



Mimi's Café Site Criteria

- Population:** 100,000 + in 3-mile radius
- Median HH Income:** \$35,000 to \$65,000
- Median Age:** 33 years +
- Traffic:** 35,000 + cars per day (main street)
- Daytime Population:** Minimum 20,000 employed within 3 miles
- Access/Visibility:** Site must be located with visibility and direct access to and from Main Street (i.e. no interior pads or pads on secondary street)
- Building:** Freestanding prototypical 6,800 sq.ft. building (213 seats) with direct access to 100 parking spaces
- Preferred Co-Tenancy:**
- Retail – soft goods, home decorating/crafts, ladies apparel, bookstore, department stores
 - Theaters – located near but not in front of due to parking impact
 - Restaurants – Ethnic (Chinese, Mexican, Italian), or specialty (steak, wraps), non-breakfast

Exclusive Broker Territory: Southern California



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