



# Creekside Village

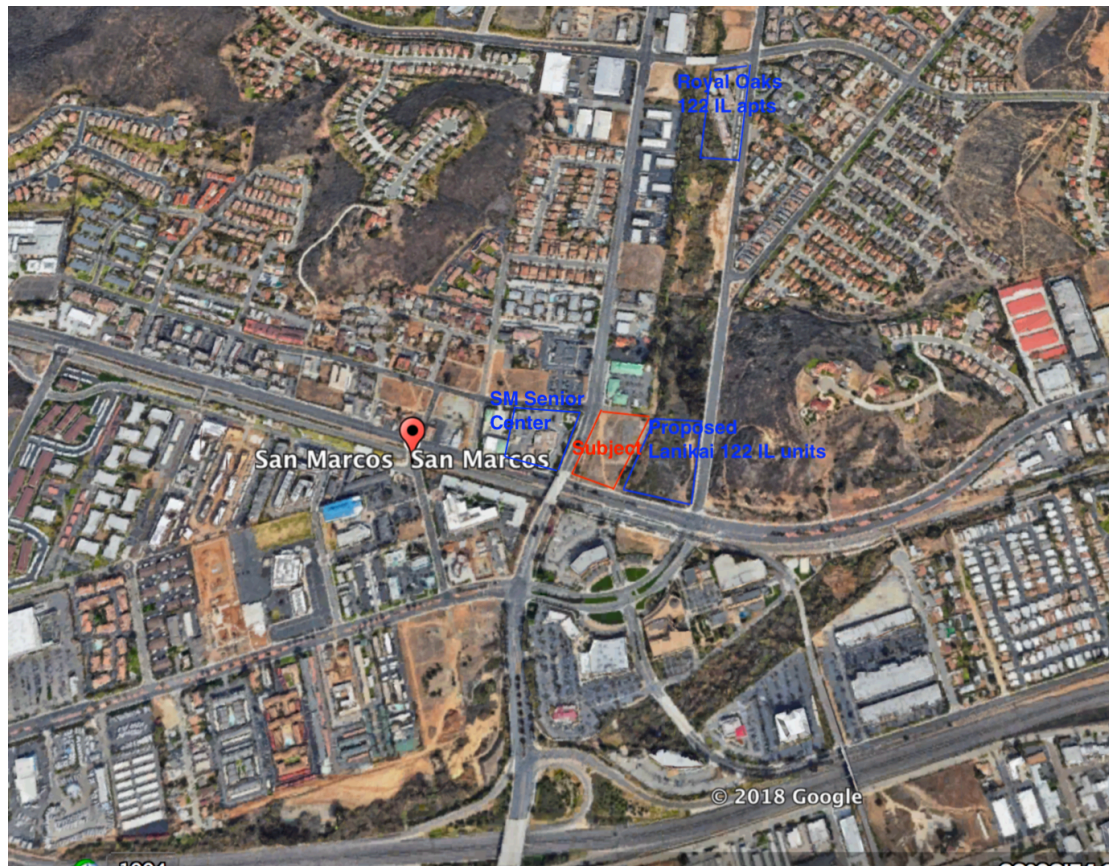
Assisted Living and Memory Care

BREAKERS  
REAL ESTATE

San Marcos, CA

## Background

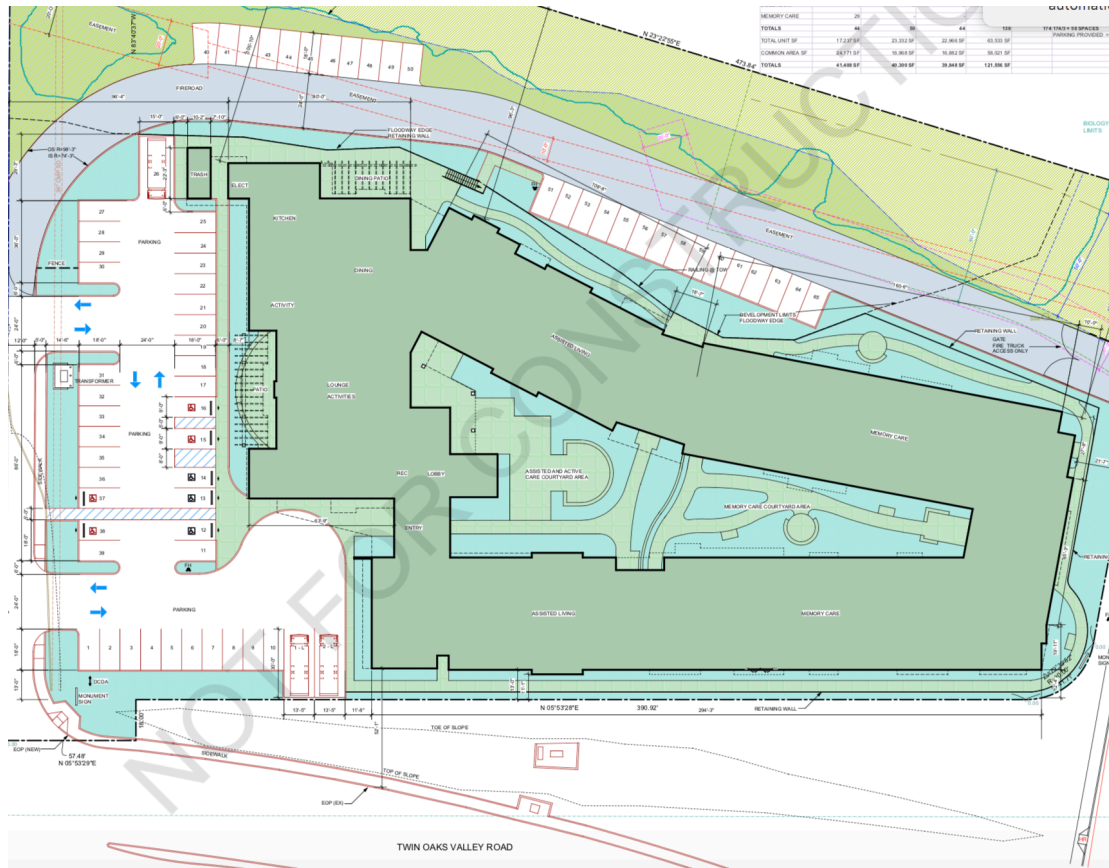
Breakers Real Estate is a full-service Senior housing development company with a focus on Active, Independent, Assisted Living and Memory care communities. The Breakers team has worked collectively to develop and manage a comprehensive array of Senior focused properties throughout the Western states. Our current portfolio has built or is currently in the planning/development stages for over 550+ Senior living beds.



# Location

- Located on NE corner of Twin Oaks Valley Rd. and Mission Blvd.
- Adjacent to the Civic Center, Library, Sprinter Station, Bus Station, restaurants, and easy access to 78 freeway.
- Ideally located next to the San Marcos Senior Center.
- Adjacent to the proposed 115-unit Lanikai Senior Independent Living project.
- Close in proximity to other Senior Living properties creating a synergy and Senior living continuum.





# Project Summary

- Total Area: 3.78 acres
- Zoning: Commercial
- Specific Plan: Heart of the City SP
- Building: 138 units, (109 AL, 29 MC) 121,556 sf
- Features: Roof top Deck and Bistro, walking gardens, multiple patios and walking paths, outside dining, theatre, libraries, activity rooms, central restaurant and dining, salon, gym and more.
- Landscape Area: 37,070 sf
- Natural Landscape Area: 31,016 sf
- Parking Stalls: 65
- Loading Zones: 3



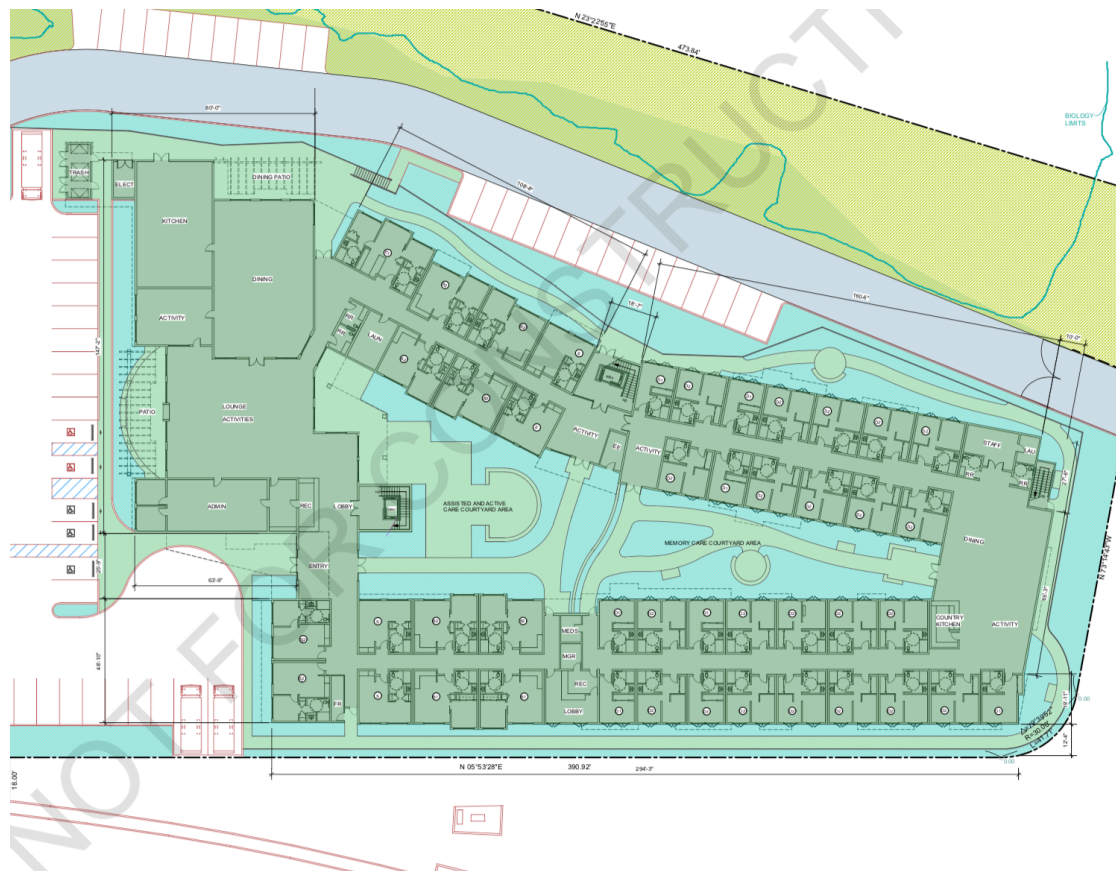
# Creekside Village- North and West Elevations



# Creekside Village- South and East Elevations



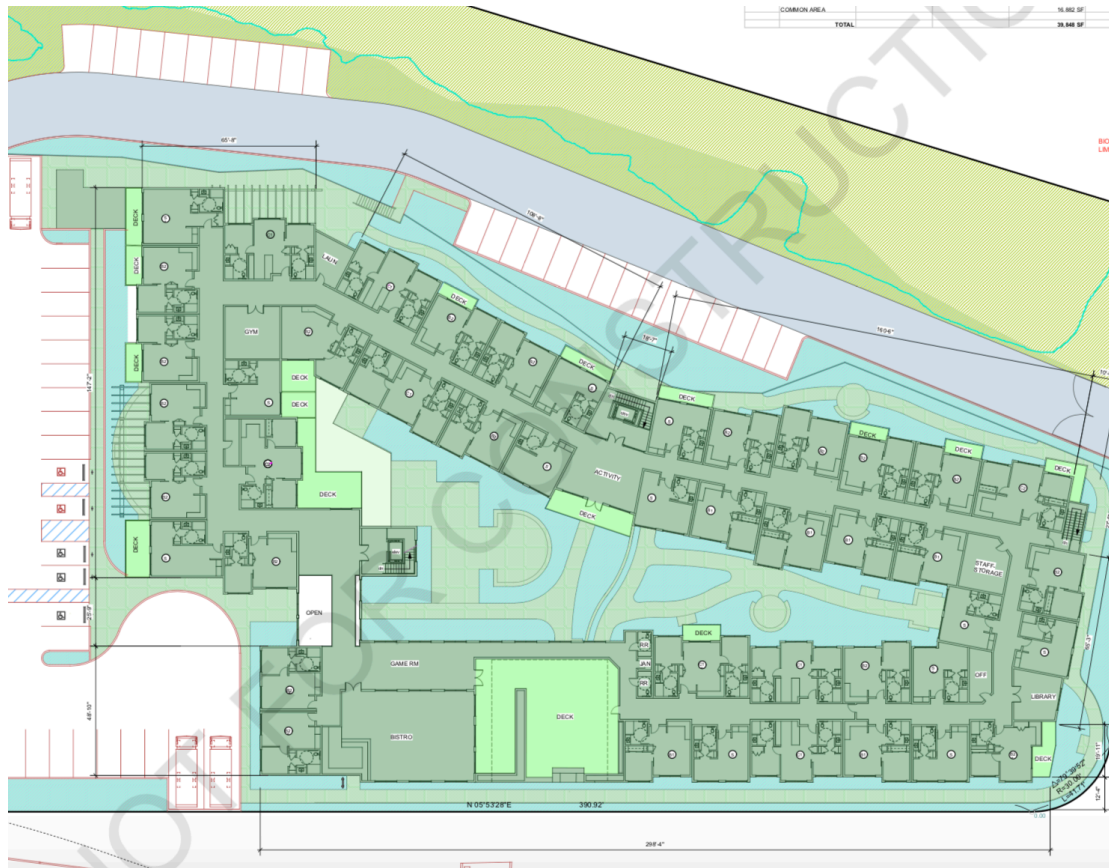
ELEVATION



# First Floor

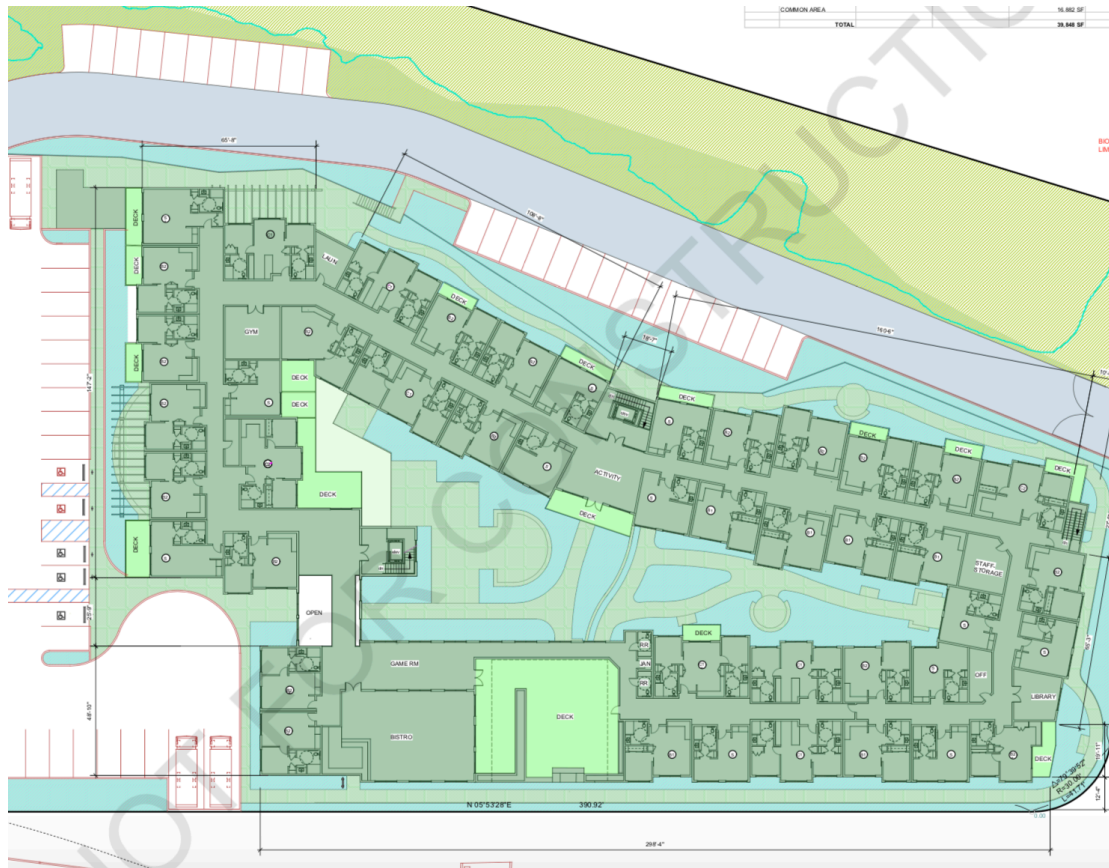
- Convenient pick-up/drop off turnaround by front entrance.
- Numerous lounge and activity centers.
- Three outdoor patio locations for AL including outdoor fire pits/fireplace.
- On-site restaurant /dining, catering to each resident's dietary needs.
- Beautifully manicured interior courtyard with sitting patios and walking paths.
- Walking path around the building with exercise stations.
- Memory Building includes separate Garden, patios, walking paths, dining room, activity centers, country kitchen and more.





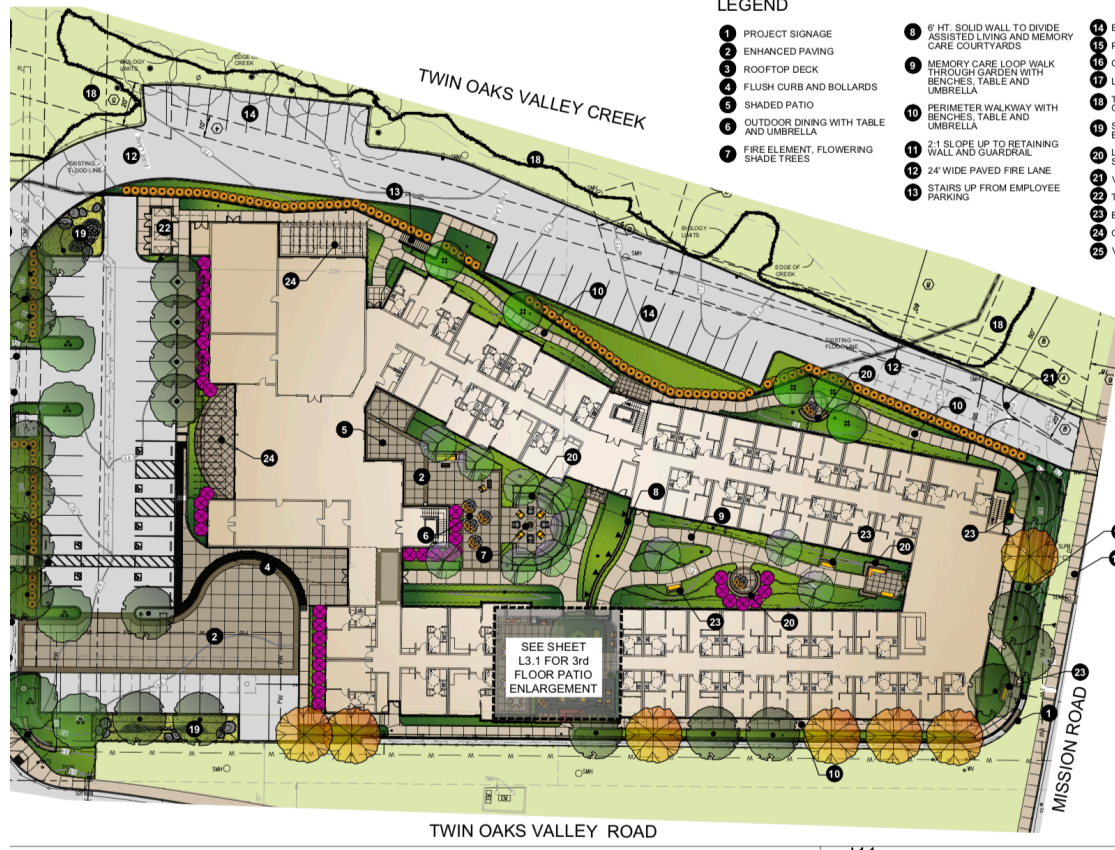
- Second floor amenities include a beauty salon, movie theater/chapel, library, lounge with deck, activity room with deck and business center.
- Interior walking path around the building.
- Two elevators for resident convenience.
- Laundry rooms for staff and resident use.

## Second Floor



- Additional amenities provided on the Third floor include a gym, library, lounge with deck, and full-service Bistro serving breakfast and lunch.
- Interior walking path around the building.
- Two elevators for resident convenience.
- Laundry rooms for staff and resident use.
- Roof top deck with landscaping, raised gardens and exterior fire-place for residents to enjoy.

## Third Floor



- The project will be using trees/plants to match adjacent riparian area such as Coast Live Oaks and California Sycamore trees.
- Planting approximately 45 to 50 new trees.
- Most plants/shrubs are drought resistant and will require low or very low water usage .
- Roof top deck includes a shade tree, raised gardens and other plants.

# Landscaping