



PACIFIC
DENTAL SERVICES®

Pacific Dental Services



SITE CRITERIA

Pacific Dental Services has been developing and managing successful dental practices since 1989, and today is the industry leader and provider of choice in developing new dental practices in the markets we serve. Each store is uniquely branded in order to resonate with a higher end customer base who are less likely to visit a chain dentist. PDS utilizes an equity model with the dentist in each location. The combination of PDS's support and a local owner-dentist provides unparalleled operational success and sales growth.

DEMO GUIDELINES

	3-Mile
Population	30,000+
Median income	\$75,000
Married	> 55%
Families	3+ Person/Household
Kids	0-19 / 30% Population



SEEKING SITES

- Nationwide
- 2,700 - 4,200 SF
- Prefers endcap with tower

PREFERRED CO-TENANTS

- Dominant Grocer
- Target, Wal-Mart or Kohl's
- Female-oriented co-tenants
- High growth residential communities or existing high-density with desirable housing and gentrification.

SITE CRITERIA

- Regional centers and dominant daily needs centers
- Pad or Endcap with high visibility and tower element
- Anchors: Dominant Grocer, Target, Wal-Mart
- Female-oriented co-tenants
- High growth residential communities or existing high density with desirable housing and gentrification
- High traffic counts and convenient site accessibility

DEAL TYPE & TERMS

- 2,500-3,200 sf
- Endcap with tower element
- 10 year term with two 5 year options
- \$35/sf tenant improvement allowance
- Power: 400 amps
- Water: 1 1/2" line
- HVAC: 1 ton per 200sf

