

85°C

SEEKING SITES IN LA, ORANGE, RIVERSIDE, SAN BERNARDINO, SANTA BARBARA, AND VENTURA COUNTIES



SITE CRITERIA:

- Co-Tenancy: High volume supermarket with F&B
- Freestanding Pad, End Cap, In-line, or Drive-Thru
- Size: approximately 2,300 -3,500 SF
- Frontage: 30' Minimum
- Ceiling Height: 12' Minimum
- Outdoor Patio Seating
- Ability to incorporate 85°C branding elements into storefront design
- Ease of egress and ingress with ample parking
- High visibility building, pylon and monument signage

DEMOGRAPHIC CRITERIA:

- Population: 150,000 minimum (5 mi. radius)
- High Daytime Population
- Median household incomes: \$60,000+
- High traffic intersections (50,000+ CPD)
- Strong retail corridor
- High Density Asian/Hispanic Population in Trade Area

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