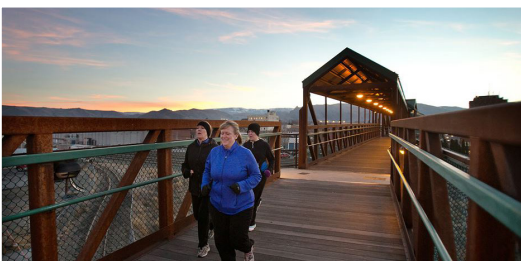


# RETAIL AT THE RIVERSIDE

**RIVERSIDE**  
APARTMENT HOMES



Shops for Lease in Wenatchee, WA - 705 Riverside Dr



For information contact:

**Rory Turner**  
(509) 421-0946  
roryturner@me.com

**Chaun Birks**  
(509) 884-6381  
chaun@ncw-commercial.com



UNIT DATA			
MARK	UNIT	NUMBER	PERCENTAGE
A	2 BR / 2 BA	48	15.6 %
B	2 BR / 1 BA	36	11.7 %
C	2 BR / 1 BA	12	4.0 %
D	1 BR / 1 BA	132	42.8 %
E	2 BR / 2 1/2 BA	20	6.5 %
F	LIVE-WORK 1 BR / 1 BA	36	11.7 %
G	ABOVE LIVE-WORK STUDIO	24	7.8 %
TOTAL		308	100 %

PARKING PROVIDED		
TYPE	NUMBER	PERCENTAGE
STANDARD 9x18	135	40.6 %
CARPORTS (+ 2 ACCESSIBLE)	115	34.5 %
ACCESSIBLE	8	2.4 %
COMPACT (8'X16')	65	19.5 %
TOTAL	333 SPACES	100 % (1.1 SP / UNIT)
STREET PARKING	23 SPACES	
TOTAL	356 SPACES	

PARKING REQUIRED		
TYPE	NUMBER OF BEDROOMS	SPACES REQUIRED
UNITS	386 BEDROOMS	X 1.5 SP/ bEDROOM = 579 SPACES
RETAIL	5,574 SQ. FT.	X 3.5 SP / 1,000 SQ. FT. = 20 SPACES
LIVE/ WORK	22 UNITS	X 1 SP / UNIT = 22 SPACES
TOTAL		621 SPACES

**PARKING REDUCTION INCENTIVES**

6321X 80% = 497 SPACES REQUIRED

497 SPACES REQUIRED - 356 SPACES PROVIDED = 141 SPACES NECESSARY OFF SITE

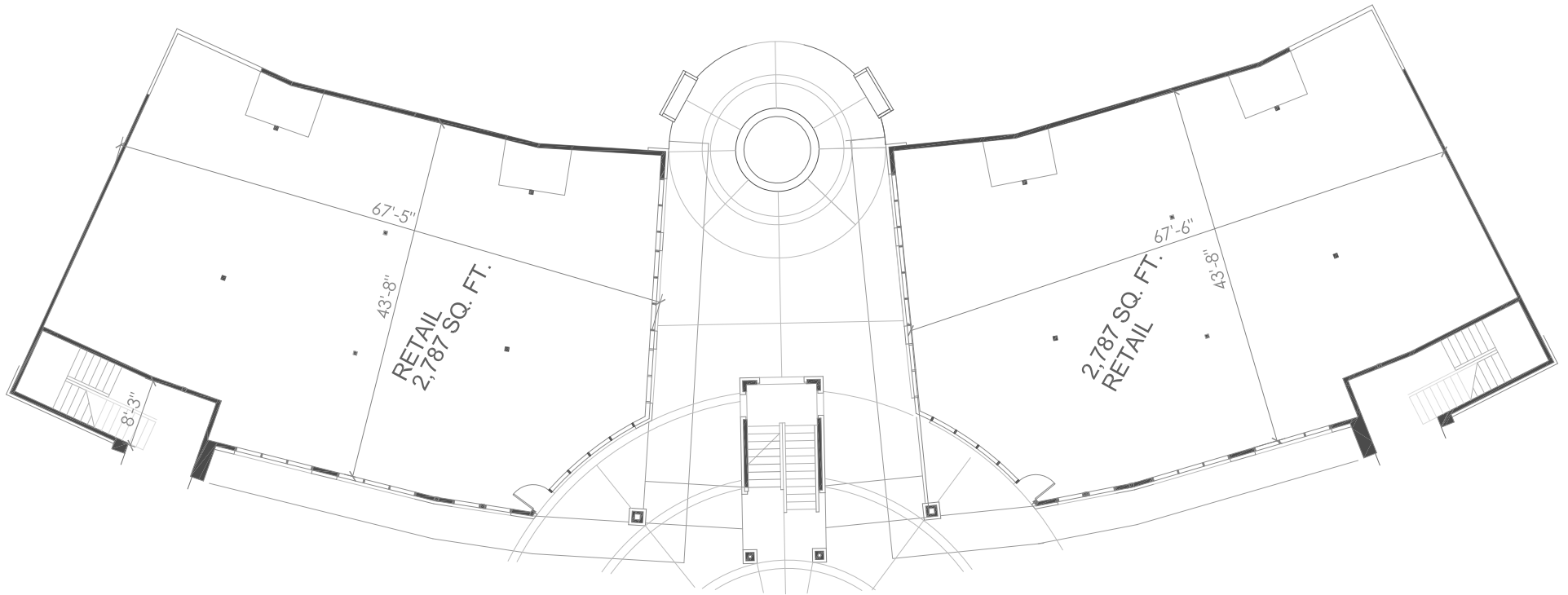


**CENTER INVESTMENTS, INC.**

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