



Real Estate Criteria Sheet

Venues: Carlsbad Ranch Market (CRM) locates in Suburban, Urban Fringe Neighborhoods and near College Markets. CRM prefers to purchase an existing location. Leasing will also be considered in mixed use developments, urban or downtown neighborhood locations, or stand-alone buildings on busy streets.

Concepts: CRM strives to provide local, organic, fresh products in a convenient, vibrant, clean setting staffed by honest, friendly, informative grocers. It is a Specialty Neighborhood Produce Market that offers a deli, juicing station, salad bar, and a hot food line cafeteria style. Wine and beer are a part of the menu.

Space Size: Traditional locations require 1500-3000 sq. ft. with minimum 40' store front. End cap or pad locations on busy downtown neighborhood streets are highly desirable. CRM can construct the building from the ground up and will purchase or long term lease the parcel. Bare land or an Out Pad parcel in a shopping center parking lot for purchase or build to suit will be considered.

Requirements: Locations must have excellent sign visibility from street in both directions with minimum 30,000 cars through intersection per average weekday. All locations must have convenient, adequate parking at the site.

Mechanical Requirements: High ceilings are desirable. Venting and hood capability is required, however, CRM can use self-venting systems when required for high rise buildings. A grease trap is required. Electrical three phase and minimum 400 amp is required. Gas, water and all standard utilities required.

Back delivery door desirable. Two door entry in storefront is needed. Full glass front with rollup door or window is desirable. HVAC requirement is one ton per every 300 sq. ft. Floors are to be single level with smooth concrete. Two ADA compliant restrooms are required. A Patio is desirable.

Activity Generators: Daytime population of min. 10,000 in a one mile radius. Residential population minimum 10,000 in a one to two mile radius. A major employer or a College campus in close proximity is a plus. Foot traffic is preferred and can be generated by high traffic anchors, downtown shopping areas, colleges, movie theatres, tourist trade, office workers. **Demographics:** Strong balance of residential and daytime population is required. Lifestyles required on a one mile residential basis includes: Successful Suburbanites; Top 1%; High Rise Renters; Prosperous Baby Boomers; College Campuses; Enterprising Young Singles; Twenty Somethings; Urban Professional Couples. CRM appeals to a wide variety of cultural groups.

Site Submittal Requirements

1. Fully dimensional site plan.
2. Average Daily Traffic (ADT) counts.
3. Map showing location of competitors in a 3 mile radius.
4. Site plan, location map of property, aerial photo.
5. Reports of 1 mile radius **daytime** & residential counts.
6. Financial requirements include cost per sq. ft. purchase price, allowances, seller financing.

The above is a broad overview. CRM has developed different layouts to take advantage of a multitude of real estate opportunities. We will consider any site you think is appropriate for our Market. We offer franchises and Joint Ventures in the W. USA.