



PROS

- NEAR CAL POLY
- REAR ACCESS SITE TO RAMONA DR.
- NO PARKING STRUCTURE NEEDED

CONS

- LEFT TURN ON FOOTHILL MAY BE DIFFICULT
- FURTHER FROM NORTHBOUND AND SOUTHBOUND FREEWAY ACCESS
- REQUIRES 3 STORIES
- RAMONA IS HIGH TRAFFIC AND THROUGH RESIDENTIAL FOR REAR ACCESS
- FAR FROM SOUTHERN PART OF THE CITY

SITE AREA: 70,200 S.F.
 3 STORY BUILDING
 142 PARKING SPACES



PROS

- LARGE ENOUGH SITE FOR 1 STORY BUILDING
- NO PARKING STRUCTURE NEEDED
- DUAL STREET ACCESS TO SITE
- TANK FARM RD. ALLOWS ACCESS TO BROAD ST.
- NO RESIDENTIAL NEARBY

CONS

- LEFT TURNS ON SOUTH HIGUERA AND TANK FARM ARE DIFFICULT
- FARTHER FROM CENTER OF TOWN
- MINIMIZED PUBLIC PRESENCE
- CHALLENGING ACCESS ON TANK FARM ROAD
- NO LEFT TURN ON TANK FARM AVAILABLE

SITE AREA: 126,200 S.F.
 2 STORY BUILDING
 244 PARKING SPACES



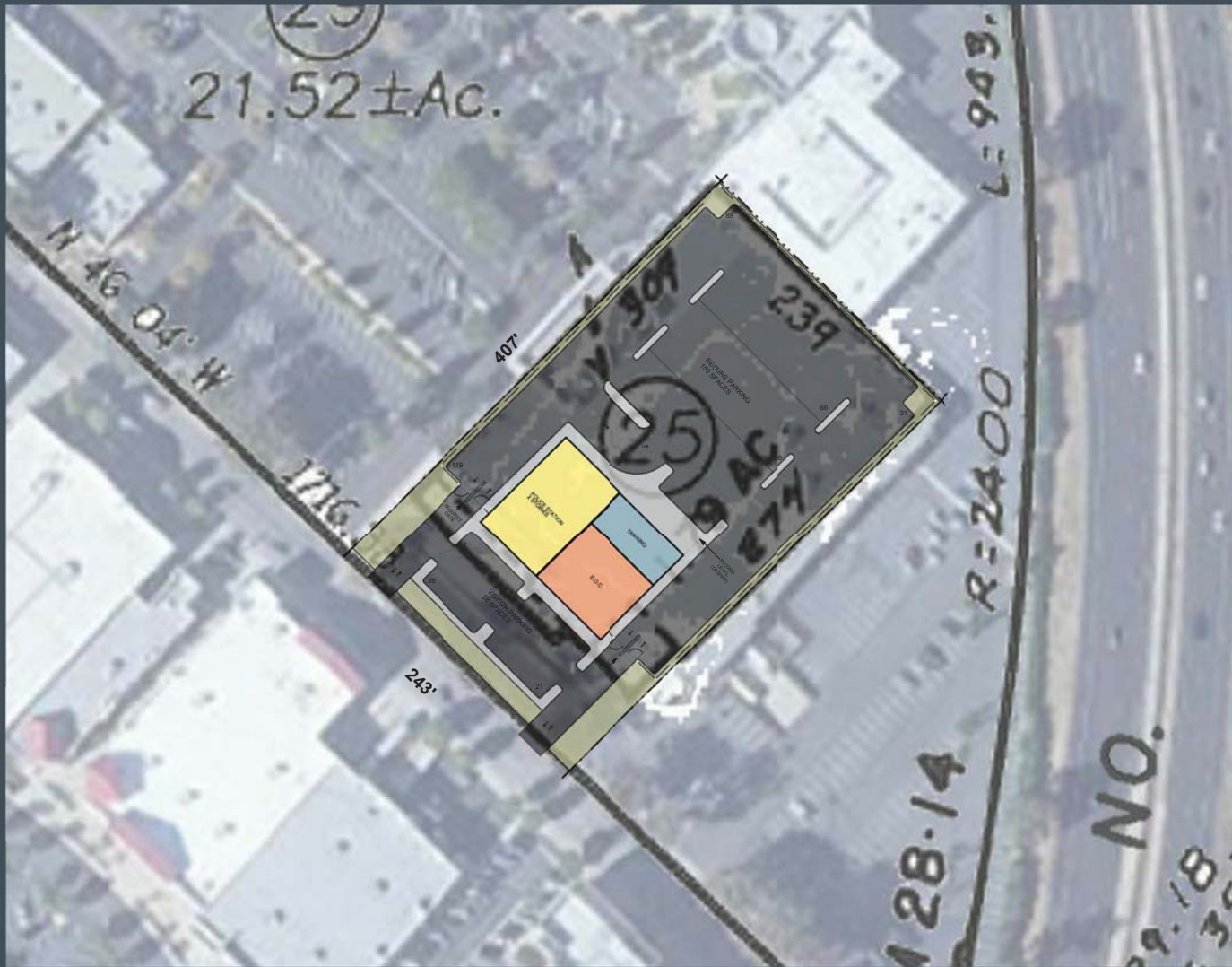
PROS

- LARGE ENOUGH SITE FOR 1 STORY BUILDING
- POSSIBLE FUTURE EXTENSION OF PRADO WILL PROVIDE ACCESS TO BROAD ADJACENT NORTHBOUND FREEWAY ACCESS
- NO PARKING STRUCTURE NEEDED

CONS

- FURTHER TRAVEL TO DOWNTOWN AND CAL POLY
- FURTHER DISTANCE TO SOUTHBOUND FREEWAY ACCESS
- LESS VISIBLE PUBLIC PRESENCE
- ROUNDABOUT NOT CONDUSIVE TO REQUIRED RESPONSE TIMES
- LIMITED CONNECTION TO MAIN ARTERIAL ROADS
- SURROUNDED BY RESIDENTIAL NEIGHBORHOOD
- POLICE SIRENS MAY BE UNDESIRABLE TO RESIDENCE

SITE AREA: 133,500 S.F.
 2 STORY BUILDING
 248 PARKING SPACES



PROS

- LARGE ENOUGH FOR 1 STORY BUILDING
- NO PARKING STRUCTURE NEEDED
- NEAR ACCESS TO 101

CONS

- DRIVE THROUGH SHOPPING AREA TO ROADWAY
- VERY PUBLIC VISIBILITY.
- CIRCULATION HAS TRAFFIC CONGESTION ISSUES
- SECURITY CONCERNS; ADDED SECURITY WILL BE NEEDED
- UNDESIRABLE FOR NEARBY RETAIL
- UNDER DEVELOPMENT BY OTHERS

SITE AREA: 99,400 S.F.
 2 STORY BUILDING
 177 PARKING SPACES