



## El Pollo Loco Site Criteria

- Location:** Prefer corner of major signalized intersection or adjacent to main entrance of 100,000 + square shopping centers. Prefer to be free standing with drive-thru, except for mall locations or drive-thru end-caps in high density areas.
- Building:** Approximately 1,400 - 2,800 square feet, plus patio.
- Land:** Approximately 30,000 square feet for free-standing site or approximately 6,000 square feet for shopping center pad with adjacent parking.
- Parking:** Preferably 25-30 spaces.
- Traffic:** Minimum 20,000 + cars per day with easy access.
- Population:** 25,000 + people in primary trade area.
- Income:** \$30,000 minimum median household income.
- Visibility:** Need good visibility from both directions allowing adequate reaction time to see the El Pollo Loco location and safely enter the site. Adequate signage, is critical.
- Deal Type:** Order of preference:
- 1) Ground Lease
  - 2) Build-to-Suit (typical allowance approximately \$450,000)
  - 3) Lease



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