

# Seeking Prime Southern California Sites

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VIVOLI



CAFÉ

## Operator Summary:

Vivoli café e Trattoria opened in West Hollywood in July 2003. Our mission was to bring to the table a collection of fine Italian food, a variety of authentic flavors that originated from the northern to the southern regions of Italy. Today after our opening locations in Mexico, Westlake Village and Valencia our goal is to bring our fresh and homemade food all over So. California and Nevada. Vivoli café e Trattoria is seeking 4 -6 locations per year 2009 -2011.

### ■ Building:

End cap In-line 1200' to 3000' plus patio and plentiful Parking field. Minimum 25-30' frontage 70 to 100 seats inside with QSR Exhibition kitchen. Locations must have superb visibility, excellent signage and visibility.

### ■ Deal Structure:

Primary lease term is 10 years with two five-years operation to renew. Review landlord's work letter and T. I allowance. An exclusive use clause is required.

### ■ Trade Area Criteria:

Prime locations will be in shopping malls, strips centers, urban villages, entertainment centers, tourists areas, coastal communities and lifestyle shopping centers located in medium to upper income neighborhoods. They must have dense population bases with hi-impact business area or other upscale high traffic consumer areas. They also must have outstanding visibility with ample and convenient parking.

### ■ Area Seeking Sites:

**LOS ANGELES, ORANGE, SAN DIEGO COUNTIES, NEVADA, & NEW YORK.**

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