

**APPENDIX 6.0**

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**REAL ESTATE REQUIREMENTS**

## Real Estate Requirements

### Potential Tenant Space Needs

The space needs of the recommended potential tenants aid in the determination of the overall land area needed for the proposed retail center.

The table below illustrates the preferred gross leasable area (GLA) for each of the individual recommended retailers. Many of the retailers have a range of preferred GLA, indicating their individual flexibility in space needed.

<b>Retailer/Restaurant</b>	<b>Preferred GLA</b>
<b>Ann Taylor</b>	5,000 – 8,400
<b>Babies R Us</b>	37,000
<b>BJ's Restaurant &amp; Brewhouse</b>	7,000 – 10,000
<b>Borders</b>	25,000
<b>Carter's Childrenswear</b>	4,000
<b>Central Market</b>	30,000
<b>Chipotle</b>	1,200 – 2,800
<b>Costco</b>	100,000 – 160,000
<b>DSW Shoe Warehouse</b>	18,000 – 25,000
<b>Home Goods</b>	25,000 – 30,000
<b>Jared</b>	5,500
<b>Kohl's</b>	75,000 – 94,000
<b>Macaroni Grill</b>	7,000
<b>Mimis Cafe</b>	6,600 – 6,800
<b>My Gym</b>	2,000 – 3,000
<b>On The Border</b>	5,000 – 7,000
<b>Rockfish Seafood Grill</b>	4,000 – 5,000
<b>Rooms To Go</b>	9,000 – 75,000
<b>Saltgrass Steakhouse</b>	5,000 – 16,000
<b>Souper Salad</b>	4,500

## Real Estate Requirements – continued

### Gross Leasable Area Required

To estimate the Gross Leasable Area (GLA) required for the retail center, preferred GLA amounts were combined to create total amounts. Using an average of 25 retailers in the center, a total GLA requirement can be estimated. The exact requirements cannot be calculated due to the wide ranges in preferred GLA for some of the retailers.

Based on the recommended retailers and their specific ranges, a retail center with 25 retailers would be approximately 200,000 - 300,000 GLA. The retail center ranges were determined using larger retailers as anchors for the center. GLA ranges are an estimate to allow variation based on the potential retailers. Depending on the combination of retailers, the estimated size of the retail center can change.

### Parking Requirements

Parking requirements can be estimated by the GLA for the retail center. Information on parking requirements was attained through the Directory of Major Malls by identifying existing sites with similar GLA to assess the parking. The following chart shows the estimated parking requirements for the GLA ranges for a retail center with 25 retailers.

GLA	Estimated Parking Spaces
200,000	1,250
300,000	1,300
350,000	1,600
550,000	2,550

### Total Land Area

Total land area is estimated by combining the space needs for the retailers and the parking requirements necessary for specific sizes of retail centers. Acreage required for the retail centers was approximated using a 3 to 1 ratio from the retail center size to the total in order to determine total land area for the retail center. The chart below indicates the estimated total land area needed for the different GLA ranges.

GLA	Estimated Acres of Land
200,000	14
300,000	21
350,000	24
550,000	38