

Seeking Prime Southern California Sites



www.melsdrive-in.com

Operator Summary:

Established in 1947 as a family run operation, their 24 HOUR operation clearly exudes the original 1950's nostalgia. With locations in downtown San Francisco, Sunset Strip in West Hollywood, Sherman Oaks, Hollywood, Seal Beach, and Rancho Cucamonga, **they will open three new locations over the next 18 months.** They are a successful and profitable breakfast, lunch, and dinner Neighborhood restaurant.

- **Building:** Only free standing or flagship "Anchor" store front locations ranging in size from 4000' to 6500' plus outdoor patio dining is required. Local entitlements to perform themed exterior architecture. Ample adjacent dedicated customer parking is required. Excellent signage and visibility.
- **Deal Structure:** Ground Leases or build to suits with landlord allowance based upon 20 year lease terms and conditions.
- **Trade Area Criteria:** Since our concept and operation is 50's diner and is 24 hours a day, 7 days a week, the trade area must have the hi-energy glitzy tourist and non-tourist based traffic generated by a variety of daytime and nighttime entertainment and employment venues such as hi-rise business districts, densely populated residential neighborhoods and a variety of entertainment venues. Young affluent professionals are an important ingredient in the demos.
- **Areas Seeking Sites:** SOUTHERN - NORTHERN CALIFORNIA – LAS VEGAS, NV.

SUBMIT ALL SITES TO:



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