

Transforming Opportunity into Value



EUCLID+HEIL





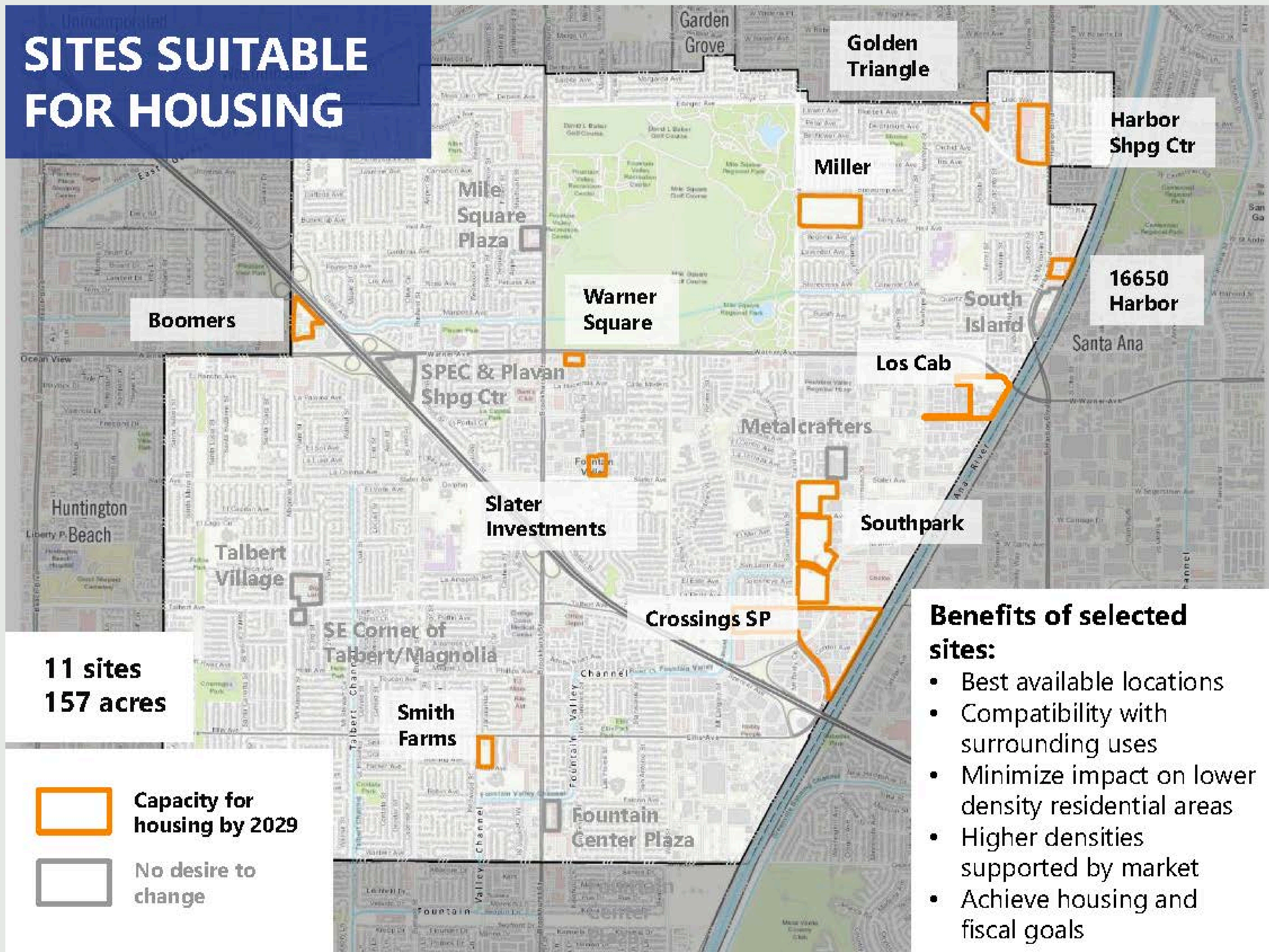
EUCLID+HEIL

Location Overview

The 18.1-acre site is well located at the corner of Euclid Street and Heil Avenue directly across the street from Mile Square Regional Park and just a 5-minute drive to Interstate 405 freeway for easy commuting to job centers and entertainment districts. The site is also located along Euclid Street, one of Fountain Valley's busiest major north – south throughfares bisecting the City with > 36,000 daily ADT. The project provides future residents with convenient access to several area elementary, middle, and high schools within walking distance of the site.



SITES SUITABLE FOR HOUSING



Scan to learn more

Site Map



EUCLID+HEIL



Site

- 18.09 Net Acres
- 626 Proposed Residential Units

Multifamily For-Rent Community

- 407 Total Units
- 81 Workforce Housing Units Included

Unit Mix

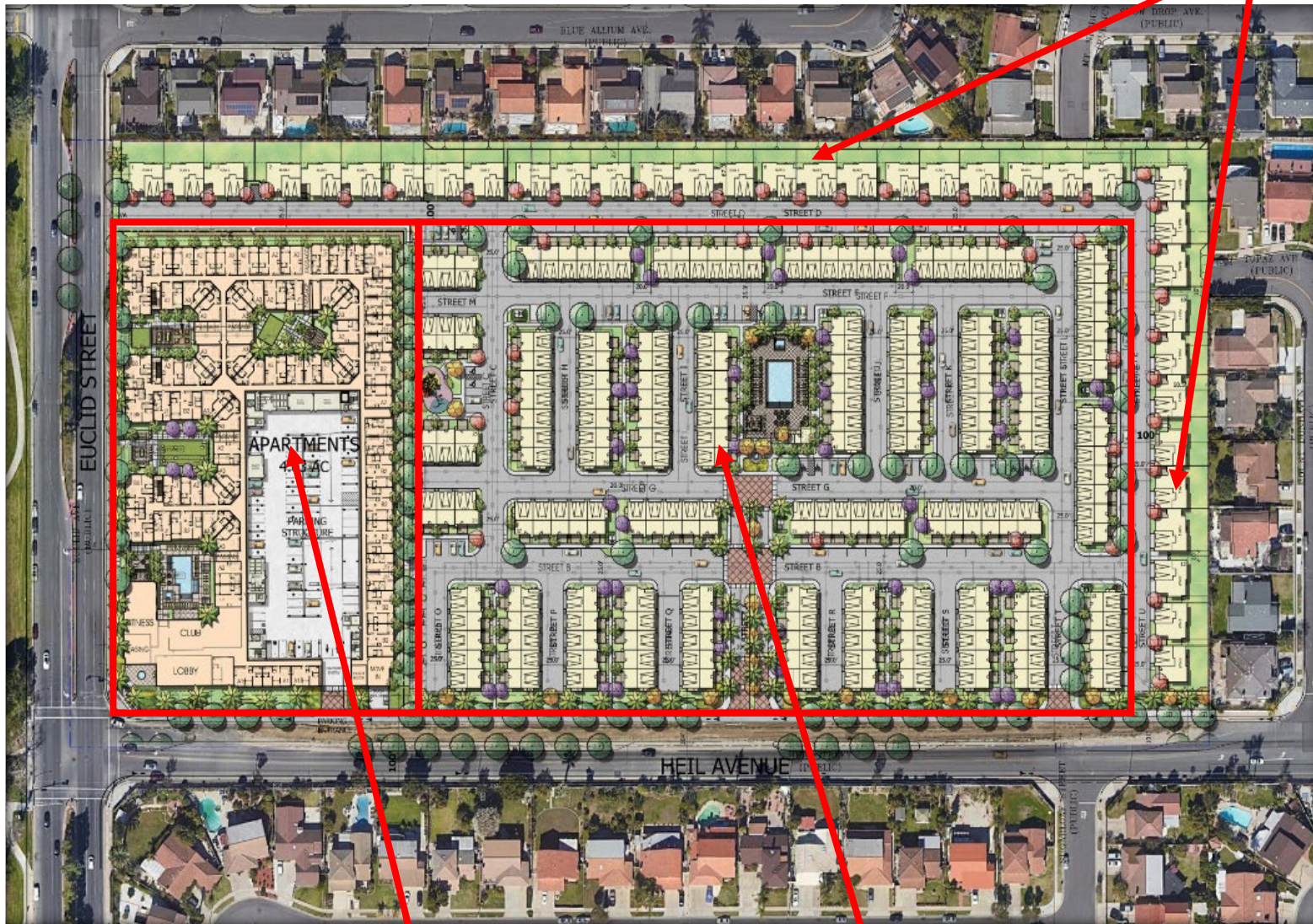
Junior 1 BD	101 Units 600 SF	24.8%
1BD	202 Units 692-756 SF	49.6%
2BD	104 Units 950-1,075 SF	25.6%

For-Sale Community

- 219 Total Units
- **36 Two-Story Triplexes**
 - 4 & 5BR Units ranging from 2,083-2,274 sf
 - 2 unit plans
- **183 Three-Story Townhomes**
 - 3 & 4BR Units ranging from 1,825-2,285 sf
 - 3 unit plans

(36) 2-story
Triplexes

Euclid + Heil - Site Plan (626 Total Units)



(407) Apartment Units

(183) 3-story
Townhomes

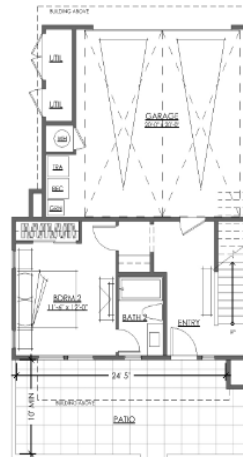
Euclid + Heil – Townhomes

TOWNHOME PRODUCT CRITERIA

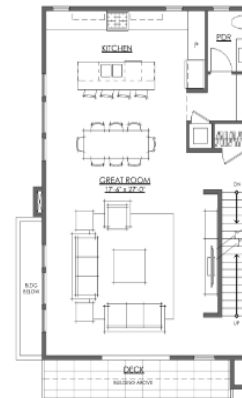
PLAN SF RANGE:	1,825 SF - 2,285 SF
FLOOR PLANS:	3
APPROX DENSITY:	18 DU/AC
BUILDING HEIGHT:	3 STORY, 35' HEIGHT
PARKING:	2 STALLS IN GARAGE

TOWNHOMES - 3 STORY

Plan 1 - 1,825 SF	3BR	117 units
Plan 2 - 1,970 SF	3BR	46 units
<u>Plan 3 - 2,285 SF</u>	<u>4BR</u>	<u>20 units</u>
TOTAL		183 units

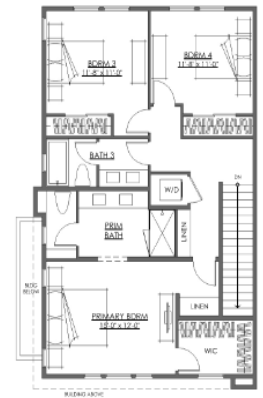


FIRST FLOOR



PLAN 3
4 BDRM, 3.5 BA + DESK
2,285 SF

SECOND FLOOR



THIRD FLOOR

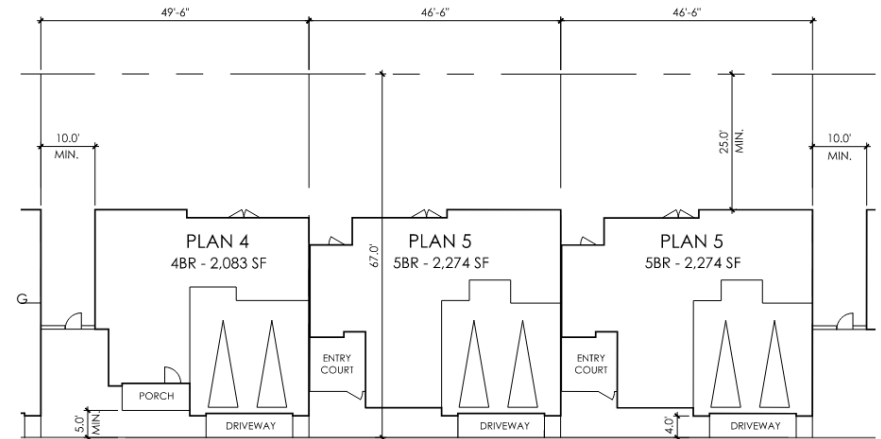
Euclid + Heil – Triplexes

TRIPLEXES - 2 STORY

Plan 4 - 2,083 SF	4BR	12 units
Plan 5 - 2,274 SF	4BR	24 units
TOTAL		36 units

TRIPLEX PRODUCT CRITERIA

PLAN SF RANGE:	2,083 TO 2,274 SF
FLOOR PLANS:	2
APPROX DENSITY:	10 DU/AC
BUILDING HEIGHT:	2 STORY, 28' HT.
PARKING:	2 STALLS IN GARAGE PER 4BR/5BR UNITS
PORCH CONDITIONS:	ALL UNITS TO HAVE EITHER FRONT PORCHES OR ENTRY COURTS



PLAN 4
4 BRDM, 2.5 BA + WORK SPACE
2,083 SF

PLAN 5
5 BRDM, 3.5 BA + WORK SPACE
2,274 SF

PLAN 5

Benefiting the Community

The Project is estimated to initially generate:

- Approximately **\$1.1 million** in taxes annually
- Significant spending, job creation, and support for the local and regional economy during construction
- One-time development impact fees of **\$3.5 million** to Garden Grove Unified School District and **\$4.5 million** to OC Parks
- An estimated **\$1.25 million** in public improvements along Heil Avenue, including street widening, installation of medians and trees, bike lanes, and new sidewalks

Live where you work

Convenient location to Fountain Valley employers such as Hyundai, Orange Coast Medical Center, Fountain Valley Regional Hospital, and Kingston Technology.

DURING CONSTRUCTION

More than
2,800
one-year jobs

More than
\$240
MILLION
labor income

More than
\$500
MILLION
total economic output



Scan to stay
in touch

Traffic



Parking



Triplexes (For-Sale):	36 Units
Garage Parking:	72
A Residential (Assigned):	18 Stalls
G Guest (Unassigned):	18 Stalls
Total Parking Stalls Provided:	108
Parking Ratio:	3 Stalls/Unit
Guest Parking Ratio:	.5 Stalls/Unit

Multi-Family (For Rent):	407 Units
Residential (Assigned):	548 Stalls
Guest (Unassigned):	57 Stalls
Leasing (Unassigned):	6 Stalls
Total Parking Stalls Provided:	611
Parking Ratio:	1.5 Stalls/Unit

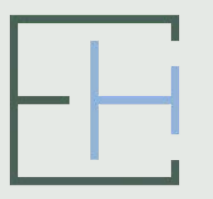
Townhomes (For-Sale):	183 Units
Garage Parking:	366
A Residential (Assigned):	10 Stalls
G Guest (Unassigned):	81 Stalls
Total Parking Stalls Provided:	457
Parking Ratio:	2.5 Stalls/Unit
Guest Parking Ratio:	.44 Stalls/Unit

Parking Summary	
Apartments	611 Stalls
For-Sale Community	565 Stalls
Total Parking Provided	1,176 Stalls

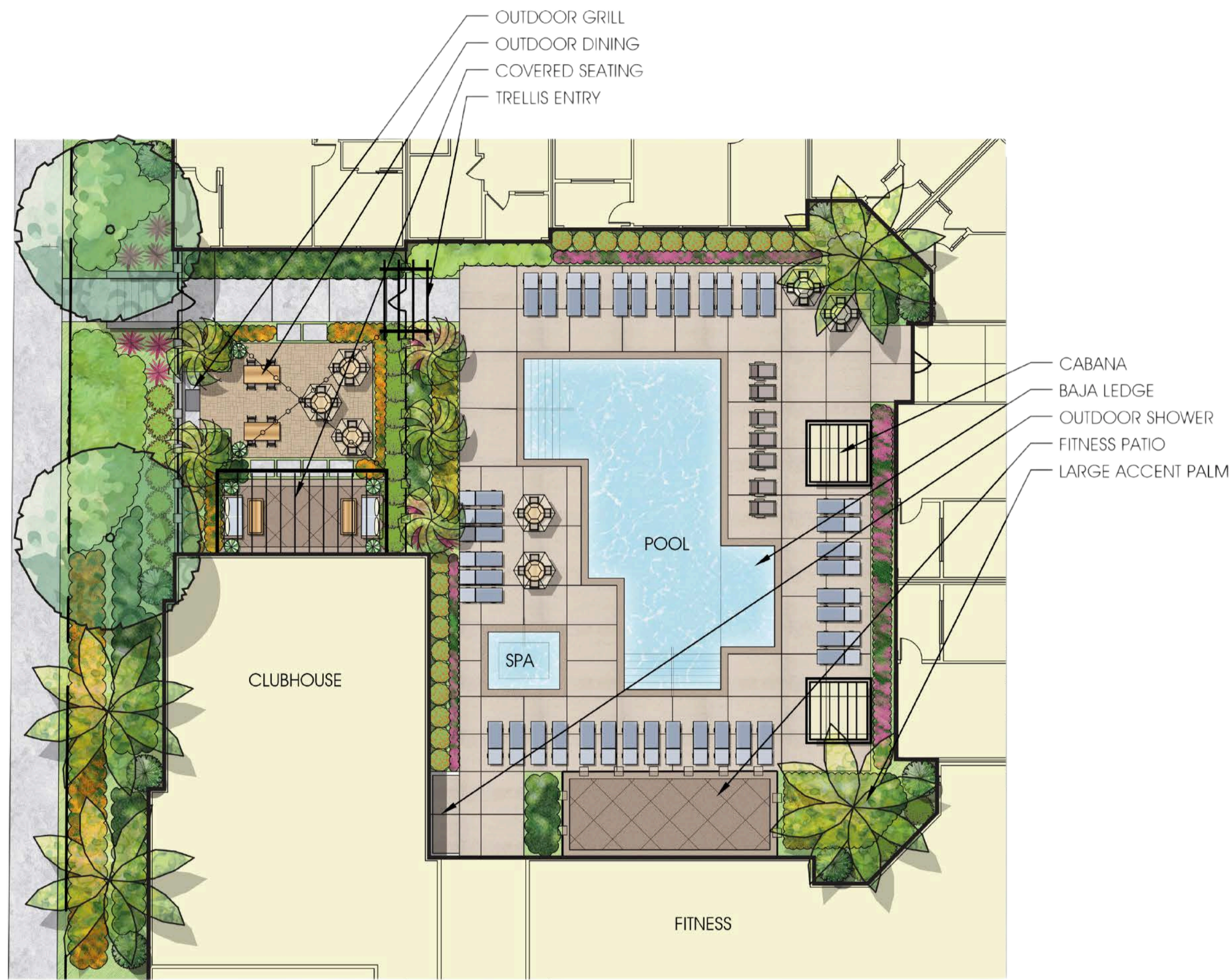
Guest Parking Summary	
Apartments	57 Stalls
For-Sale Community	99 Stalls
Total Guest Parking Provided	156 Stalls

Amenities

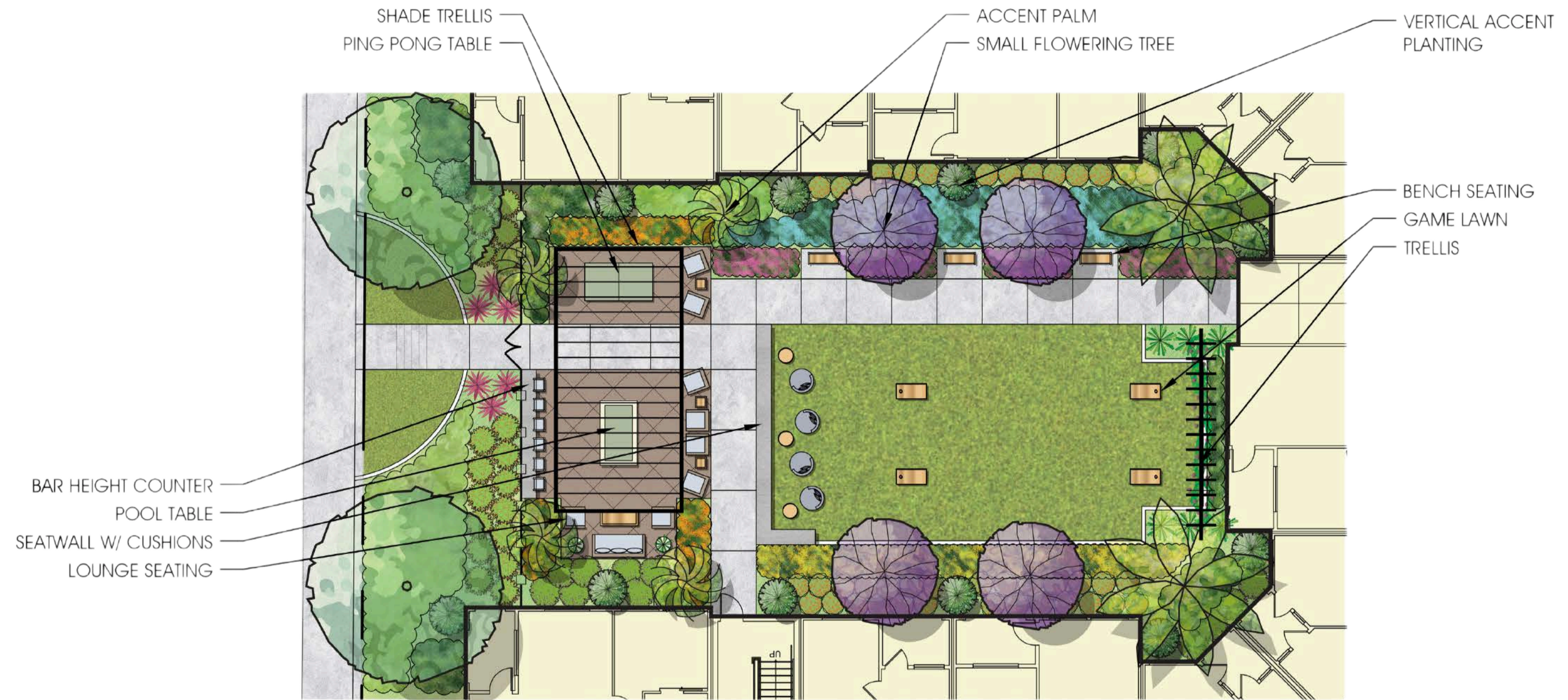
Apartment Community



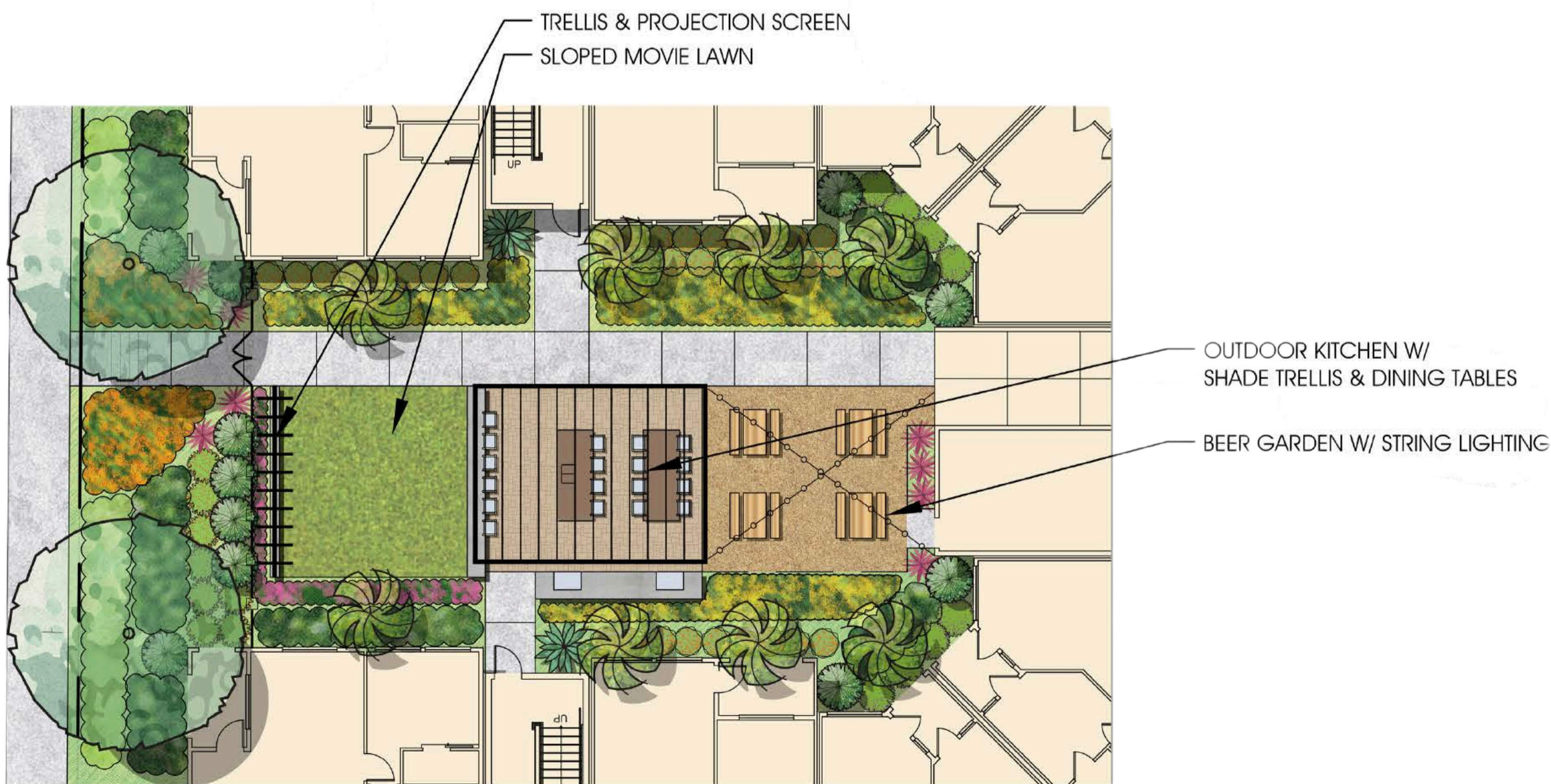
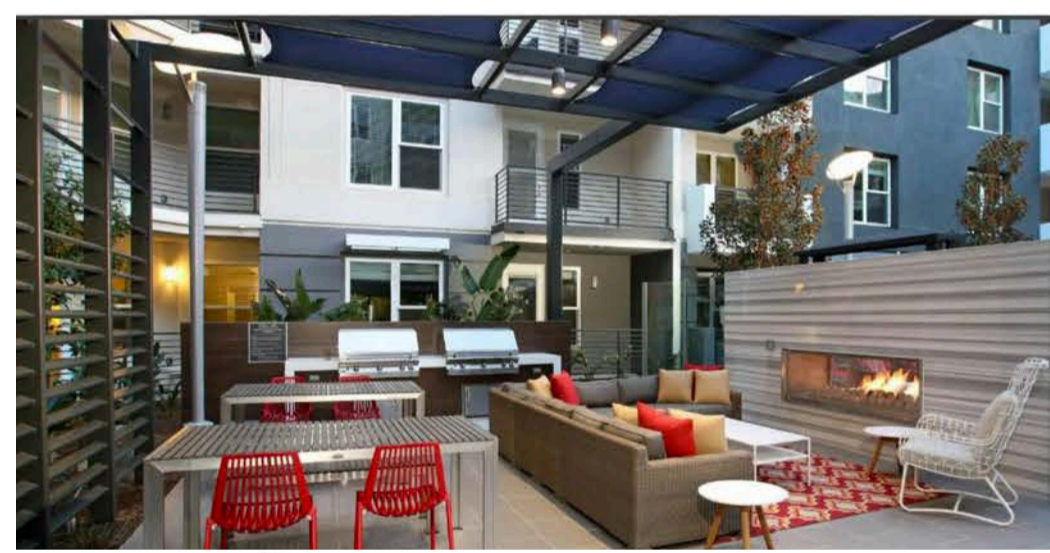
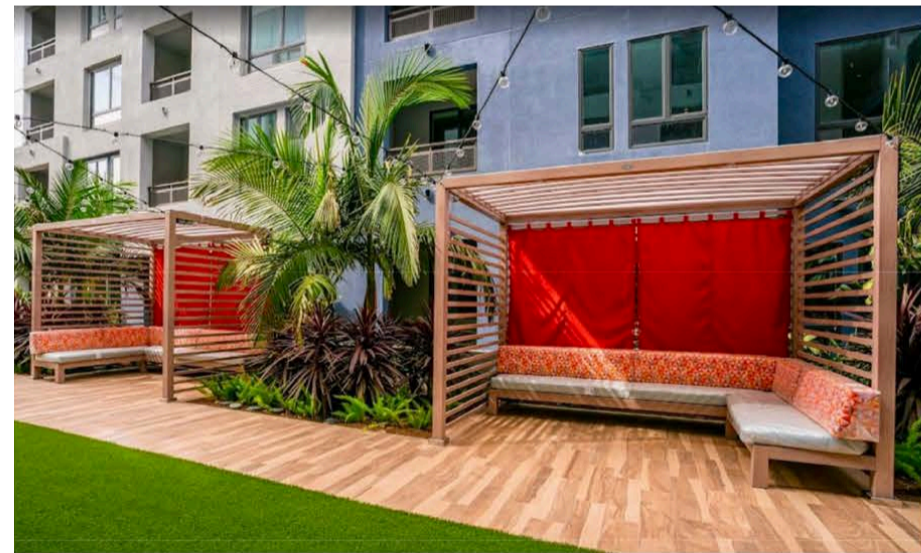
EUCLID+HEIL



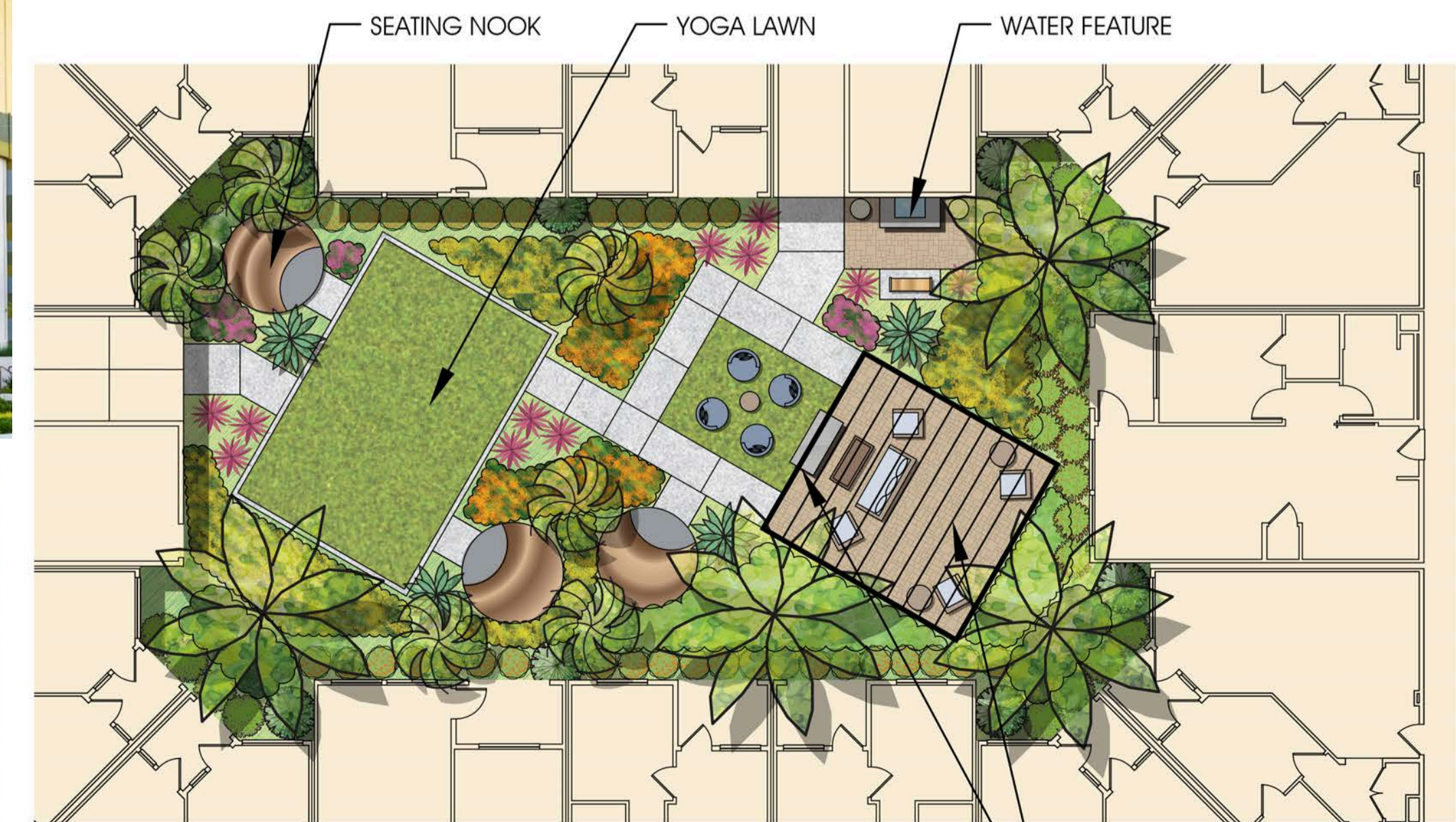
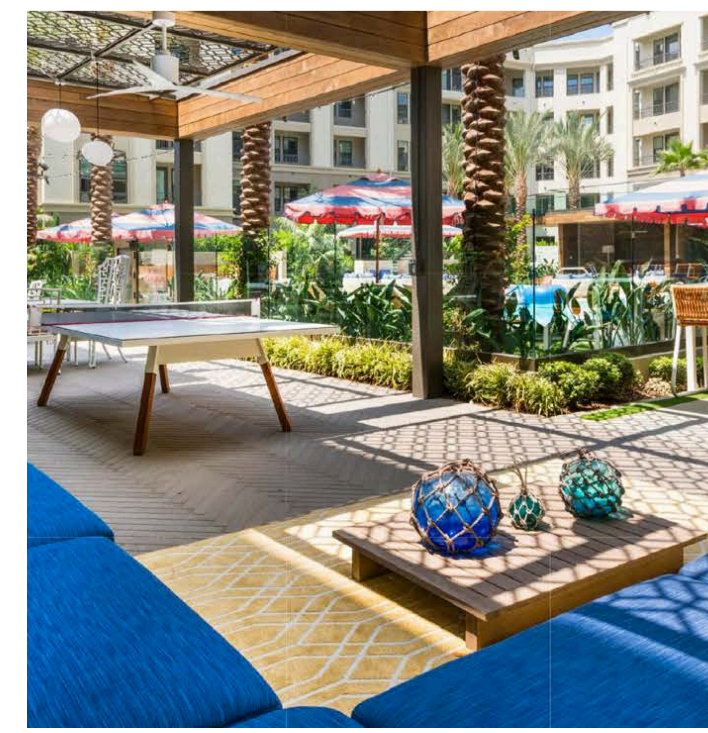
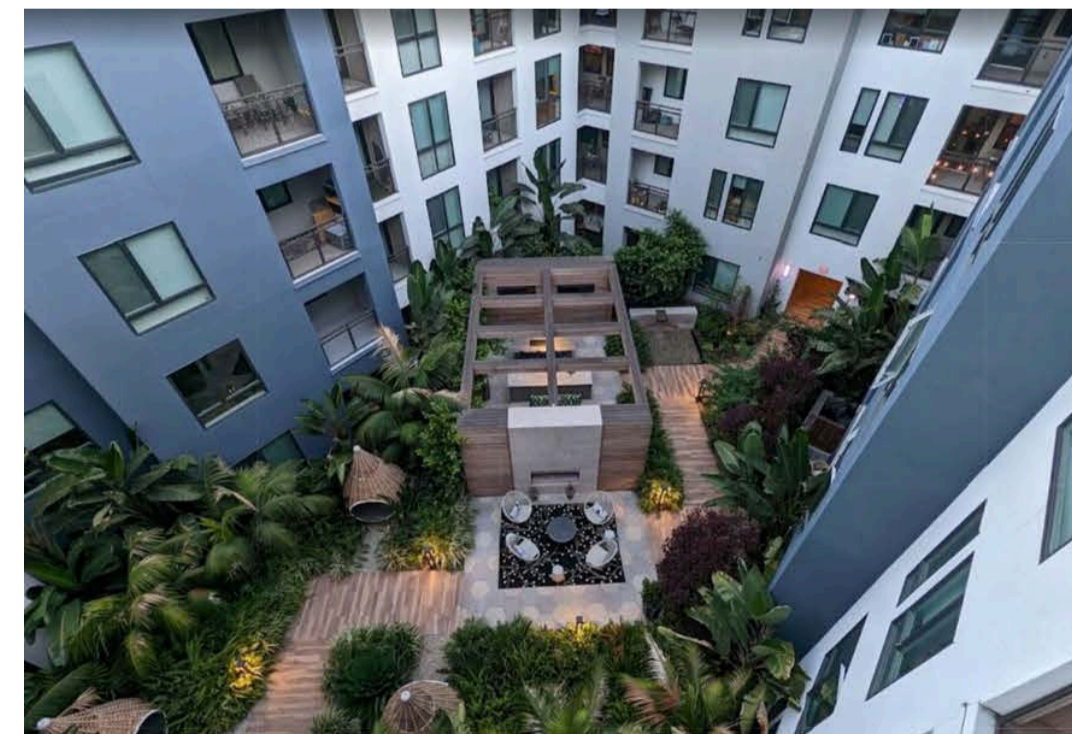
POOL OASIS



GAME COURTYARD



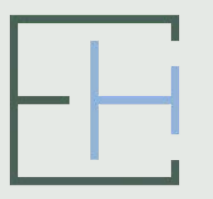
ENTERTAINMENT COURTYARD



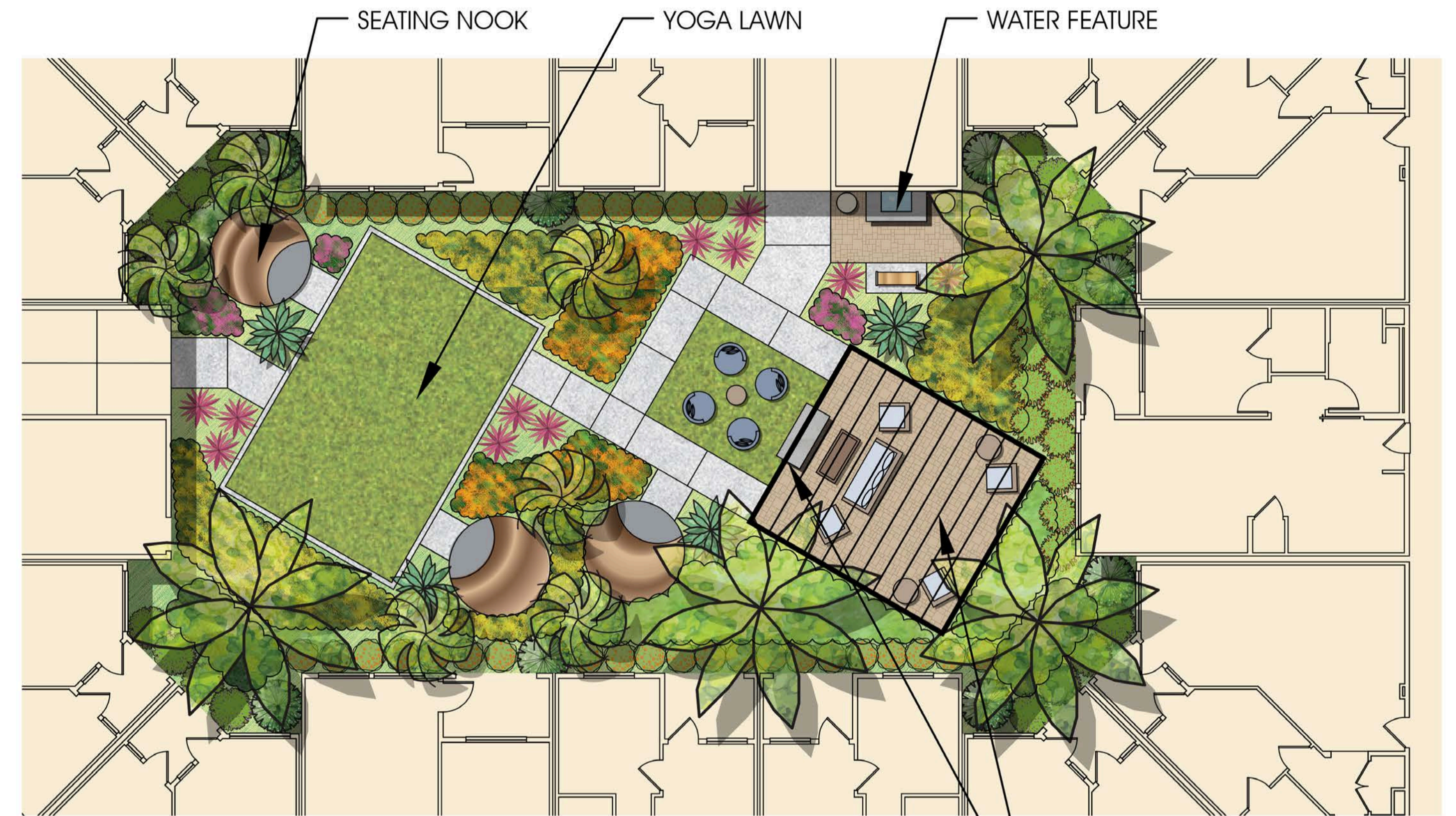
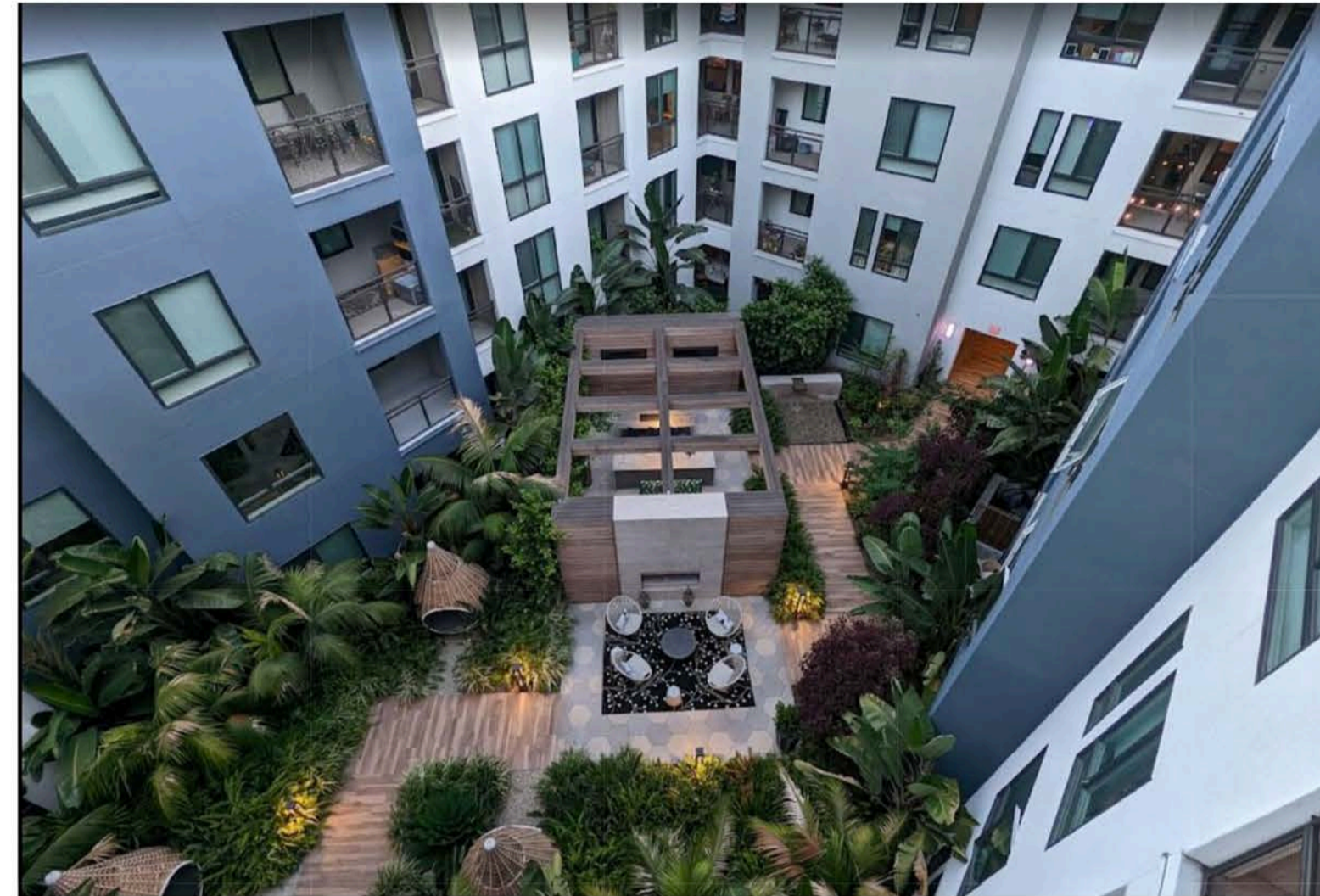
ZEN COURTYARD

Amenities

Apartment Community

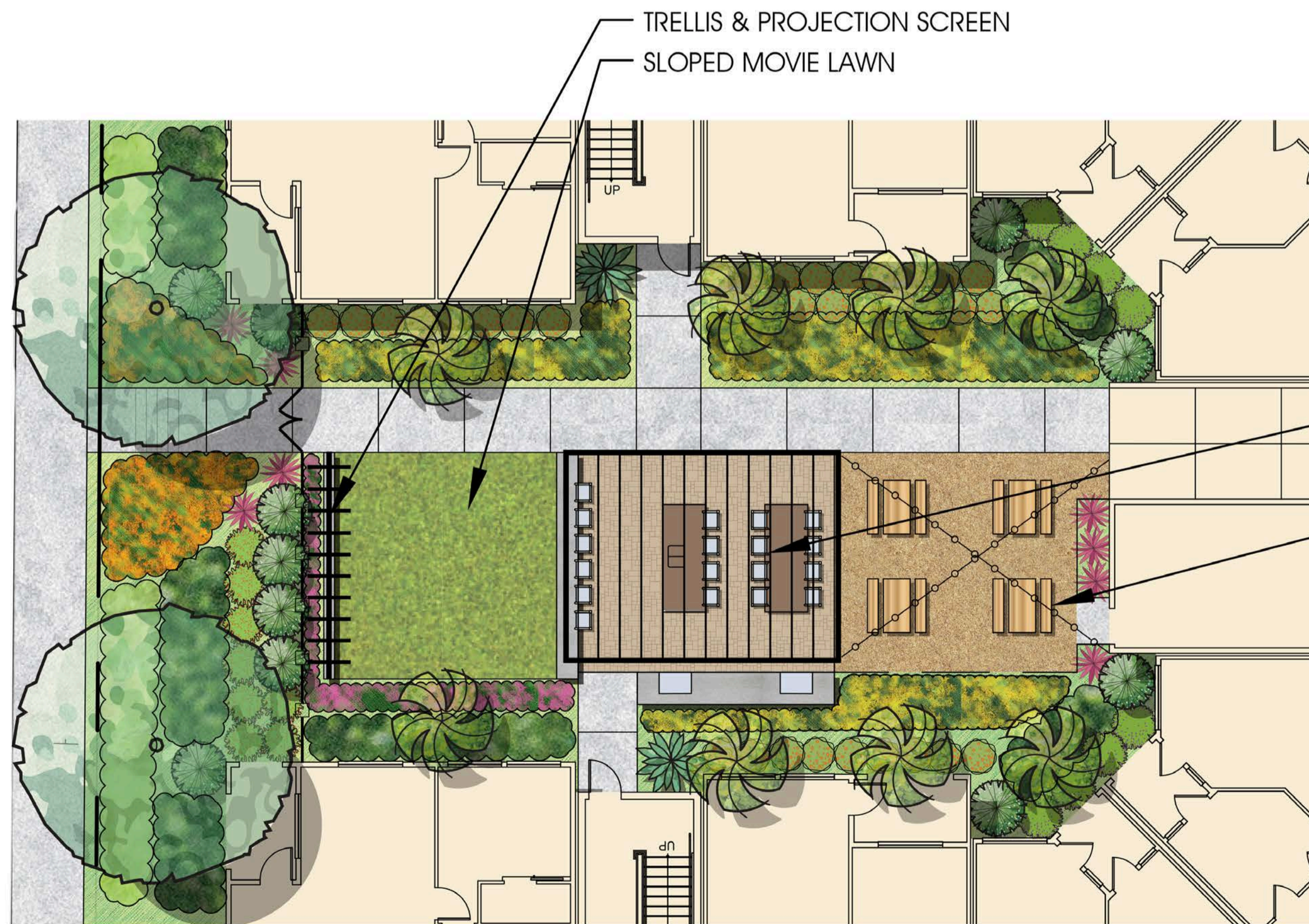


EUCLID+HEIL



ZEN COURTYARD

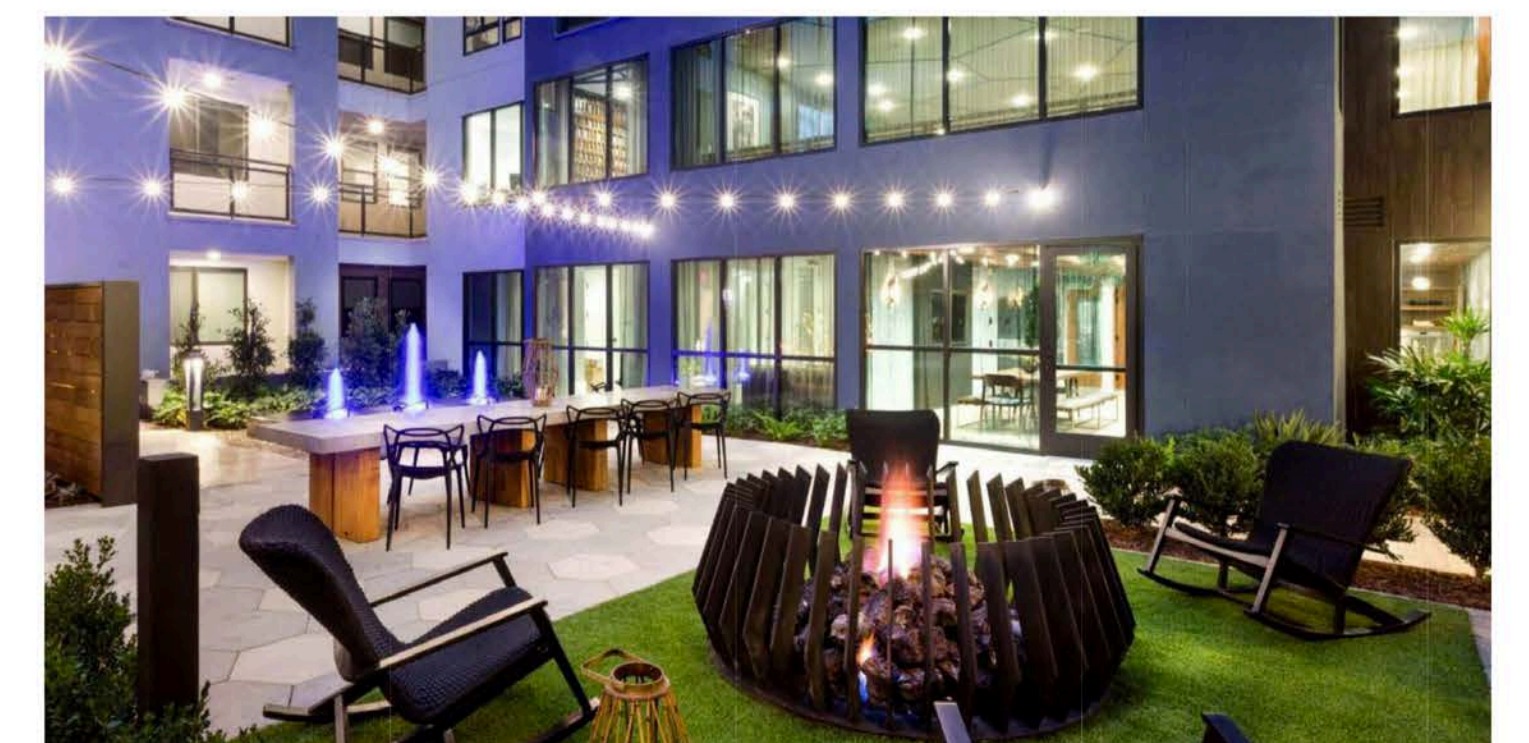
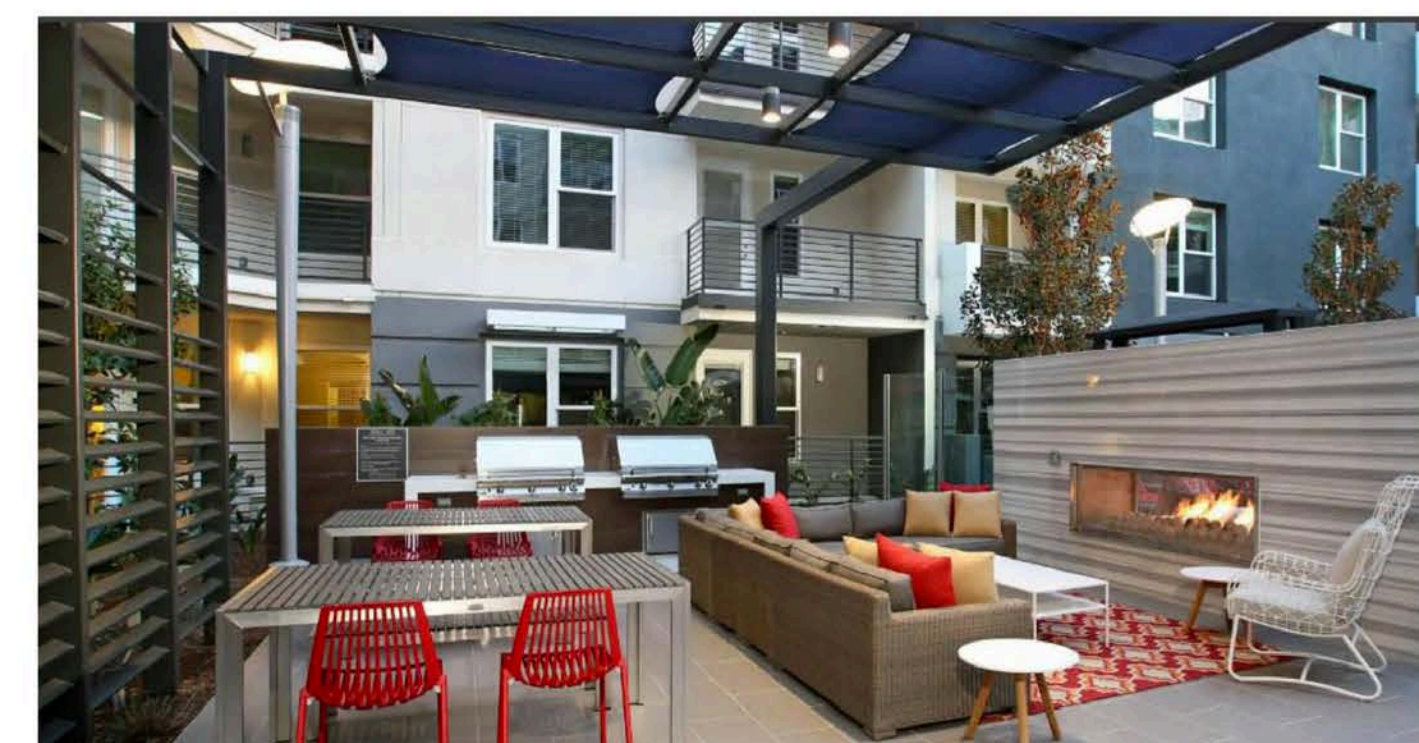
COVERED SEATING
DUAL-SIDED FIREPLACE



ENTERTAINMENT COURTYARD

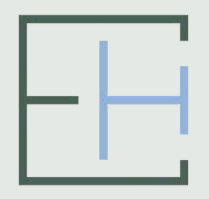
OUTDOOR KITCHEN W/
SHADE TRELLIS & DINING TABLES

BEER GARDEN W/ STRING LIGHTING

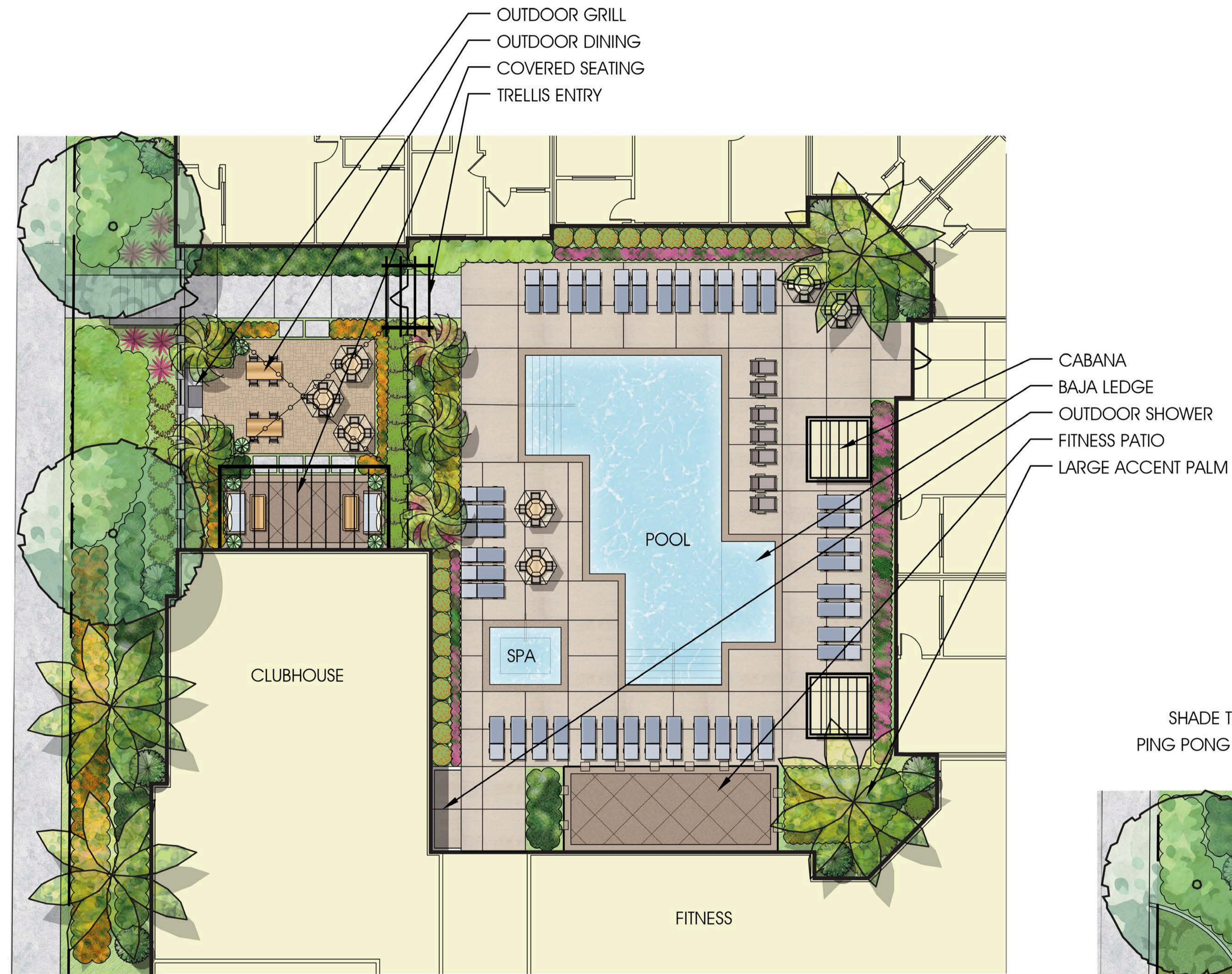


Amenities

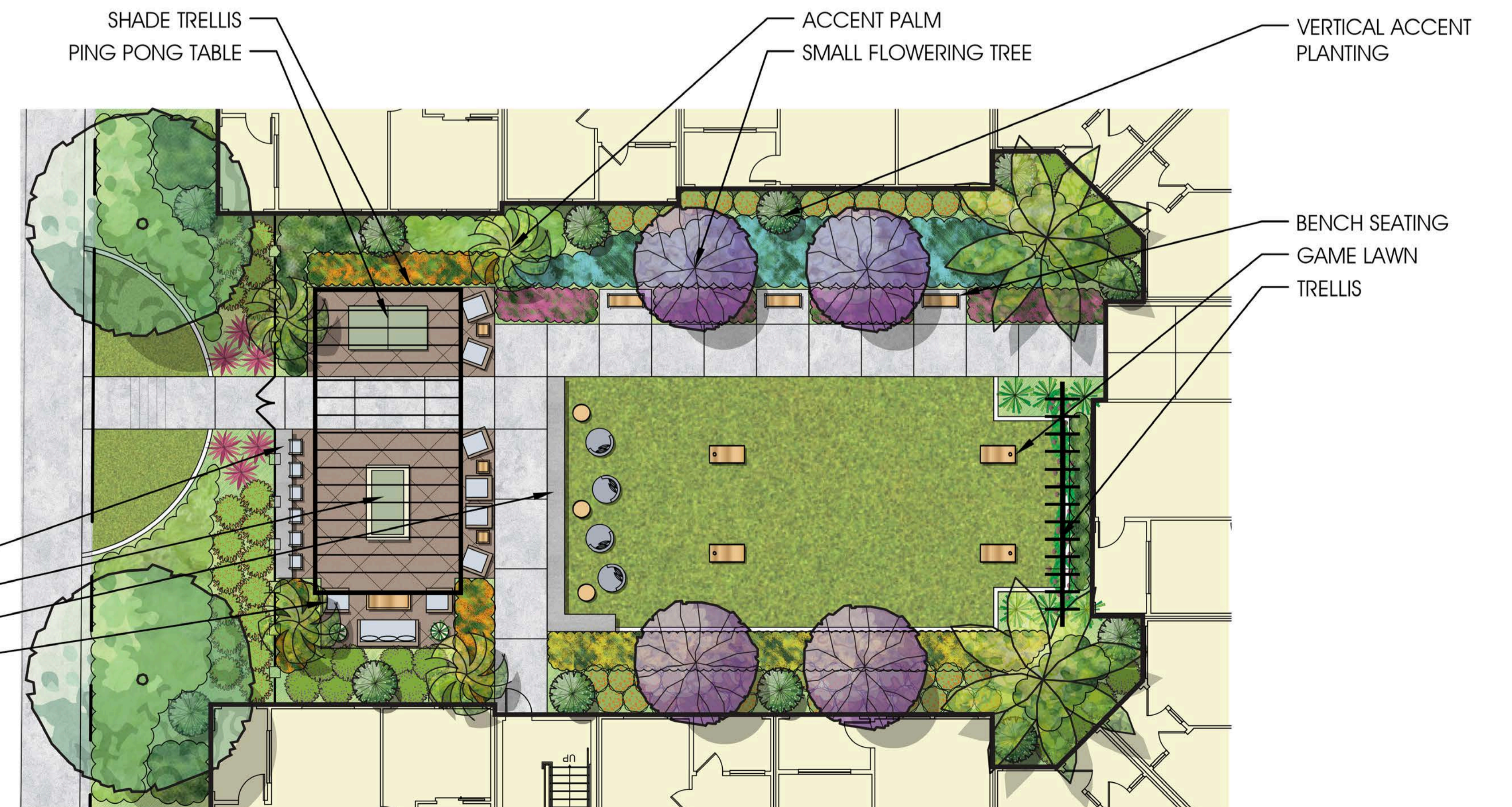
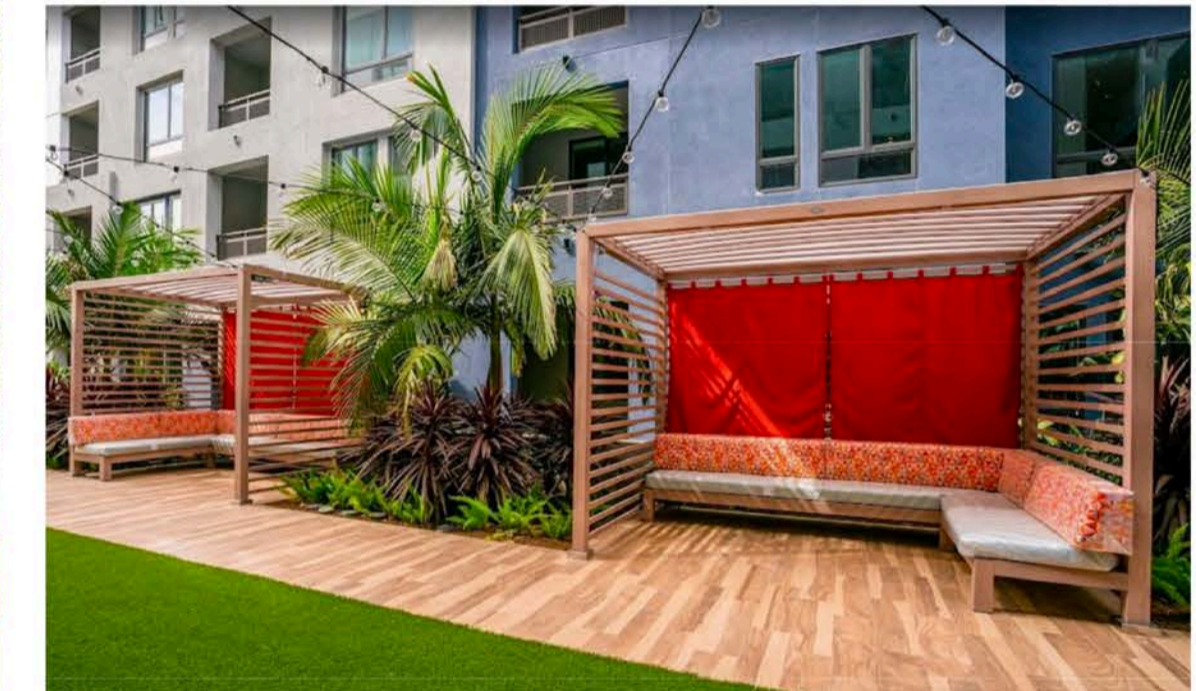
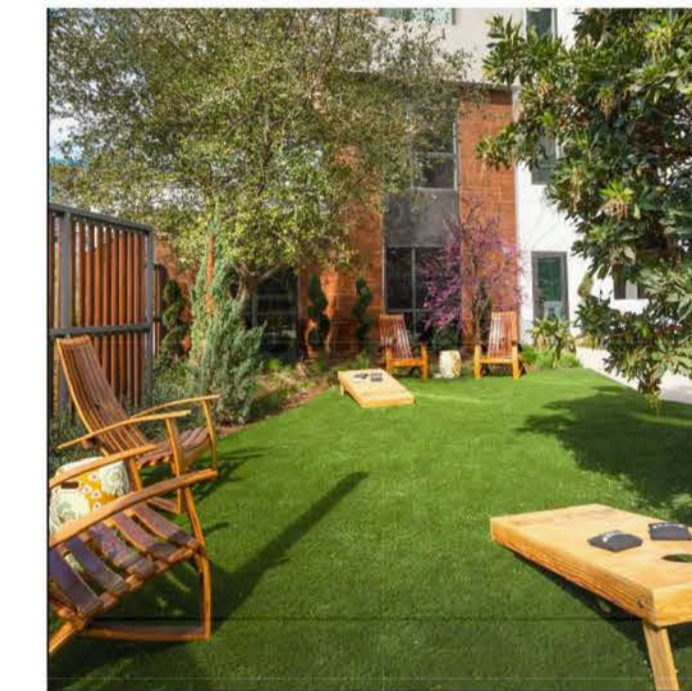
Apartment Community



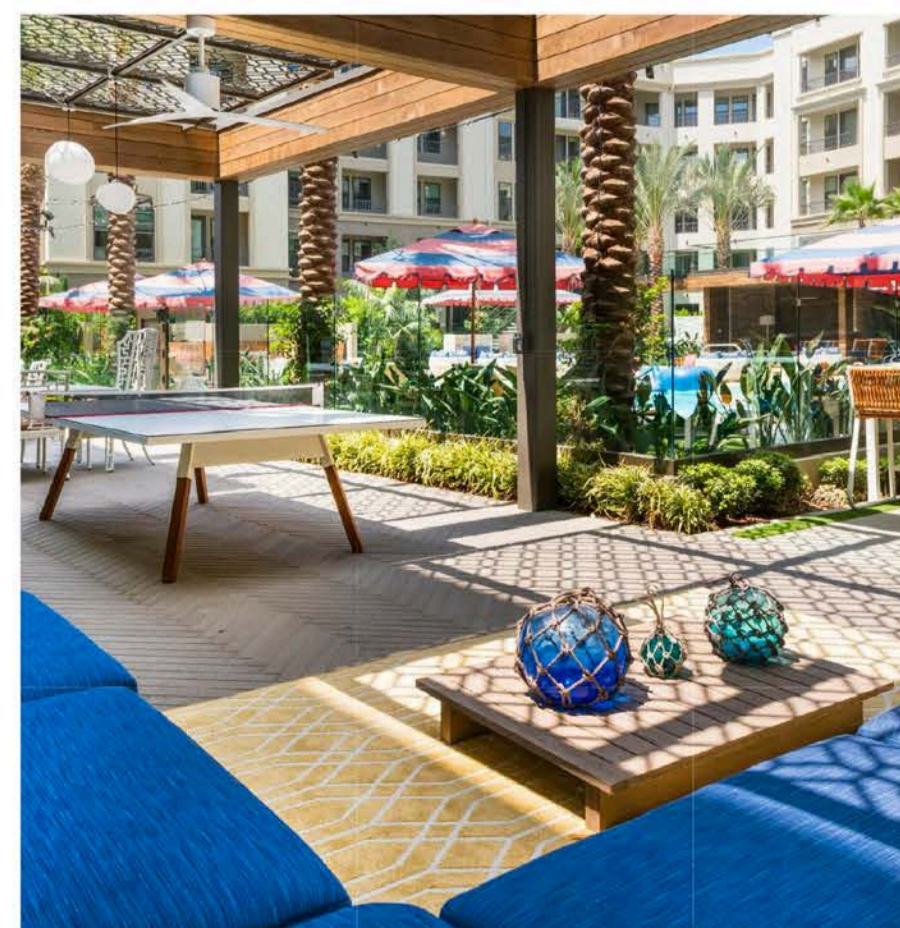
EUCLID+HEIL



POOL OASIS

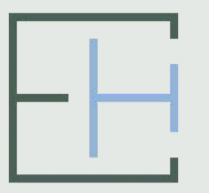


GAME COURTYARD

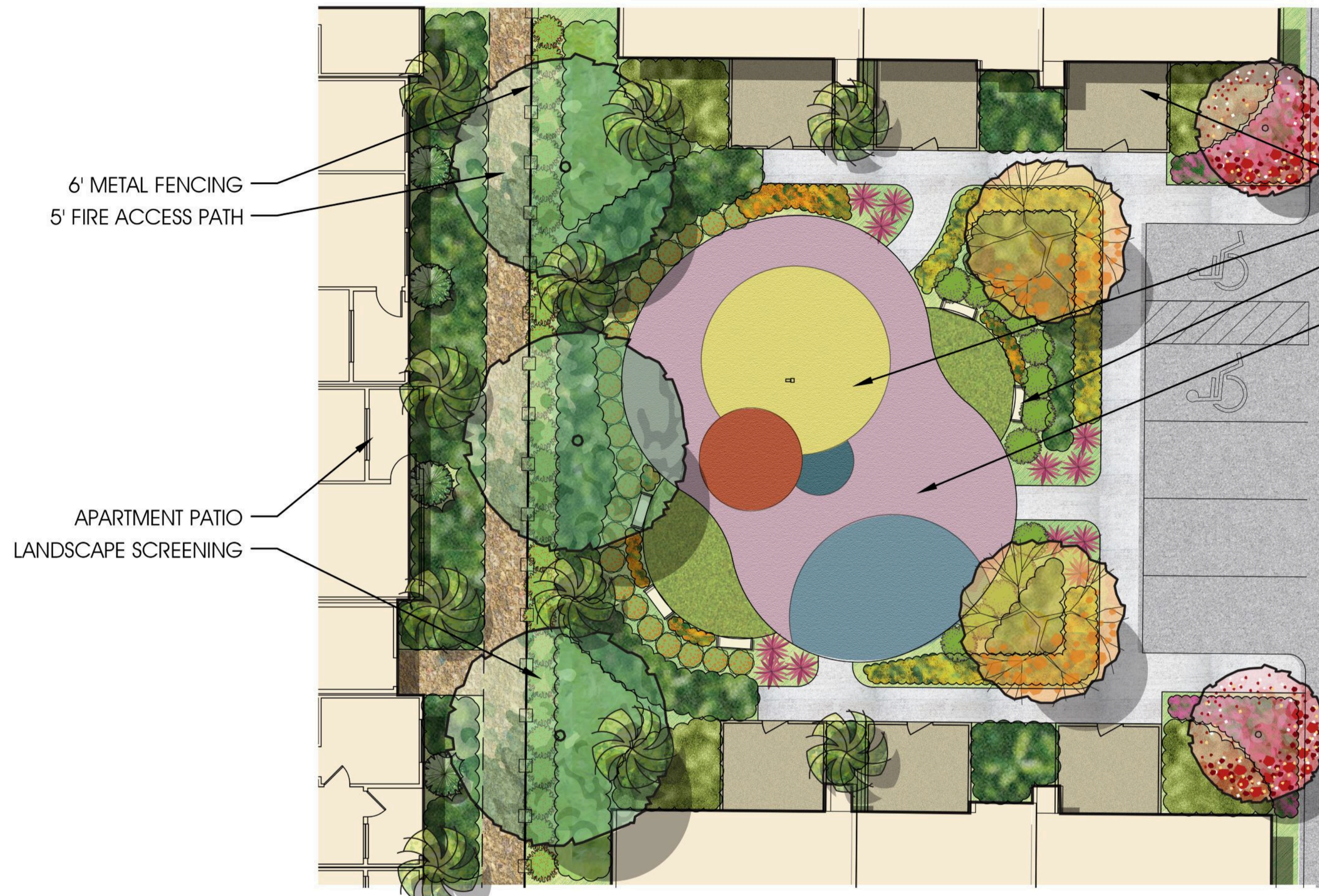


Amenities

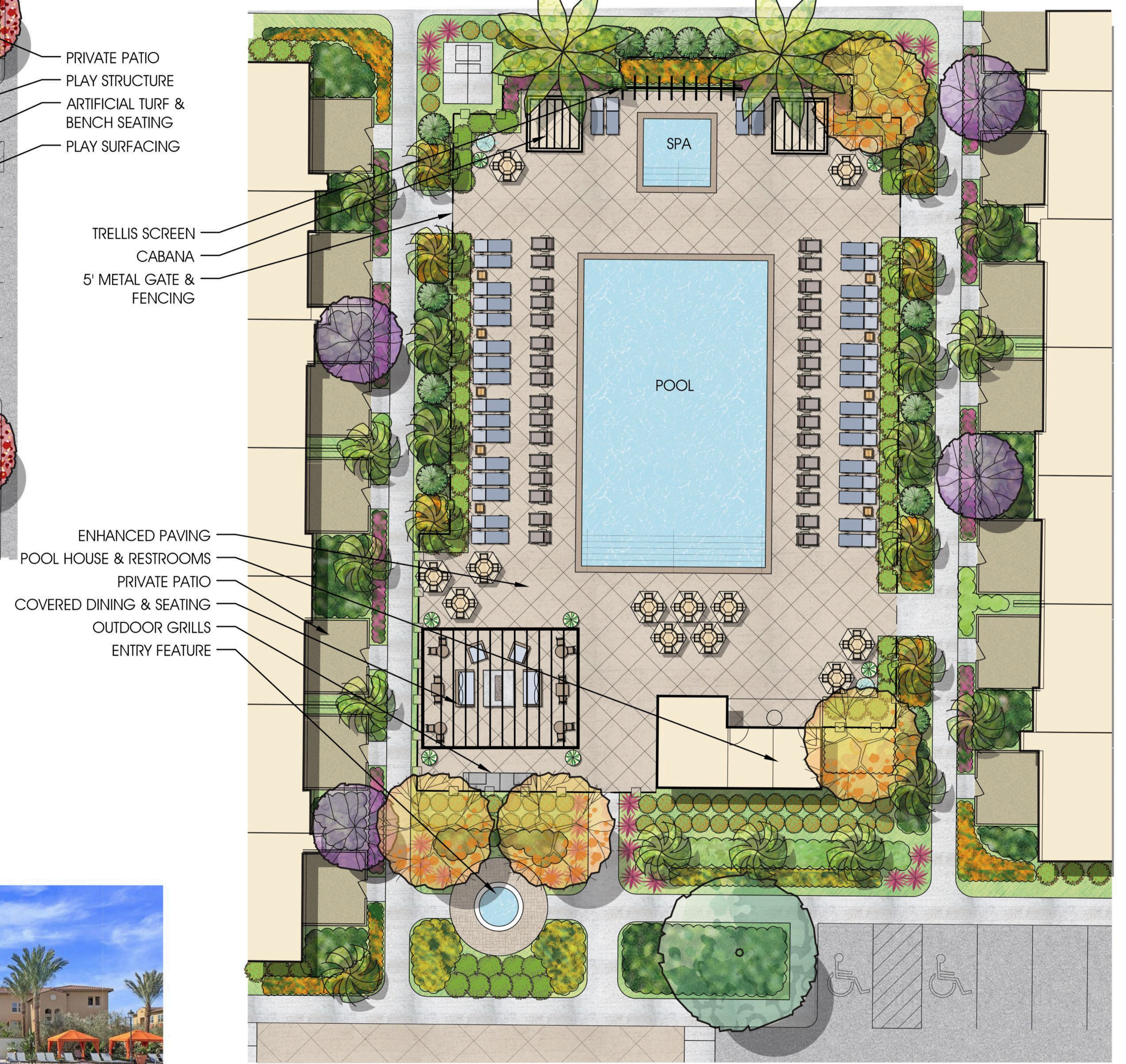
For Sale Community



EUCLID+HEIL



POCKET PARK PLAYGROUND



COMMUNITY POOL

The Path Forward

PREVIOUS CITY APPROVALS

Q4 2022: Housing Element approved

Q4 2023: General Plan Update, EIR, and Zoning approved

PHASE ONE

Q1 2024 - Q1 2025

- Project Submittal
- Community Outreach (ongoing)
- City Plan Review
- Planning Commission and City Council Hearings
- Project Approval

PHASE TWO

Q2 2025

- Site Grading

PHASE THREE

2025 – 2027/2028

- Construction Period

PHASE FOUR

2027/2028

- Delivery of Residential Units For Sale and For Lease

View From Euclid & Heil Intersection



View From Heil



View From Mile Square Park



Multi-Family View From Euclid & Heil





View of Townhomes



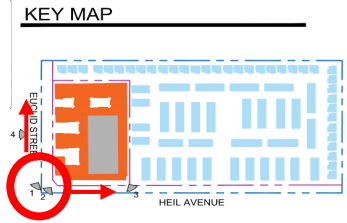
View of Townhomes



View of Pool Deck - For-Sale Community

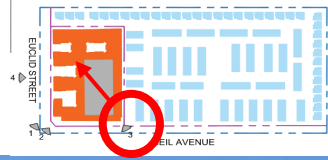


Main Entryway to For-Sale Community along Heil Avenue



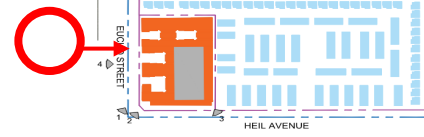
Euclid + Heil – Corner of Euclid & Heil





Euclid + Heil – Looking North along Heil Avenue

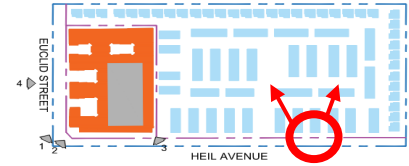


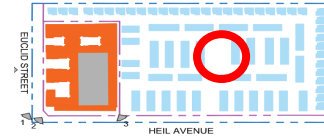


Euclid + Heil – View from Mile Square Park



Euclid + Heil – View of Townhome Elevations

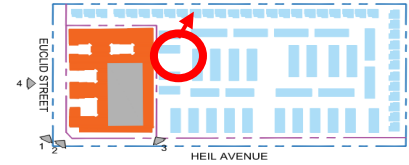


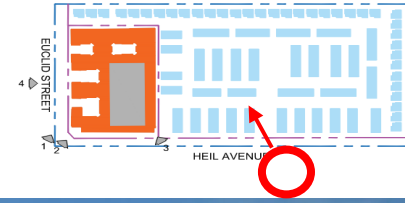


Euclid + Heil – Pool Deck (For-Sale Community)



Euclid + Heil – View of Triplex Elevations





Euclid + Heil – For Sale Community Entranceway



Interested in Learning More?

Contact Us

EuclidHeilOutreach@gmail.com

www.EuclidandHeil.com



Thank You

SHOPOFF | REALTY
INVESTMENTS