



**GREAT
FOOD** | **CLASSIC
ROCK** | **100+
TAPS**



PHILOSOPHY

Yard House is the modern American gathering place where beer and food lovers unite. The upscale, casual eatery is known for its great food, classic rock and an endless fleet of tap handles featuring the best American craft beers and imports. The vibe is social and high energy with a curated playlist of classic and contemporary rock. Service is professional with a familiar and friendly approach.

OFFERING

The exhibition kitchen creates more than 100 items made from scratch daily with quality ingredients and globally-inspired flavors. The menu reads like a road trip across America and guests can select from an array of items including grilled burgers, gourmet salads, street tacos, steaks, seafood and house favorites. Each Yard House has its own distinct beer offering with a handful of taps reserved for local and regional brewers along with an offering of seasonal and small-batch selections as part of the rotating “Chalkboard Series.” Yard House also has a full bar of spirits and a menu of handcrafted cocktails along with white, red and sparkling wines.

GUEST

The Yard House guest is diverse in age but mostly twenty, thirty and forty-somethings who stop in to grab a burger and beer, meet friends and co-workers for happy hour or celebrate a special occasion. The Yard House guest is made up equally of men and women who are well educated, tech savvy, love to eat out, travel and attend concerts. They also fancy themselves as foodies and have a healthy interest in the craft beer movement.







ARCHITECTURE

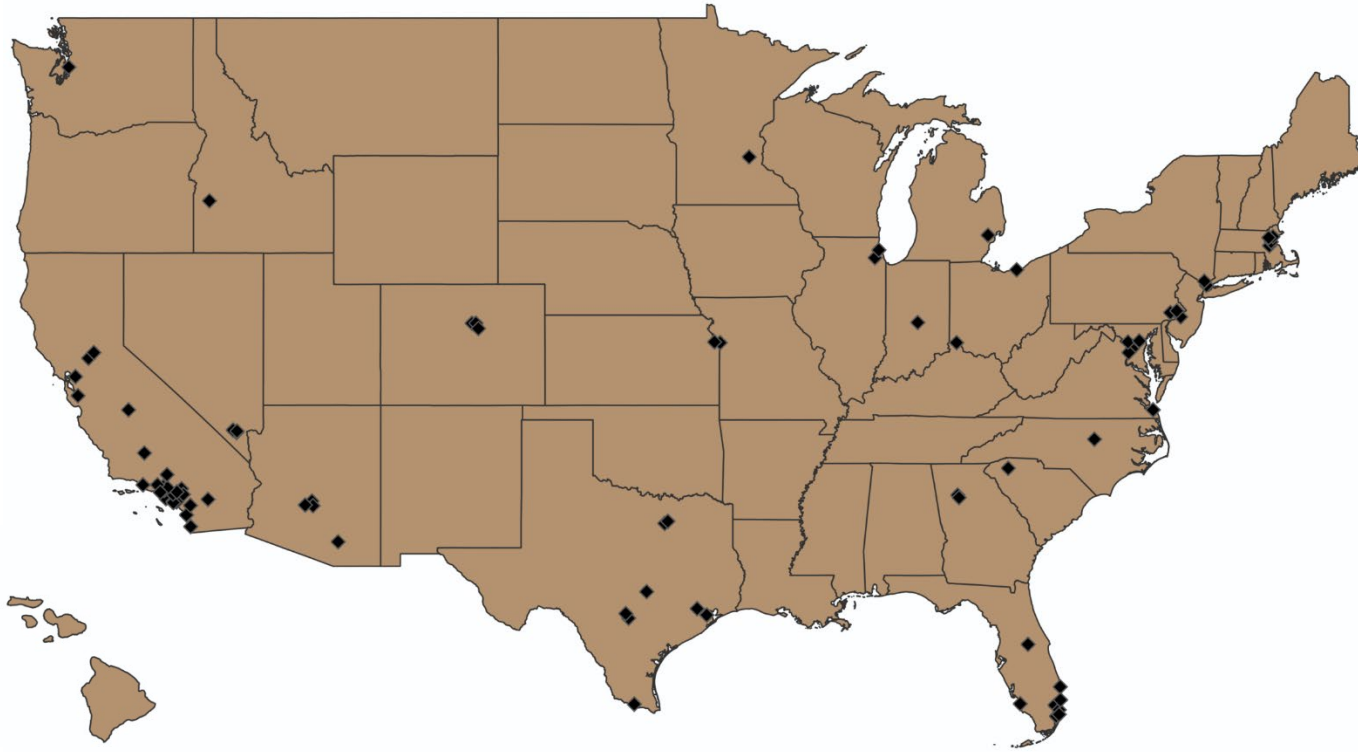
With an open design that includes high ceilings, exposed beams, warm wood accents and an industrial vibe, Yard House has a contemporary, urban feel augmented by its exhibition kitchen. There is no division with dining and bar areas blending to create a seamless and inviting space. Booths are ample-size, while high and low-top tables add interest with plenty of seating at the signature island bar. The glass-enclosed keg room showcases hundreds of steel barrels containing as much as 4,000 gallons of beer that flow to the center island bar. The walls of each Yard House are graced with original, artwork by abstract artist Jerome Gastaldi. Most Yard House locations also offer inviting outdoor patio dining.





SITE REQUIREMENTS

- Typically suburban trade areas except for select major urban centers with entertainment venues. Prefer established entertainment, dining, retail and lifestyle nodes that have four daypart drivers (Lunch / Happy Hour / Dinner / Late Night). Entertainment driving include movie theaters, concert and sporting events.
- Trade area with a minimum population of 300,000 within 15 minute drive time.



Addison, TX	Dedham, MA - Legacy Place	Irving, TX (Las Colinas / Music Factory)	Moorestown, NJ	Roseville, CA	Village at Meridian - Boise, ID
Atlanta, GA - Atlantic Station	Denver, CO	Kansas City, KS - Legends Outlet	Naples, FL	Sacramento, CA	Virginia Beach, VA - Town Center
Atlanta, GA (The Battery)	Fresno, CA - River Park Friendswood,	Kansas City, MO (Power and Light)	Newport Beach, CA - Fashion Island	San Antonio, TX - The Shops at La Cantera	Waikiki, HI - Waikiki Beach Walk
Austin, TX (The Domain)	TX (Baybrook Mall)	King of Prussia, PA	Northridge, CA	San Antonio, TX (River Center)	Washington, DC (7th Street)
Boca Raton, FL - Mizner Park	Gaithersburg, MD	Lakewood, CO - Colorado Mills	Norwalk, CT	San Diego, CA (Mission Valley Mall)	West Nyack, NY - Palisades Center
Brea, CA - Brea Downtown	Glendale, AZ - Westgate City Center	Las Vegas, NV - Red Rock Resort	Oxnard, CA	San Jose, CA - Santana Row	Willow Grove, PA
Burbank, CA	Glenview, IL - Glen Town Center	Las Vegas, NV - Town Square	Palm Beach Gardens, FL	Scottsdale, AZ - Fashion Square	Yonkers, NY - Westchester's Ridge Hill
Burlington, MA	Greenville, SC (Magnolia Park)	Lombard, IL (Fountain Square)	Palmdale, CA - Antelope Valley Mall Park	Seattle, WA - Century Square	
Carlsbad, CA - Westfield Hills, CA	Hallandale Beach, FL	Lone Tree, CO - Park Meadows Mall	Place Mall - Tucson, AZ	Springfield, VA (Town Center)	
Cincinnati, OH - The Banks	Hanover, MD – Arundel Mills Mall	Long Beach – Shoreline Village	Paseo Colorado	St. Louis Park, MN	
Concord, CA	Houston, TX – Citycentre	Los Angeles, CA - LA Live	Phoenix, AZ - Desert Ridge Marketplace	Sunrise, FL (Sawgrass Mills)	
Coral Gables, FL	I-Drive – Orlando, FL	Marina Del Rey, CA	Portland, OR - Pioneer Place	Temecula, CA – The Promenade	
Costa Mesa, CA – Triangle Square	Indianapolis, IN (Circle Center)	Market St. at Lynnfield, MA	Raleigh, NC - North Hills Center Rancho	The Linq – Las Vegas, NV	
Crocker Park – Westlake, OH	Irvine, CA – Irvine Spectrum	McAllen, TX	Cucamonga, CA	Troy, MI	
	Irving, TX (Las Colinas/Music Factory)	Miami Beach, FL	Rancho Mirage, CA - The River		
			Riverside, CA - Galleria at Tyler		



Building Criteria

Location	In-line, end cap or free standing sites
Building Square Footage	8,500 - 10,000 SF (with a separate 250 SQ FT area for keg storage)
Patio Square Footage	1,500 SF with a Hard Lid over the patio
Land	Pad 1.5 - 2 acres +/-
Parking Requirements	Access to 175 spaces depending on cross parking. Depending on parking we shall have the right to provide or participate in a valet program.
Building Height	24'-0" (with architectural features up to 30'-0" depending on location)
HVAC System	Prefer roof top units but can utilize chilled or condensed water.
Floor Loads	100 lb. PSF for the restaurant and 200 lb. PSF for the keg room.
Seating	275-350



Utility Requirements

Electric	120/208 1,600 amps or 277/800 amps, 3 phase, 4 wire, 60 cycle to the tenants designated POC within the LOD.
Water	2" line, 1 ½" meter, 90 GPM (min. 65 psi); 9,000 – 10,000 Gallons / Day
Gas	4 inch line with 7-inch water column. Total requirement – 6.5 M.B.H. (million BTU per hour) this supports: water heater, make-up air, building heat, kitchen equipment and future expansion factor. Landlord to bring gas connection to lease premises.
Sanitary Sewer	6" Line set at depth to allow 2% min. fall w/o need for sump, lift station or similar device
Irrigation	1" line, 3/4" meter, 60 GPM
Fire Protection	6" line
Grease Waste	4" min. grease waste line set at depth to allow 2% min. fall w/o need for sump, lift station or similar device. 1,500 gallon grease trap or larger required as code.