



Rolling Rice Japanese Restaurant Site Criteria

- Location:** Prefer Costco, Best Buy, Target, Wal-Mart, Home Depot, Lowe's, grocery and drug store anchored centers. Mixed-use, high density residential projects are also preferred.
- Building:** Approximately 1,400 – 1,800 square feet (1,500 sq.ft. is ideal) with 14 - 18 parking spaces..
- Traffic:** Minimum 20,000 + cars per day with easy access.
- Population:** At least 30,000 + people within 3 miles. Need both daytime and nighttime population minimums.
- Daytime Population:** At least 10,000 within 1 mile, 50,000 within 3 miles
- Income:** At least \$60,000 minimum median household income within 3 miles.
- Visibility:** Need good visibility from street and from within main parking lot of anchor.
- Deal Type:** 10 year term with two (2) five (5) year options.
Landlord to provide a vanilla shell plus \$20psf Tenant Allowance
- Existing Restaurants:** Orange, Chino Hills, Rancho Cucamonga and Rosemead.
Opening soon in Azusa & Glendora.
- Seeking Locations:** Fullerton, Brea, Pasadena, Burbank, Long Beach, Lakewood, Cerritos, Cypress, Costa Mesa and Riverside.



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Exclusive Broker Territory:
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