

**Green River Promenade/SDO Business Park Parking Analysis
4/19/2023**

Green River Promenade Commercial Center (4300 Green River)					
Suite	Tenant	Floor Area (SF)	Use	Parking Requirement	Required Parking
101	Maiz Cocina - Indoor	2,009	Restaurant	1/125	16.07
	Maiz Cocina - Patio	778	Restaurant	1/125	6.2
102	Happy Hour Saloon	1,199	Restaurant	1/125	9.59
103	Choco Bakery	1,214	Bakery/Restaurant	1/125	9.71
104	Mac Star Computers	1,200	Retail	1/375	3.2
105	Green River Dentistry	1,200	Dentist	1/375	3.2
106	Blackburns	1,200	Catering	1/375	3.2
107	J Sushi	3,000	Restaurant	1/125	24
108	Sheheidas Place	2,222	Office	1/375	5.92
111	Big Al's Pizza	2,750	Restaurant	1/125	22
112	Night in Heaven	1,146	Retail	1/375	3.06
113	Classy Nails & Spa	1,146	Nail salon	1/375	3.05
114	Hanson Physical Therapy	1,141	Medical	1/375	3.05
115	One Stop Liquor	1,320	Retail	1/375	3.52
116	Donut Shop	950	Take-out	1/375	2.53
117	Royal Cleaners	1,930	Cleaners	1/375	5.14
118	Thai E-San Cuisine	1,350	Restaurant	1/125	10.8
109A	Corona Hills Fitness	5,776	Gym	1/150	38.51
109B	Romp-O-Rama	9,998	Commercial Recreation	1/375	26.66
Pad A	Starbucks	966	Restaurant/Café	1/375	2.57
Pad B	Copperlocks	2,243	Restaurant	1/125	17.94
Total Required					219.92
Total Provided					231

76 / Circle K					
Address	Tenant	Floor Area (SF)	Use	Parking Requirement	Required Parking
4350	76 Gas Station & Circle K	2,800	Convenience Store	1/250	11.2
			Gas Canopy	3 Spaces Minimum	3
Total Required					14.2
Total Provided					13

Sierra Del Oro Business Park (See Notes)					
Address	Tenant	Floor Area (SF)	Use	Parking Requirement	Required Parking
4264	Dental	4,695	Dental	1/375	12.52
4254	Rehau	4,169	Office	1/375	11.12
4230	Vacant	6,479	Office	1/375	17.28
4234	Vacant	6,807	Office	1/375	18.15
4238	Vacant	7,513	Office	1/375	20.03
4226	Mortgae Lending	7,145	Office	1/375	19.05
4222	Mission Financial	6,607	Office	1/375	17.62
4218	Staffing	6,333	Office	1/375	16.88
4214	Vacant	6,447	Office	1/375	17.19
4210	Vacant	6,019	Office	1/375	16.05
4190	Green River Escrow	7,991	Office	1/375	21.31
4180	St. Christopher	15 employees & 160 patrons	Adult Daycare	1 per 10 patron plus 1 per employee	31
Total Required					218.2
Total Provided					213

Total No. of Existing Spaces Provided (Before Starbucks)	476
No. of Spaces Removed For Starbucks	-40
No. of Spaces Replaced By Starbucks	21
Total No. of Spaces PROVIDED With Starbucks	457
Total No. Spaces REQUIRED With Starbucks	452
Surplus	5

Notes:

1. The 213 spaces provided for the SDO Business Park includes 11 spaces which are located on the St. Christopher Adult Daycare parcel (4180 Green River Rd) and 202 spaces which are located within the business park site (4190-4264 Green River Rd).
2. Any request or modification to parking that requires additional parking in the SDO Business Park site requires approval from the Green River Promenade commercial center.

EXHIBIT 9