



The Coffee Bean & Tea Leaf Site Criteria

Trade Area Criteria

- Population: 70,000+ people within one mile.
- Daytime Population: 20,000+ people within one mile.
- Median Household Incomes: \$75,000
- Education: 50%+ people have at least "some college".

Real Estate Criteria

- 1,200—1,800 square feet of prime, pad, hard corner or end-caps.
- In/on strong pedestrian zones, dominant commuter routes and/or strong office population.
- Strong neighborhood shopping centers, lifestyle centers malls.
- Prominent street visibility and signage.
- Parking should be convenient and ample.
- Outdoor seating, fire pit, water element preferred.
- Drive thrus desirable



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Exclusive Broker Territory:
**Northern Los Angeles County (including
San Gabriel Valley), & Ventura County**

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