

# 85°C



***Seeking Locations in  
Los Angeles, Orange, Riverside, San  
Bernardino, Santa Barbara &  
Ventura Counties***

## 1,100 Locations & Growing!

Founded in 2003 by Mr. Cheng-Hsueh Wu, **85°C Bakery Cafe** is a world class bakery café with over 1,100 locations worldwide! 85°C Bakery Cafe provides customers with freshly baked premium breads, cakes, pastries, coffee, tea and espresso at affordable prices. After entering the US Market in 2008, with its first store in Irvine, California, the location quickly became an overnight sensation, with over 5,000 Yelp reviews and lines frequently out the door. Featured on TIME, CNN, NPR, and Travel Channel, 85°C Bakery Cafe has become a culinary phenomenon and a new café experience for all.



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## SITE CRITERIA:

- Co-Tenancy: High volume supermarket with F&B
- Freestanding Pad, End Cap, or Drive-Thru
- Urban: High Pedestrian Traffic near major transit hub or landmark location
- Size: approximately 3,000 SF
- Frontage: 36' 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: 100,000 minimum (3 mi. radius)
- High Daytime Population
- Median household incomes: \$50,000+
- High traffic intersections (50,000+ CPD)
- Strong retail corridor
- 20% Asian Population in Trade Area



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