

Seeking Prime Southern California Sites

www.petrosrestaurant.com

Operator Summary:

This elegant space is light and airy, with clean, white walls and arches, glass patio doors, cream-toned linens and cushioned birch banquettes and chairs. Situated in the post-modern Metlox mall, the sprawling outdoor patio accommodates a sophisticated Manhattan Beach crowd chatting over contemporary bouzouki music and wine. The menu balances classic Greek cuisine with dynamic Mediterranean ingredients and haute styling's that hit the mark perfectly every time. The combo-dip appetizer is a medley of brilliantly contrasting flavors and textures, from a cool, creamy cucumber yogurt to rich olivada paste, a spicy Greek kafteri cheese, and pure, high notes of lemon and yellow split-pea puree. Feta-cruste rack of lamb is utterly tender, deeply flavorful with just enough kick from the cheese and herbs. Another standout is Greek sea bass, with perfectly crisped skin and delicate flavor. Elegant desserts include baklava, baby donuts and a dreamy, light millefeuille of filo layered with chocolate mousse and vanilla ice cream.

- **Building:** 5000'-6000' free stand/end cap plus 1000'-1500' patio and plentiful parking field. We will consider conversions of existing restaurant space. Location must have superb visibility, excellent signage, and easy accessibility.
- **Deal Structure:** Primary lease term is 10 or 15 years with options to renew. We will do build to suit or modified build to suit deals with Landlord T.I.'s. An exclusive use clause is required.
- **Trade Area Criteria:** Locations in upscale suburban lifestyle multi use entertainment villages or out parcels of major malls with median HH income of \$55,000 and average HH income of \$60-\$70k, affluent densely populated family trade areas of 60,000-100,000(1-3mile radius). High volume chain restaurants in the trade area must be grossing a minimum of between \$4.0 and \$5.0 mil per year. Clear unobstructed visibility from a major intersection or freeway. Areas must indicate strong lunch and dinner draw with a hi-impact office business/day-time market.
- **Areas Seeking Sites: LOS ANGELES AND ORANGE COUNTIES**

SUBMIT ALL SITES TO:



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