



FAMILY ENTERTAINMENT CENTER REAL ESTATE SOLUTIONS

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Denver, Colorado 80202

[Company Overview > > >](#)



Heart and Mind of the United States FEC Real Estate Industry

Proud members of:





RJ and his brokers have worked directly with a number of our franchisees throughout the USA and Canada. He has provided top real estate services for them and I would highly recommend him and his company to anyone in the Family Entertainment Center Industry. They took the time to understand the specific needs of Escapology for the franchisees and he worked with and fought hard to negotiate the best lease terms and TI that he could for them. They have a professional approach to everything they do... Nothing but 5 stars for their performance and service!

- Lloyd Notley, Franchise Director/Chief Marketing Officer, Escapology (Corporate)

**SAFARI NATION
WINSTON SALEM, NC**



ABOUT US

As a company, we exclusively represent Family Entertainment Center (FEC) organizations in their pursuit of leasing or purchasing of commercial real estate space. The members of the FEC Real Estate team have successfully worked in the commercial real estate industry for collectively over 14 years. During this time, they have completed over 90 sale and lease transactions, totaling more than 1 million square feet for a total consideration of over \$75,000,000.

FEC Real Estate has experienced commercial real estate agents that are strategically located all through the United States. Our goal is to find you the best location by leveraging our market knowledge and utilizing our extensive research tools. The firm has

experienced professionals that understand how some of the salient implications (demographics, use restrictions, parking requirements and tenant mix, etc.) are able to affect the location of your FEC.



OUR FOCUS



NEEDS ANALYSIS AND MARKET ANALYSIS

- How much square feet do you need?
- Do you need a grease trap?
- Do you need 18' clear height?
- What is the proximity to your competitors?
- What is the overall supply/demand constraints for the type of space you are looking for?
- What is your budget?



DEMOGRAPHIC ANALYSIS

- What is the household income (average and median) within 1 mile? 3 miles? 5 miles?
- What is the population of kids under age X?
- What is the population of kids between ages X and Y?



SITE INSPECTION AND SELECTION

- Survey of available properties
- Review of site plans
- Touring of short listed properties
- LOIs



FINANCIAL NEGOTIATORS AND LEASE STRUCTURING

- How much TI and free rent will they offer?
- Will they cap annual CAM expenses?
- Will they allow for a personal guarantee burn-off?
- Are there competition restrictions?
- Is the FEC signage and design approved in the lease?
- Will they give renewal options?

OUR CLIENTS | FAMILY ENTERTAINMENT CENTERS

We know that family entertainment centers come in all shapes and sizes with unique attraction mixes: arcades, miniature golf, rope courses, axe throwing, bounce house, restaurants, etc. Therefore, we know that each FEC operator needs a focused real estate solution from professionals who are invested in and abreast of the latest trends in this dynamic industry.

Provided below are clients we were successfully able to assist and navigate through the real estate process.

JUMP!ZONE



Texas

SAFARI NATION



North Carolina

ESCAPOLOGY



California, Florida, Massachusetts,
Oregon, Texas, Virginia

HYPER KIDZ!



Maryland

AR'S ENTERTAINMENT HUB



Texas

FLIP FACTORY



Florida

THUNDER ROAD



South Dakota

THREE LITTLE BEARS



Texas

THUNDER MOUNTAIN



South Dakota

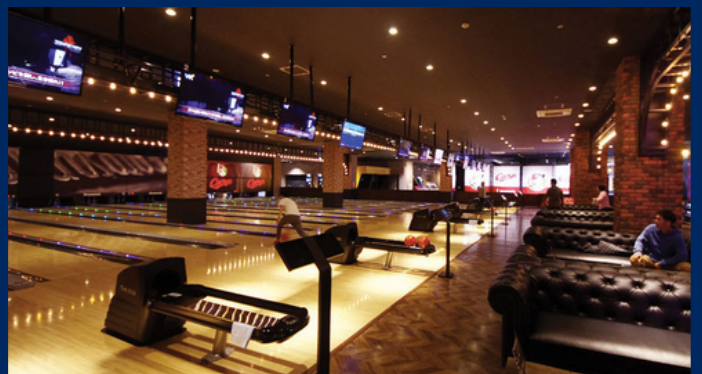
AVERAGE SQUARE FEET PER ATTRACTION

ARCADE



65 SF per game
(need extra room for doors, furniture mixed in, etc)

BOWLING LANES



100' for full-size lanes and seating

TWO STORY LASER TAG



3,000-4,500 SF

AXE THROWING

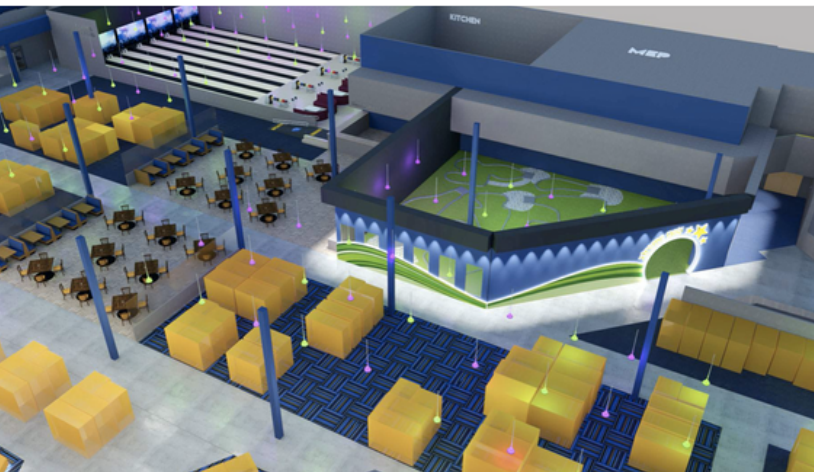


12' wide by 20' deep for two lanes

PROJECT HIGHLIGHTS

AR'S ENTERTAINMENT HUB

57,513 SF



TINMAN SOCIAL

32,945 SF



THE PROOF IS IN OUR PERFORMANCE AND EVIDENT IN OUR CLIENT FEEDBACK.

CLIENT TESTIMONIALS



"I have had the pleasure of working with RJ in our commercial property acquisition for our FEC. He was highly recommended by a friend and he did not disappoint. RJ had the knowledge to guide me through processes that I did not even think about. The best part about RJ is that he is not a "yes" man. He is always giving solutions to problems and makes me see different options that I have not thought about. He takes into account my needs and makes sure that I am getting the best deal possible. Without a doubt, RJ's skills, expertise, creativity, and negotiating has saved me thousands of dollars. I highly recommend RJ."

"I worked with RJ in finding a commercial rental property for my business. The need was 14K SF with high ceilings. RJ was the 3rd broker I went to since the first two failed to deliver a property, however, RJ was able to locate one within a month. He was also very crafty in negotiating with the landlord for the best possible lease options and helped me through the entire process. I was very pleased with his service and his continued follow ups on our project. A highly recommended broker!"

"I've come to find RJ to be expertly knowledgeable, charismatically able to communicate complex information in laymen's terms, and possessing an authentic desire to help this industry navigate its way through these extremely challenging times."

"We relied heavily on RJ's expertise and were not let down. Even though our needs (and plans) changed many times, RJ was always able to rise to the challenge. He was quick to respond to our questions and was very proactive in our land negotiations. RJ was a pleasure to work with; he is very kind and professional. He is easy to talk to and doesn't have any problems explaining information if you are unfamiliar with the topic. I would definitely work with him again in the future."



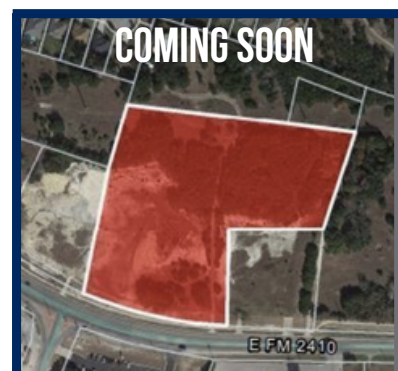
ARCHIE WRIGHT, FEC OWNER
ARS ENTERTAINMENT HUB



HARRIS SAYED, FEC OWNER
JUMP ZONE



PETER GUSTAFSON, EXECUTIVE VP
AAMA



KATELYNE BELL, FEC OWNER
GAMBIT 21 SOCIAL HOUSE