

Find a space that fits your business

Print this worksheet, compare properties, then bring your questions to Ian.

Business / concept: _____ Target opening: _____

1 Define your search

- ☐ Write down the neighborhoods and customer groups you want to serve.
- ☐ Separate must-haves from preferences: size, visibility, access, hours and layout.
- ☐ Set an all-in occupancy budget and a separate improvement budget.
- ☐ List the people who need to review the space before you make a commitment.

2 Evaluate the site on a real visit

- ☐ Visit during the hours when your customers are most likely to arrive.
- ☐ Observe parking, delivery access, pedestrian routes and nearby businesses.
- ☐ Photograph the storefront and note sign locations to discuss with the landlord.
- ☐ Record the address, suite, asking terms and the date each detail was confirmed.

3 Ask the right property questions

- ☐ Ask the broker which spaces are actually available and who represents each party.
- ☐ Ask the landlord about permitted uses, exclusives, delivery condition and utilities.
- ☐ Have qualified professionals assess equipment, systems and improvement needs.
- ☐ Confirm the applicable approval process with the local permitting authorities.

Your non-negotiables

RETAIL RENO

COMPARE OPTIONS BEFORE YOU COMMIT

Keep the tradeoffs visible

Fill in confirmed details. Leave unknowns blank and assign someone to verify them.

Comparison	Option A	Option B	Option C
Address / suite			
Date confirmed			
Space size			
Base rent / asking price			
Additional monthly costs			
Improvement scope / budget			
Parking / access notes			
Equipment / utilities			
Availability / target opening			
Questions for broker			

Next action: _____

Owner: _____ Follow-up date: _____

Get a property shortlist or talk through your requirements:

www.retailreno.com/contact?utm_source=worksheet&utm_medium=pdf&utm_campaign=site_selection

Ian Cochran, CCIM | LOGIC Commercial Real Estate

(775) 225-0826 | icochran@logiccre.com | retailreno.com

NV Lic# B.145434.LLC | Planning worksheet; confirm each item with the appropriate professional.