



Panera Bread



SITE CRITERIA

With the single goal of making great bread broadly available to consumers across America, Panera Bread freshly bakes more bread each day than any bakery-cafe concept in the country. Every day, at every location, trained bakers craft and bake each loaf from scratch, using the best ingredients to ensure the highest quality breads. These breads are the basis of our award-winning menu which includes made-to-order sandwiches, soups and salads.

DEMO GUIDELINES

	1-Mile	2-Mile
Population	10,000+	30,000+
Daytime Population	6,000+	20,000+
Median income	\$50,000+	\$50,000+
Bachelor Degree or Above	35%	35%
Traffic Count (VPD)	25,000	



SEEKING SITES

- Nationwide
- 4,250 SF
- Plus Outdoor Patio Area

PREFERRED CO-TENANTS

- “Big Box” Retail Anchors
- Regional Retail Anchors
- Prominent Local Shopping Center Anchors
- Major Colleges or Universities
- Hospitals and Medical Centers

SHELLS & TENANT IMPROVEMENTS

- 800 amp service 120/208 volt, 3 phase, 4 wire electrical service stubbed to main distribution panel in premises & furnished with meter, circuit breakers & disconnect as required by code
- 4 gas rooftop HVAC units (min.) supplying 1 ton/140 SF and 20 CFM/person fresh air
- 2” water service (60PSI) and 2nd gas service (2 PSI, 1500 MBHNG), metered valued & capped
- 4” sewer inside 36” below space: grease trap & interceptor as required by code
- 1” insulated, glazed and dual pane exterior glass & storefronts
- Men’s and women’s restrooms per ADA & Tenant’s Plans (or \$30,000 credit)
- Tenant improvements allowance: \$150,000 above and beyond tenant’s standard work letter
- All service tap tees, impact fees, meter fees & development fees to be paid by landlord
- See real estate manager for complete tenant work letter and details

SPACE PARAMETERS

- Drive-Thru Sites Preferred
- Free-Standing or End Cap
- Prominent regional trade areas within Power Centers, Lifestyle Centers, or strong Regional Centers
- Easy access from main arterial w/preferences to signalized ingress/egress
- 7-day/week locations with weeknight and weekend activity
- Strong Daytime Population
- Ample parking (70 for free-standing, 150+ shared)
- Three exclusive parking stalls for “Pickup” only
- Interior Seating: 110-125
- Outdoor Patio Seating of 35-50 w/umbrellas & furniture
- Signage on at least two building sides & mounted or Multi-Tenant Pylon Signage

DEAL TYPE & TERMS

- Freestanding or End-cap with raised parapet (also seeing drive-thru options)
- Space Lease with tenant improvement package or pad purchase
- 10-year base with three, 5-year options
- HVAC, Electric, Plumbing, Water, Restroom and Storefront Requirement
- Ample parking: 70 freestanding, 150+ shared
- Outdoor patio seating
- Approval of full trade dress elements including signage, awnings and umbrellas
- Rent Commencement 120 days after premises delivery & receipt of all permits