



bay area expansion



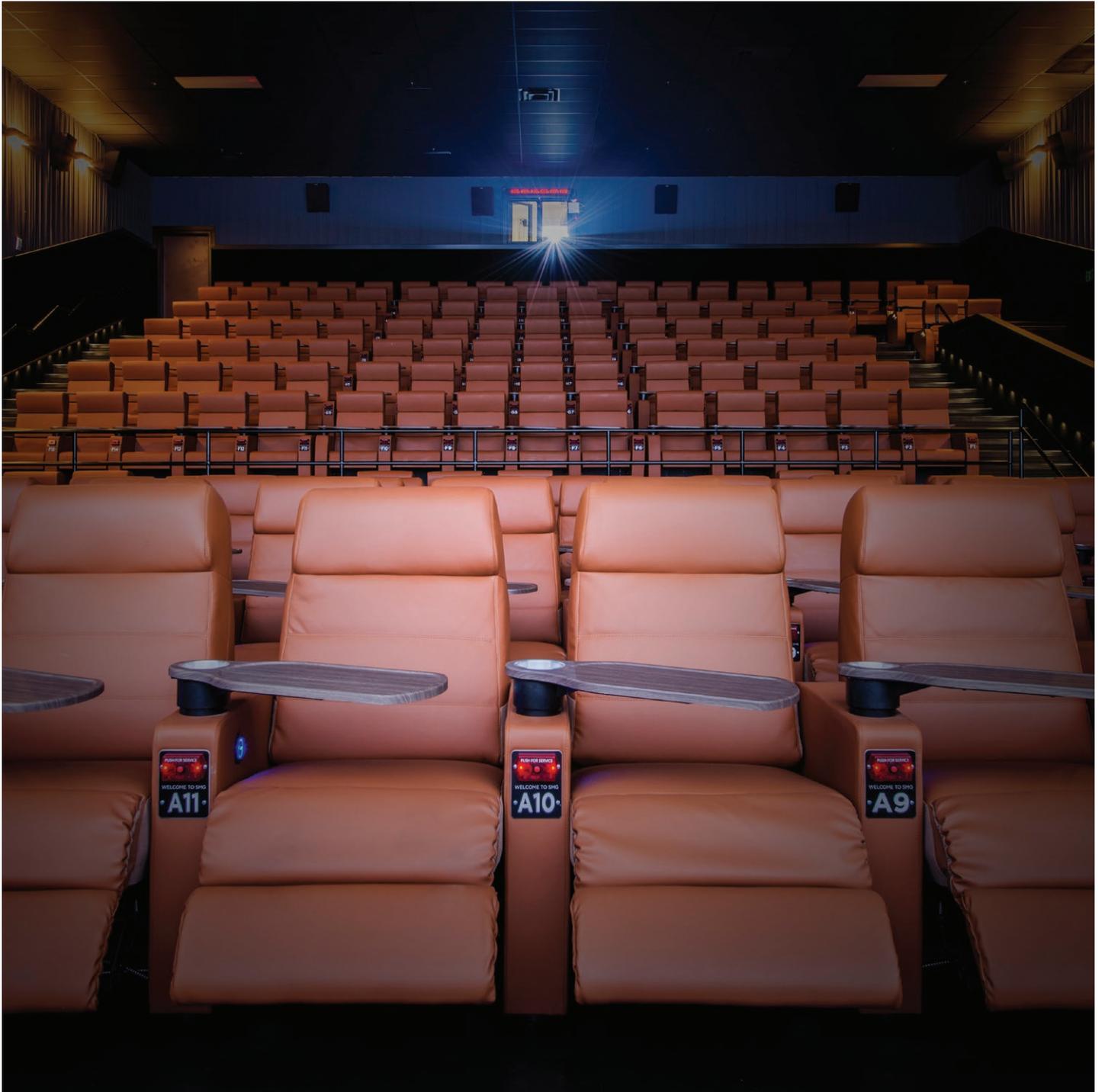
At Studio Movie Grill (SMG), we've modernized the traditional movie-going experience by combining first-run movies with full-service, in-theater dining.

We've become an industry leader by delivering the latest movies and alternate programming, alongside an American Grill menu, full service bar, and friendly service at the push of a button.

Whether you're visiting us for this season's biggest blockbuster, taking in a family feature, or hosting a private event, SMG has something for everyone.

I am 100% sure  
these theaters  
are the future of  
movie-going.

Jeffrey Katzenberg, CEO  
Dreamworks Animation







**studio movie grill  
exists to open hearts  
and minds one  
story at a time.™**

Movies are one of the most powerful storytelling mediums in today's society. They trigger a memory or an emotion, take us on a transformative journey that shapes our worldview, or introduce us to the complexities and highlights of the human condition. Perhaps as important as the movies we watch are the memories we create while sharing a meal together.

We believe that what a brand does matters more than what it says. Our commitment to quality, value, and a memorable movie grill experience is for all of our stakeholders and we honor this commitment during every showtime for movie-goers of all ages.

This is the only theater I go to. If I'm already going out for dinner, why not do it at the same time?

SMG Guest Review, Yelp.com



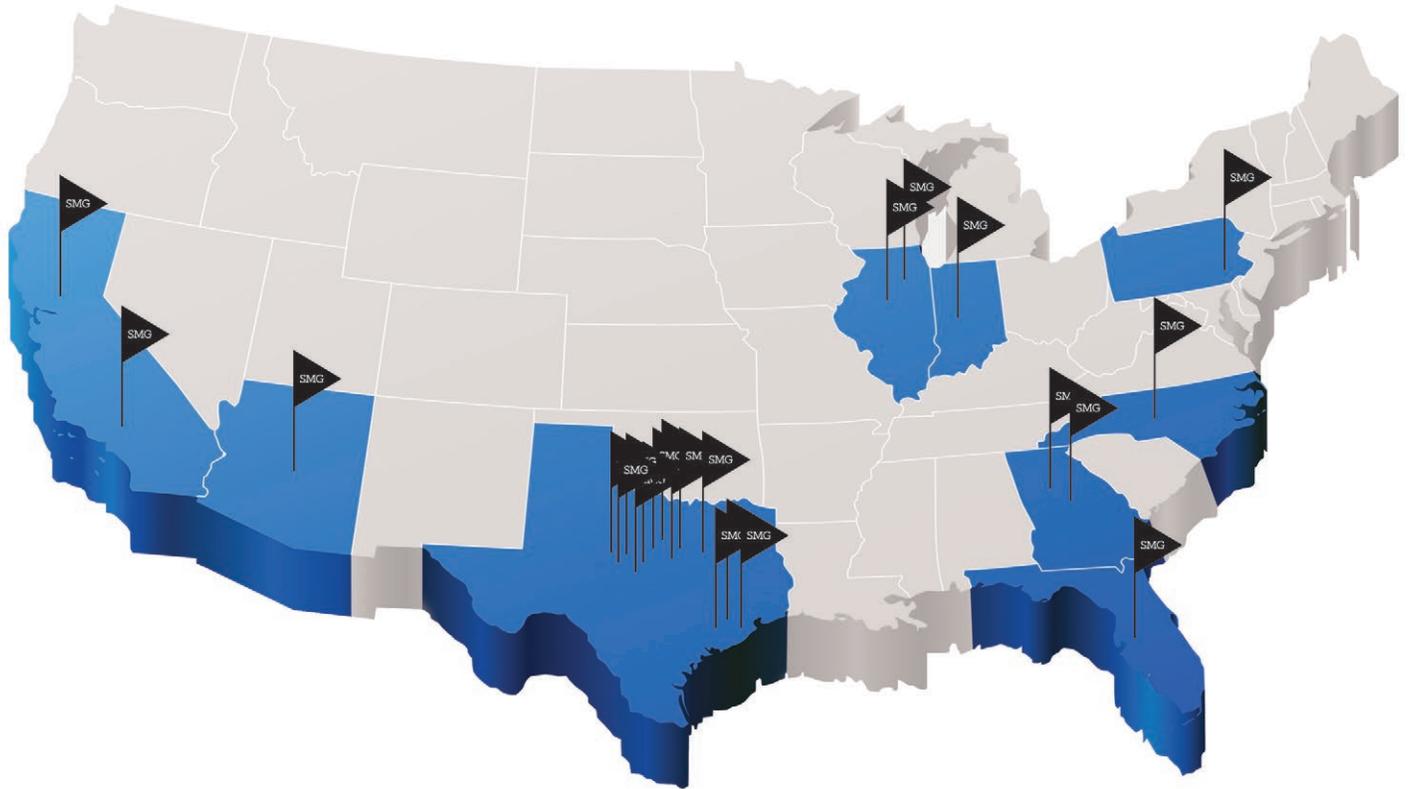


We unify our brand voice through theater architecture and design, on-screen offerings and facility capabilities, operational excellence, and our unique market positioning. This experience begins online and is communicated throughout every guest touch point in-theater.

Our theaters feature custom-made, luxury VIP recliners and rocker-type stadium style seating ensures that every seat is the best seat in the house. The latest digital projection

and sound systems provide an unmatched cinema experience.

Guests can enjoy dining from our freshly-prepared American Grill menu in our lounge, at our full-service bar, or in-theater anytime during the show, at the push of a button. The menu at SMG includes something for everyone – specials, drinks, starters, salads, entrées, pizzas, desserts, brunch and a kid's menu.



Since 2000, Dallas-based SMG has swiftly grown to 24 locations and 244 movie screens in 9 states. As the leader in in-theater dining exhibition, we're excited for the opportunity to develop and begin a major expansion initiative, with plans for additional sites throughout the country and remodels of several locations.

## **arizona**

scottsdale, 2011

## **california**

rocklin, 2014

simi valley, 2015

\*bakersfield, opening 2017

## **florida**

tampa, 2014

\*seminole, opening 2017

## **georgia**

holcomb bridge, alpharetta, 2010

duluth, 2012

\*marietta, opening 2017

## **illinois**

chatham, chicago, 2014

wheaton, 2012

## **indiana**

college park, indianapolis, 2013

## **north carolina**

epicentre, charlotte, 2013

## **pennsylvania**

upper darby, philadelphia, 2015

## **texas**

highlands, arlington, 2007

lincoln square, arlington, 2017

colleyville, 2014

royal lane, dallas, 2008

spring valley, dallas, 2013

northwest highway, dallas, 2013

citycentre, houston, 2009

copperfield, houston, 2006

lewisville, 2007

pearland, 2016

plano, 2000

the colony, 2015

tyler, 2015

\*currently under construction



## **exterior design**

The appearance of a Studio Movie Grill consists of the trademark SMG signage along with its signature SMG blue entry. The storefront entry area is anchored with our tagline: Eat, Drink, Movies while poster cases flank the entry with current and upcoming features. Finish materials include stucco, aluminum, glazing, and masonry that can complement the center in which the theater is located.

## **interior design**

The interiors are modern in design with a selective mix of textiles, stone surfaces, warm-woods, and modern furniture classics. Auditoriums feature custom-made, luxury VIP recliners and rocker-type seating that enhances the dine-in theater experience. Christie DLP-powered projectors, Dolby 3D systems and Q-SYS sound systems provide a state of the art movie viewing experience.

## **kitchen design**

The Heart of the House is a state of mind that informs the kitchen design and provides the means for our American Grilled Menu to be freshly prepared and made to order. The kitchen is capable of serving over 1,000 meals an hour during peak times. All equipment is NSF approved and provides a safe and efficiently laid out for our Team and a great environment to work.



## expansion real estate requirements

SMG is seeking locations with a population of 300,000 within a 20-minute drive of the site and with an average annual household income of at least \$100,000.

Our ideal positioning is anchoring a shopping, restaurant or entertainment center.

A prototypical freestanding Studio Movie Grill consists of 12 movie screens, 1,100 luxury stadium recliner seats and full service bar / lounge / patio seating for 85 guests, within a 40,000 square footprint.

We can also convert existing structures of a similar size. Ideally this would consist of a building that is approximately 260 feet wide by 175 feet deep, with a clear floor-to-structure height of 27 feet.



SMG

[ preferred requirements ]

Ground Level Footprint / 40,521 SF

Parking / 412 Spaces / 1 Parking Space per 3.0 Seats

Ideal Lease Space Width / 265 Ft.

Ideal Lease Space Depth / 175 Ft.

Clear Space to Underside of Joist / 27 Ft.

Electric / 1200 AMP / 277/480, 3P, 4W / with Step Down Transformer

Domestic Water / 3 Inch / Dedicated Water Line

Fire Dept Connection / 4 Inch / Dedicated Water Line

Fire Sprinkler / 8 Inch / Dedicated Water Line (or as requested by local code, FDC & Sprinkler)

Sewer / 6 Inch / Domestic Sanitary

Sewer / 6 Inch / Grease Trap

Grease Trap / 4,000 Gal / or per Local Code Requirements

Gas / 4 Inch / 6000 CFH @ 5PSI

HVAC / 145 Tons / Avg. 1 Ton per 275 SF

Liquor License Required

for more information  
about this exciting  
concept, please  
contact us

JohnCumbelich  
& Associates

1330 N. Broadway, Suite 200A  
Walnut Creek, CA 94596  
925/935.5400



**joe kuvetakis**  
joe@cumbelich.com  
925/935.5400 x 124  
CA BRE Lic # 01854159

**john cumbelich**  
john@cumbelich.com  
925/935.5400 x101  
CA BRE Lic #01006249

**brian schultz**  
president + ceo

**ted croft**  
cfo

**joseph harberg**  
master national real estate representative  
hwga group  
214/494.0011  
joe@hwgag.com

**studiomoviegrill.com**