



**JIMMY
JOHN'S**

Jimmy John's, founded in 1983 by Jimmy Liautaud in Charleston, Illinois. With over 1600 stores, Jimmy John's is an enviable food concept. Our product line has evolved to 25 sandwiches that provide per store sales averages well above the industry averages. The stores are generally operated by franchisees that work the business full-time. Jimmy John's has developed an effective franchise model that enables us to have significant input on store operations through a very thorough auditing process. This model, which combines consistency amongst units, also benefits from a strong franchise peer group. So good, in fact, that our franchisees have proven rateable, and as a result are very solid tenants.



HISTORY

WHAT WE DO

Throughout its existence, Jimmy John's has maintained a solid reputation for being a quality food restaurant with a founder who has his eye on market trends and an emphasis on high caliber owners. Jimmy John's stores are typically open 12 hours a day (16 hours a day on college campuses) and boast a well known made-to-order sandwich business that drives big time lunch traffic. A quality beverage business featuring Coca-Cola™ brands exclusively.

Jimmy John's continues to invest considerable time and resources on strategic initiatives that have positioned itself as an industry leader. New products and store prototypes are continually evolving and tested. The management team is best in class, we look forward to you meeting them!

OUR CONCEPT

Our gourmet sandwich restaurant features a purposely limited menu made up of the best damn meats, cheese, and vegetables JJ can source! Our signature seven-grain wheat bread and French bread are baked fresh in the store every day. All meats and produce are sliced daily and all sandwiches are served cold! No grills, no fryers! All made fresh to order! Emphasis is placed on quality, lightning fast execution and a delivery service that is the industry leader. As Jimmy himself says, "We let the main thing be the main thing."



SITE CRITERIA

TRADE AREA CRITERIA

- Daytime employee population > 20,000 within defined trade area
- Median Income > \$40,000
- Traffic Count (VPD) > 25,000

WHERE WE BUILD 'EM!

- City & urban settings
- We love retail areas
- Colleges & hospitals love Jimmy John's
- Downtowns and business/industrial parks

SITE CRITERIA

- Pad or out-parcel
- Free-standing or end-cap with drive-thru
- Easy access for both ingress and egress with signalized access preferred
- Ample parking
- 600 to 1,800 SF with a minimum of 20' of frontage
- Maximum signage per local codes permitted, including building and pylon/monument signage
- Outdoor seating strongly preferred

LEASE TERMS

- 5 year base term with three 5 year options
- No percentage rent or radius restrictions

SHELL CONDITION AND TENANT IMPROVEMENTS (minimum and not all inclusive)

- 400 amp, 120/208 or 120/240 volt, 3-phase, 4 wire electrical service stubbed to a main distribution panel in the premises and furnished with meter, circuit breakers, and disconnect as required by code
- Minimum of 1 ton per 200 SF of HVAC
- 1 1/2" water line (45 psi) and 4" sewer line stubbed to the rear of the premises
- Gas service, where available
- 2 ADA restrooms per Jimmy John's plans (or \$15,000 credit)
- 14' ceilings required. Drywall finished to the roof deck, taped, sanded, and ready for paint.
- All service tap fees, impact fees, meter fees, and development fees to be paid by landlord



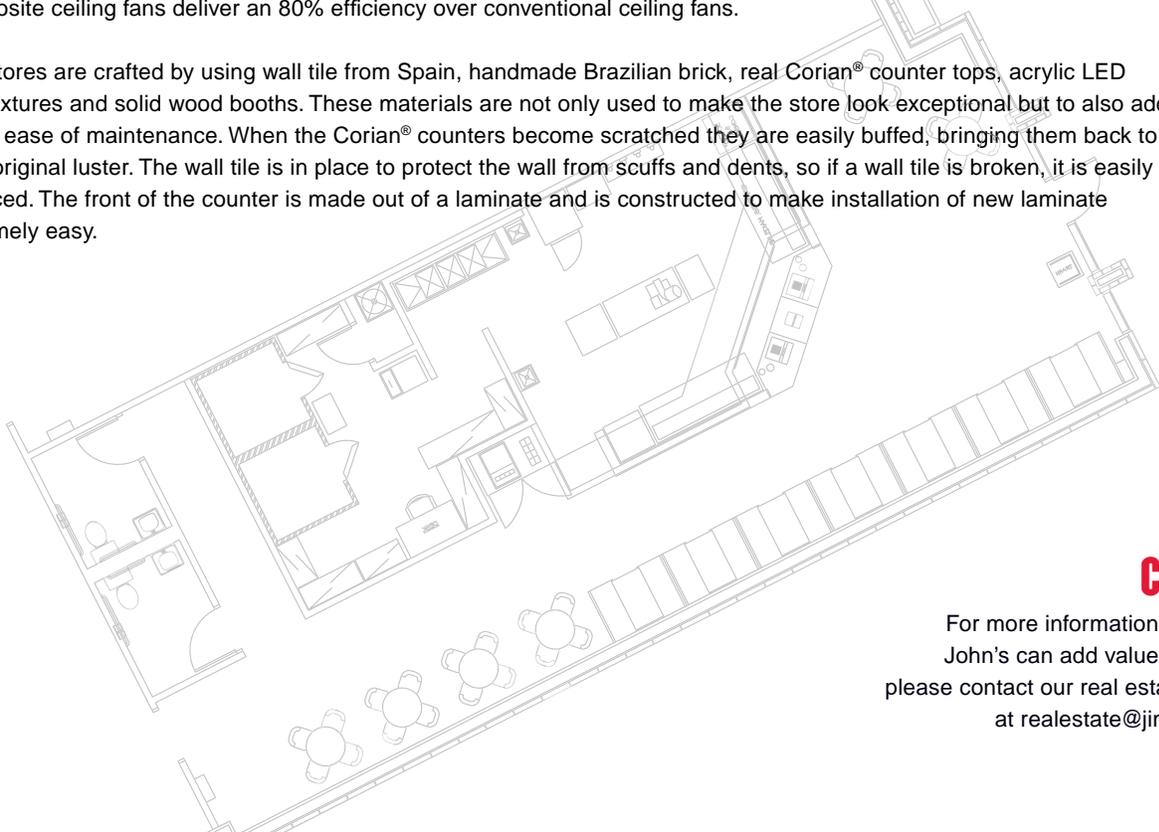
REAL ESTATE

Jimmy John's is the industry leader in the sandwich delivery category. We match the quality of the food with the quality of the service. We strive for a complete ambient experience. In order to make a perfect sandwich we have to start with perfect ingredients and the same holds true in construction; we cannot build a quality store without starting with quality materials. Our small business locations are built using local construction, electrician, plumbers, and carpenters, while local produce houses supply fresh vegetables to our stores daily.

In Jimmy John's, efficiencies are practiced every day. Our real avocado is in small plastic bags instead of previous plastic tubs to reduce the amount of plastic used. Fresh veggies and peppers are placed directly on the sandwich in order to eliminate plastic side cups. We use a simple paper sheet to wrap our sandwiches, no bulky to-go containers here. Our supply chain must be as efficient as possible as well. With this in mind, Jimmy has sourced additional chip and bread manufacturing facilities across the United States to reduce shipping costs and fuel conservation and emissions.

Sustainable equipment is also important to Jimmy John's. New age, highly efficient LED lighting is used whenever possible, and all free standing units are super insulated with new white roof reflective heat technology. Even the composite ceiling fans deliver an 80% efficiency over conventional ceiling fans.

Our stores are crafted by using wall tile from Spain, handmade Brazilian brick, real Corian® counter tops, acrylic LED light fixtures and solid wood booths. These materials are not only used to make the store look exceptional but to also add to the ease of maintenance. When the Corian® counters become scratched they are easily buffed, bringing them back to their original luster. The wall tile is in place to protect the wall from scuffs and dents, so if a wall tile is broken, it is easily replaced. The front of the counter is made out of a laminate and is constructed to make installation of new laminate extremely easy.



CONTACT

For more information on how Jimmy John's can add value to your center, please contact our real estate department at realestate@jimmyjohns.com.



OUR PRODUCTS

Jimmy John's is simple. We make 25 types of sandwiches from 12 key ingredients. Our focus is on sandwiches. Add to that an assortment of proprietary chips, cookies and Coca-Cola™ exclusive products and we have developed a concept that is focused, disciplined, and proven!

America's Favorite Sandwich Delivery Guys!™





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