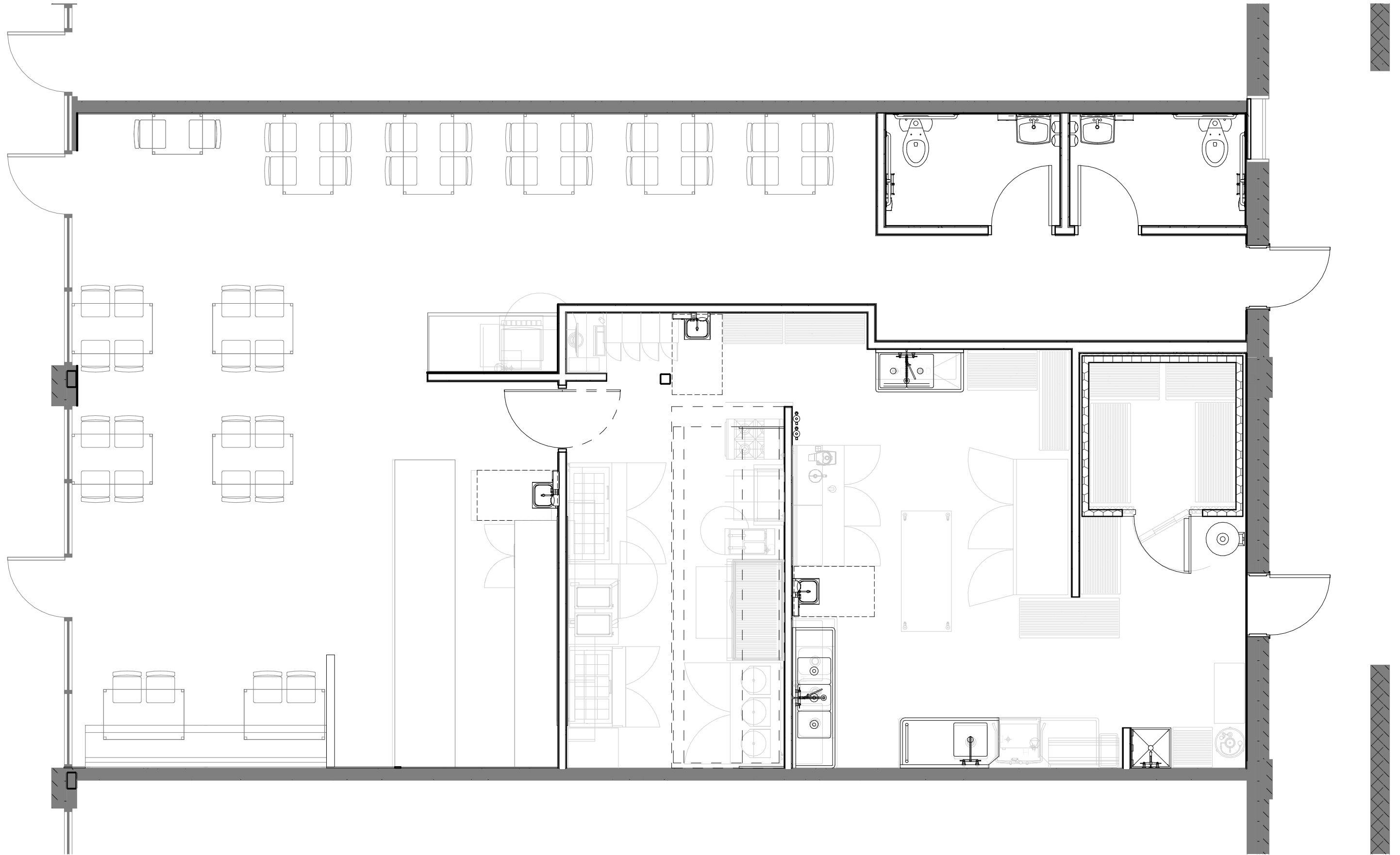




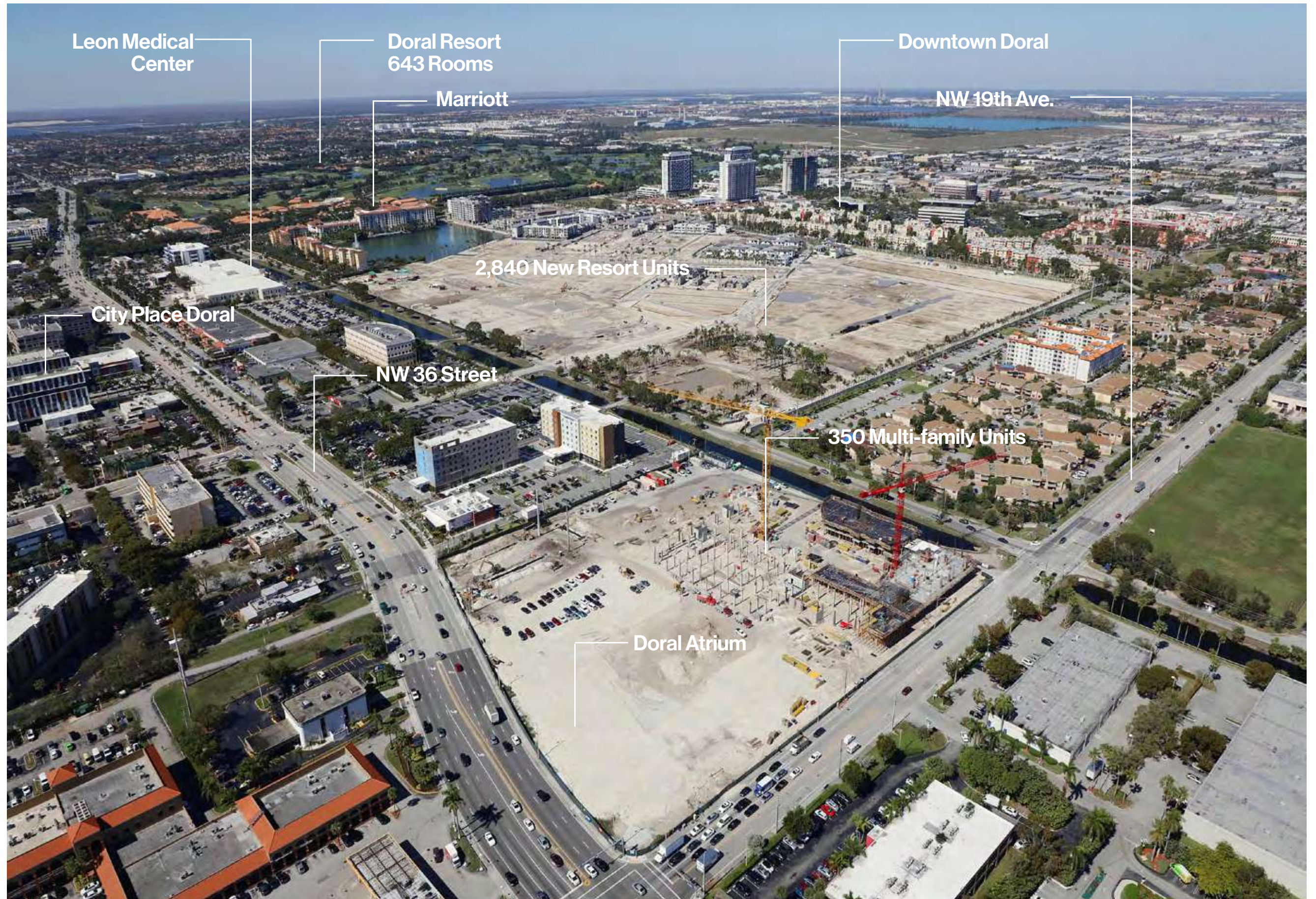




View from 79th Ave.







Leon Medical Center

Doral Resort 643 Rooms

Downtown Doral

Marriott

NW 19th Ave.

2,840 New Resort Units

City Place Doral

NW 36 Street

350 Multi-family Units

Doral Atrium