



Laundromat123.com

LARRY LARSEN REAL ESTATE BROKER DRE 494620

LARRY LARSEN LAUNDRY INSURANCE DOI 553938

CELL: 714-390-9969

SITE SELECTION ANALYSIS

LOCATION:

PTS POPULATION - 1 MILE RADIUS

- 1 Below 24,900
- 4 25,000 to 29,999
- 6 30,000 to 34,999
- 8 35,000 to 40,000 & 1 more for each 5K higher

PTS HISPANIC POPULATION - 1 MILE

- 1 Less Than 20%
- 4 21% to 28%
- 5 29% to 36%
- 6 36% to 40% & 1 more for each 10% higher

PTS RENTERS WITHIN 1 MILE RADIUS

- 2 27% Or Less
- 3 28% To 34%
- 5 35% To 44%
- 6 45% TO 50% & 1 more for each 10% higher

PTS LAUNDROMATS WITHIN 1 MILE

- 0 Six or More Laundromats
- 2 Four or Five Laundromats
- 4 Two or Three Laundromats
- 6 One or None Laundromats

PTS PARKING AVAILABLE AT SITE

- 2 Parking Not Directly In Front of Store
- 1 Parking Limited in Numbers/Location
- 4 One Space for Every 400 SqFt Of Store
- 5 One Space for Every 300 SqFt Of Store

PTS MOST COMMON HOUSING IN 1 MILE

- 0 Senior Housing or Single Family Homes
- 2 Single Family Homes & Some Apts
- 4 Mixed: Homes, Apartments & Condos
- 6 Mostly Multi-Family & Apartments

PTS VISIBILITY OF SIGNAGE

- 0 Limited Signage Visibility
- 2 Store Sign Visible
- 3 Store Sign Visible for 300' Or More
- 4 Monument Sign Visible For 300'

PTS STORE LOCATION IN SHOPPING CENTER

- 2 Corner or Crotch Unit
- 1 Interior Unit
- 3 End Unit
- 5 Free Standing Building

PTS IMPACT OF NEARBY BUSINESSES

- 1 Near Hair Salon, Bar or Teenage Attraction
- 1 Near A Long-Term Parking Business
- 2 Same Center as Major Food Store
- 3 7-11 Or Mini-Market (or no neighbors)

PTS TYPE OF STREET

- 1 Neighborhood Street
- 2 Major Neighborhood Street
- 3 Medium Arterial Street
- 4 Major Arterial Street

PTS TYPE OF COMMERCIAL BUILDING

- 1 Old or Unkept Neighborhood Center
- 3 Neighborhood Shopping Center
- 4 Major Shopping Center with Large Food Store
- 5 Free Standing Building

PTS ENTRANCES TO SITE

- 1 One Entrance
- 2 Two
- 3 Three
- 4 Four or More

PTS GLASS EXPOSURE

- 1 Limited Glass in Front
- 2 Mostly Glass Front
- 3 Full Glass Front
- 4 Full Glass Front and Side

PTS BLUE COLLAR WORKERS - 1 MILE RADIUS

- 1 Below 25%
- 2 25% To 30%
- 3 31% To 35%
- 4 36% to 40% & 1 more for each 5% higher

NUMERICAL RATING

0 TOTAL POINTS

Excellent Location	58 and up
Great Location	50 to 57
Good Location	42 To 49
Fair Location	41 or less

