

Table 1. Project

0.3048

Variants of concept		
	Var.1	Var.2
Total land, sq. m	4 000	4 000
Parking outside	2 000	-
Parking inside 1st floor	-	4 000
2 storey building	4 000	4 000
3 storey building	6 000	8 000
Payments for land	1 500 000	1 500 000
Rate construction, \$ per sq. m	700	700
Payments for construction 2 storey bld.	4 200 000	5 600 000
Payments for construction 3 storey bld.	5 600 000	8 400 000
Rental Rate, \$ per sq. m	50	50
Rent income 2 storey bld.	200 000	200 000
Rent income 3 storey bld.	300 000	400 000
Costs	-	-
Years 2 storey building	28.5	35.5
Years 3 storey building	23.7	24.8

Table 2. Comparable examples

Comparison Between the Central Business District and the Proposed Southdale Shopping Center		
Item	Cental	South
Site size (excludes streets), sq. m	230 671	339 936
Rental Area (sq. m)	1 644 091	152 400
No. of Businesses	880	84
Parking Spaces	3 779	4 753
Ratio: Parking Space per 1000 sq. m. rental area	2.3	31.2
Trade Area population (15 min. time district)	353 302	206 000
"Guesstimated" annual business, \$	110 000 000	32 000 000
Rental Rate, \$ per sq. m	67	210

Table 3. Macro & revenue

Market's revenue incomes		
Total citizenship of Bali	4 400 000	
Permanantly foreigners	109 000	2.5%
Permanantly foreigners with kitas	29 000	0.7%
Permanantly foreigners (Russians)	11 000	0.3%
Travellers	1 300 000	max: 4,5m; locals: 2,75
Total traffic customers, per year	12 000	12 000
% conversation traffic to customer	15%	15%
Total buyers, per year	1 800	1 800
Average \$ per customers	2 000	4 000
Estimated revenue for hyperfurniture	3 600 000	7 200 000

Table 4. Parking lots samples

0.3048

Parking Facilities in Some Existing and Proposed Shopping Centers

	Store Selling Space (sq.ft.)	Store Selling Space (sq.m)	Total Parking (auto spaces)	Ratio of car spaces per 1000 sq.ft.	Ratio of car spaces per 1000 sq.m
Old Orchard, Chicago, Ill. (prop.)	1 500 000	457 200	6 000	4.0	13.1
(J. L. Hudson) Detroit, Mich. (prop.)	1 000 000	304 800	11 000	11.0	36.1
Stonestown, San Francisco, Calif.	1 000 000	304 800	2 500	2.5	8.2
Fresh Meadows, Long Island, N.Y.	800 000	243 840	2 500	3.2	10.3
Northgate, Seattle, Washington	650 000	198 120	5 000	7.7	25.2
Westchester, Los Angeles, Calif.	644 200	196 352	3 300	5.1	16.8
Evergreen Plaza, Chicago, Ill.	500 000	152 400	2 200	4.4	14.4
Shoppers World, Framingham, Mass.	497 000	151 486	6 000	12.1	39.6
Highland Village, Houston, Texas	360 000	109 728	1 800	5.0	16.4
Kanns, Virginia & Virginia Sq., Va.	264 300	80 559	1 000	3.8	12.4
Parkington, Arlington, Va.	250 000	76 200	2 500	10.0	32.8
Wynnwood, Dallas, Texas	250 000	76 200	2 400	9.9	31.5
Clearview, Princeton, New Jersey	227 625	69 380	1 900	8.4	27.4
Broadway-Crenshaw, Los Angeles, Calif.	222 950	67 955	2 750	12.3	40.5
Atlantic Center, Los Angeles, Calif.	180 000	54 864	1 500	8.4	27.3
San Lorenzo Village, San Lorenzo, Calif.	174 750	53 264	452	2.6	8.5
McCreless Shopping Village, San Antonio	163 000	49 682	1 989	12.2	40.0
Hutzlers, Townson, Md.	155 000	47 244	1 600	10.3	33.9
Cameron Village, Raleigh, N. C.	147 340	44 909	2 000	13.6	44.5
Bellevue Square, Bellevue, Wash.	125 000	38 100	1 000	8.0	26.2
Edmonson Village, Baltimore, Md.	123 000	37 490	550	4.9	14.7
Ridgeway, Stamford, Conn.	108 800	33 162	1 000	9.2	30.2
Wanamaker's, Wilmington, Delaware	105 000	32 004	1 000	9.5	31.2
La Grange Park, Chicago, Ill.	102 000	31 090	1 050	10.3	33.8
Lincoln Village, Chicago, Ill.	94 910	28 929	1 300	13.7	44.9
Lakeshore Plaza, San Francisco, Calif.	83 532	25 461	497	6.0	19.5
Village Shopping Center, San Angelo, Texas	73 000	22 250	1 000	13.7	44.9
Town and Country, Sacramento, Calif.	70 095	21 365	900	12.8	42.1
Woodward and Lathrop, Chevy Chase, Md.	70 000	21 336	1 002	14.3	47.0
Edgemont Park, Lansing, Mich.	68 000	20 726	680	10.0	32.8
Prairie Village, Kansas City, Mo.	64 000	19 507	400	6.3	20.5
Casey's, Bismarck, North Dakota	60 000	18 288	400	6.7	21.9
Manor Park, Chicago, Ill.	56 200	17 130	400	7.1	23.4
Windsor Hills, Los Angeles, Calif.	54 750	16 688	250	4.6	15.0
Hoffmans, Aurora, Colo.	52 614	16 037	950	17.0	59.2
Wanamakers, N. Shore Mart, L.I., N.Y.	51 000	15 545	600	11.7	38.6
Jefferson Village, San Antonio, Texas	48 520	14 789	190	3.9	12.8

www.okultur.ru

You need to seek permission from the copyright owner to reproduce material where you wish to use more of the material than is allowed under a provision in the Copyright Act or license from the copyright owner. All links to the source are obligatory while using.



Broadmoor, Shreveport, La.	48 020	14 636	350	7.3	23.9
Nob Hill, Albuquerque, New Mexico	42 800	13 045	100	2.4	7.7
Fairway, Kansas City, Mo.	40 250	12 268	450	10.3	36.7
Lincoln Center, Stockton, Calif.	40 000	12 192	400	10.0	32.8
Merrionette, Chicago, Ill.	35 110	10 702	400	11.4	37.4
University Hills, Denver, Colo.	34 000	10 363	850	25.0	82.0
Mayfair, Fresno, Calif.	33 000	10 058	808	24.0	80.3
Regenstein's, Buckhead, Ga.	28 000	8 534	300	10.7	35.2
Hometown, Chicago, Ill.	26 310	8 019	372	14.0	46.4
Naylor Road, Washington, D. C.	21 840	6 657	74	3.4	11.1
Krameria, Denver, Colo.	21 000	6 401	160	7.6	25.0
Fresh Meadows, Neighborhood Center, New York City	20 720	6 315	175	8.5	27.7