








# Jesse Paster

	<p>Southern California</p>	<p><b>1,000–1,400 SF</b> 18–20 FT. average frontage. Minimum population 30,000 in a 3-mile radius. Targeting medium to higher income households (\$70,000+). In-line with major anchors, out-parcels or strong retail strip center.</p>
	<p>Inland Empire Drive-thru Tenant</p>	<p>Expanding into new markets with flexible prototypes, including smaller footprints, Bojangles is proud of their Southern hospitality, distinctive voice and regional loyalty. Seeking existing drive-thrus to lease and land to purchase. Will fit on <b>25,000 SF of land and in 2,000 SF of buildings</b> with a minimum 9 car stack.</p>
	<p>Seeking Inland Empire</p>	<p>KidStrong is a private child development training center focused on brain, physical &amp; character development seeking <b>3,500–5,000 SF</b>. Seeks family-dense communities with above-average household spending power and stable, middle-to-upper-income demographics. Territory includes San Dimas, Upland, Claremont, Diamond Bar, Chino, Eastvale, Norco and Corona</p>
	<p>Los Angeles &amp; Orange Counties (Franchisees)</p>	<p>Seeking <b>4,000–6,000 SF</b> locations with great visibility in high traffic areas. Will consider Purchase or Build-To-Suit &amp; Existing Restaurant Conversions.</p>
	<p>Inland Empire Coffee Drive-thru</p>	<p>The Human Bean stands out in the crowded coffee landscape with a blend of drive-thru efficiency, premium quality, and heartfelt community engagement. With their modular builder partners they are able to deliver <b>factory-built drive-thru units</b>, which are customizable and quick to deploy. They can fit and operated on as little as <b>20,000 SF of land</b> and in standalone or End Cap drive-thrus in <b>800–1,200 SF of space</b>.</p>
	<p>So Cal Indian Grocery</p>	<p>Operating since 1992, The Patel family has proudly served the community with fresh local produce and hard to find unique quality ethnic food. They support many different South Asian Activities and share their passion for their culture and food across the region. Especially seeking former drug stores within their communities across California. <b>10,000–15,000 SF Indian grocery So Cal.</b> Will buy or Lease.</p>
	<p>Select Submarkets in LA County</p>	<p><b>6,500 SF + Patio</b> The eponymous sports-bar chain famous for its chicken wings and American pub fair seeking approximately 6,500 SF plus patio of 1,000 SF. Now with over 1,000 units open.</p>
<p>The Salad Bar Project</p>	<p>Seeking North LA County</p>	<p>Southern California buffet offering an all-you-can-eat experience featuring soups, a salad bar, and warm bread in the style of an all-time favorite. The family-owned business is seeking its first location and will share a nostalgic atmosphere and fresh menu items in <b>7,000–9,000 SF</b>.</p>



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