



info@chilorios.com

130 Miracle Mile
Coral Gables, FL, 33134
(305)365.7598
www.chilorios.com

1.1. Real Estate

Chilorio's is always looking for new locations (Strip malls, shopping centers, office buildings, airports, hospitals, universities, stadiums, malls and city centers), if you have a good location, please refer to our Real Estate Guidelines to check if the location meets our standards, if it does, please fill out this Real Estate Form and we will contact you as soon as possible.

1.1.1. Real Estate Guidelines

Disclaimer

- 1) Chilorio's doesn't pay broker's commissions
- 2) Chilorio's doesn't have exclusive real estate brokers
- 3) These real estate guidelines and requirements are merely guidelines, for specifics call Diego Cortes at (305) 365-7598 or send email to: cortes@chilorios.com

Site Guidelines

- High visibility end-cap and freestanding locations between 1900 and 2500 square feet
 - Strip malls, shopping centers, office buildings, airports, hospitals, universities, stadiums, malls and city centers
 - Smaller locations will be considered on an exception basis (i.e. airports or other with patio or food court style seating)
- The ability to incorporate patios, awnings and umbrellas adjacent to the space
- Locations with good ingress/egress and adequate parking
- In-line locations will be considered with distinguishing architectural features, exceptionally strong co-tenancy or urban, high density demographics
- Maximum of 200 feet from main traffic road or primary entrance into the shopping center
- Minimum frontage of 25 feet at a maximum depth of 100 feet
- Minimum concentration of daytime population of 10,000 or greater within two-mile radius
- Minimum residential population of 15,000 or greater within a one-mile radius, and 30,000 within a two-mile radius
- Median household income in the top 30% for the MSA (Metropolitan Statistical Area)
- Per capita income 20% greater than MSA average
- Preferred co-tenants are power retail generators (i.e. large or high end grocery stores, movie theatres, select malls and/or lifestyle centers)
- Minimum of 20,000 cars per day along the main frontage
- Max. signage and trade dress as allowed by local code with ability to secure tenant panel on common pylon/monument sign, and a position on center sign
 - Preferred seating capacity of 65-100 customers
- Must have exclusivity in the Mexican, Tex-Mex, Southwestern, Fast-casual and Fast-food category, for the shopping center or mall
- Must have the ability to obtain beer and wine license within the development or the area



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Utility Requirements

Electrical

- 400 Amp service to demised premise at 120 / 208 V, 3 Phase, 4 wire
- Flush mounted 42 circuit 400 amp panel including 200 amp breaker for additional sub panel
- Life safety and fire alarm system as required by code for all Landlord supplied items

Plumbing

- 2.5 inch copper water supply to lease space
- 2.5 inch natural gas connection supplied to lease space at minimum ¼ psi
- 6 inch sanitary sewer connection and adequately sized, grease trap as required by local code stubbed to premise at sufficient depth to accommodate interior fixtures
- Appropriately sized grease trap as required by local codes
- 3 inch vertical plumbing vent stack and ability to vent directly to roof

Mechanical

- HVAC equal to one ton per 180 square feet of premise
- Exhaust shaft to accommodate Type I Exhaust Hood
- Sufficient rooftop space and structural capacity to accommodate Tenant's exhaust fans and make-up air units

Other Guidelines

- Ingress and egress from premise and common areas as provided by the landlord will meet all ADA (Americans with Disabilities Act) requirements
- When premises are not part of a larger development: minimum of 35 parking spaces. Exceptions will be considered if people walk in and around the area.
- 2-inch telephone conduit with pull rope supplied to lease space (25-pair cable minimum)