

**RETAIL SITE TENANT DEVELOPMENT
PROJECT TIMELINE**

<u>Process</u>	<u>Timing</u>
Identification of one or more suitable spaces	1 day – 1 year
Submission and negotiation of the Letter of Intent	7 days – 45 days
Negotiation of the Lease terms and execution of Lease	15- days – 60 days
Legal review	1 day – 45 days
Design and permitting	30 days – 90 days
Bidding	15 days - 45 days
Construction and Certificate of Occupancy	45 days – 120 days

* * * THIS IS ONLY A GUIDLINE * * *

Each transaction is different and can be effected by the landlord, the tenant, the architect, the contractor and the city where the work is being performed. Many brokers will consider their work complete when the lease is fully executed. Few brokers will go the distance with the tenant shepherding the project to opening day. We maintain a vast network of resources and vendors that we routinely refer to our clientele. Like many things in business and life, once you have done something start to finish, no matter how complicated, the next time you undertake the same task it seems second nature. The same is true with retail tenant development.



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