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SUCCESS STORY

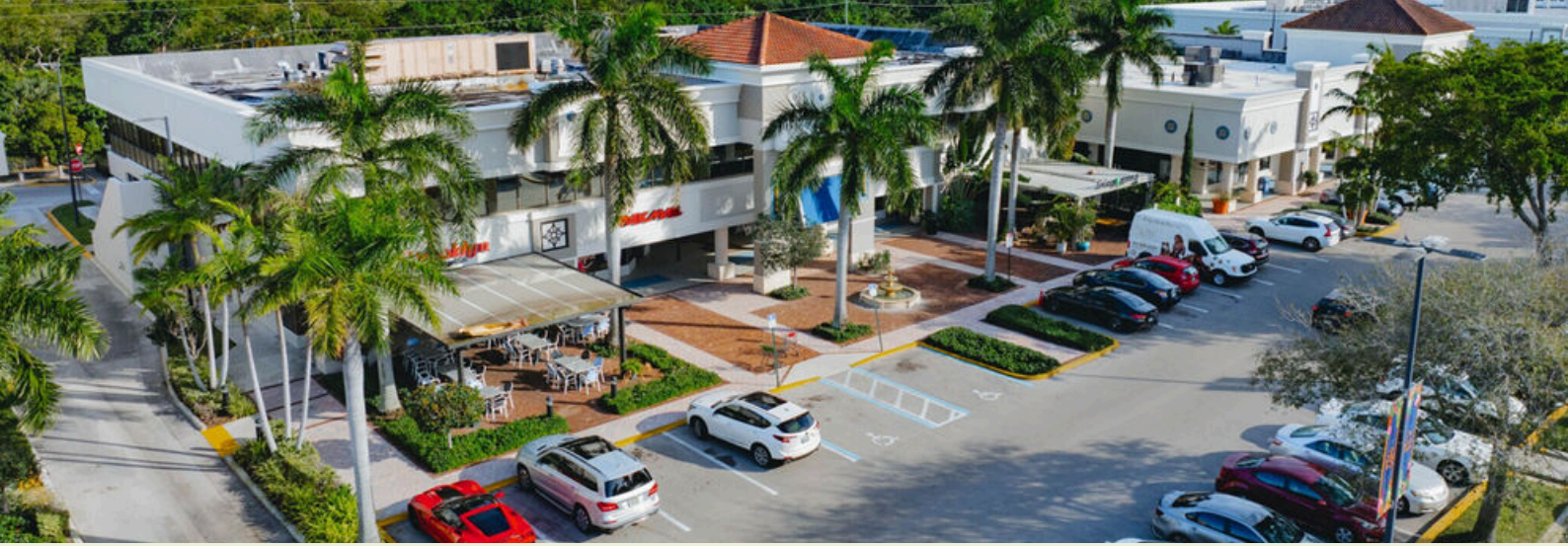
Sushi Taxi

First U.S. Location Secured with 210 Days
Free Rent and Strong Operating
Protections

DECEMBER 2025

📍 BOCA RATON, FL





- **Deal type:** Expansion (new U.S. location)
- **Sector:** Retail (Restaurant)
- **Size:** 1,498 SF
- **Market:** Boca Raton, FL
- **Term:** 5 years
- **Completion:** December 2025
- **Timeline (kickoff → LOI → executed):** Sep 2025 → Nov 2025 → Dec 2025

The challenge

Sushi Taxi selected Boca Raton for its first U.S. store because the market's **demographics and traffic patterns** best matched its model. The top constraints were **visibility/signage** and critical restaurant infrastructure requirements (including **hood venting and grease trap**).

The biggest risk was navigating landlord restrictions tied to **permitted use** and **build-out approvals**—which could delay opening or limit operations.

Our approach

- **Translated brand needs into a site and build-out plan.** Aligned location requirements with restaurant infrastructure needs and the visibility profile necessary for a first-to-market launch.
- **Shortlisted and toured the right options.** Evaluated four primary locations and focused negotiations on the spaces that best matched traffic, demographics, and operational feasibility.
- **Negotiated lease terms around restaurant realities.** Prioritized TI, free rent, and early-access planning, while securing protective language including exclusivity and operating expense caps.



Results



FREE
RENT

210 DAYS



TI
ALLOWANCE

\$20/SF



RISK
REDUCTION

4% CAP



LANDLORD
DELIVERY

AS-IS



OPPERATIONAL
BOTTLENECKS

**BUILD OUT
REQUIREMENTS**

- **210 days free rent** from lease commencement
- **\$20/SF** TI allowance
- **Risk reduction:** exclusive use clause + 4% cap on operating expenses
- **Landlord delivery:** premises delivered “as-is” (tenant-controlled build-out path)
- **Primary bottleneck addressed:** restaurant build-out requirements + exclusivity negotiations

“*“The location quality is unmatched—high traffic and a perfect demographic fit for our concept.”* —
Roseanne Giguère, Owner.”



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