



Federico's PebbleCreek - Mexican Food Restaurant & Retail

Project Narrative

ADDRESS: 2455 N PebbleCreek Pkwy, Goodyear 85395.
SE Corner of PebbleCreek Pkwy & Virginia Ave.

TYPE: New Mexican Food Restaurant and Retail Building

OWNER: LM & SONS IV LLC

Lina Lopez
Federico's Mexican Food
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Narrative for Federico's Mexican Food Restaurant and Retail

The owner intends to develop the existing property at the Southeast corner of PebbleCreek Pkwy and Virginia Ave, to build a new Mexican food restaurant and a retail space, ground-up. It shall be approximately 4,000 SF, single-story commercial. It's 21'-0" high, and shall include a full commercial kitchen, a dining area, restrooms, a small office, and a drive-through. The hours of operation are from 6 am to 12 am, Arizona time. The retail space shall be a vanilla shell, operating according to its future tenant. The exterior materials are EIFS, and various steel members for the façade, painted in harmonious, neutral colors, inspired by the Sonoran Desert. This location is an existing pad site, with existing parking and curbs. The existing site will be used. The new building will be north of the existing shopping center, with its prominent side facing to the street, just like its neighbor. Site improvements include: re-painting and adding more parking spaces, drive-through construction, preservation of existing utility lines, and additional landscape. The new parking spaces will follow the existing ones.