



# TENANT INFORMATION PACKAGE

**FORM**

## TENANT ADVISOR

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**JJ Bean**<sup>™</sup>  
COFFEE ROASTERS

## TENANT

John Neate, JJ Bean Coffee Roasters  
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www.jjbeancoffee.com





sources the  
best beans from  
around the world...



# JJ BEAN COFFEE ROASTERS

## The Philosophy at JJ Bean is Threefold:

### PEOPLE

Almost all of the JJ management team began their employment with the company by working in one of the 17 stores. There are currently 24 employee shareholders. All staff are paid industry leading compensation.

### PRODUCTS

JJ Bean procures the best beans from around the world, pays farmers a fair price, and roasts them to perfection five days a week. JJ Bean makes all of its food at its bakery location in Railtown, not far from its East Vancouver roastery. The baked treats are made from scratch, and baked fresh every day in each café.

### PLACES

JJ Bean works with architect Brady Dunlop, Dialog Design, to create unique cafés that are designed to reflect the neighbourhoods they represent while working with the unique characteristics of each building JJ Bean inhabits.

Each location has become the central gathering place for the surrounding neighbourhood. A typical JJ Bean is roughly 400-800 square feet larger than an average coffee shop, allowing for the best 'for here' experience in the industry.

## BACKGROUND

John Neate Jr. (JJ) grew up in the coffee business working with his father at Neates Coffee, a Vancouver coffee company started by his grandfather in 1945.

JJ Bean was established in 1996 when John bought a small business called “The Coffee Roaster”, which had 2 stores, 12 employees and less than \$1 million in sales. The founders assembled a passionate group of coffee purists and transformed “The Coffee Roaster” into JJ Bean.

Today JJ Bean has 17 (and counting) retail locations, a significant Canada-wide wholesale business, and 240 employees.

Since 2008, JJ Bean has won the ‘Best Coffee Chain’ in Vancouver’s **Georgia Straight Readers’ Choice Awards**.







At the corner of Alberni and Bute, in the heart of the fashion district, shoppers discover JJ Bean Alberni. The mirrors and catwalk are designed to facilitate people watching; and the clean, high-end design draws its inspiration from a Peugeot dealership in Paris.







JJ Bean Bidwell is located in the West End's historic Maxine's building. While the original exterior facade has been maintained, the interior has been transformed to reflect the contrasting history and modernity that makes the West End so unique. Boasting a warm hardwood nook and an extensive patio, a breathtaking curved mirrored ceiling, and restored original archways, this café has quickly become a destination for the neighbourhood.







The Marine Building is one of the oldest and most beautiful towers in downtown Vancouver, and JJ Bean is proud to call it our home. JJ Bean Marine features a mezzanine floor for extra privacy and comfort, and a design that combines the building's Art Deco aesthetic with a modern West Coast café look. This location won a BOMA Award in 2013.







JJ BEAN MAIN



JJ BEAN PORT MOODY



JJ BEAN YALETOWN





JJ BEAN RAILWAY



JJ BEAN POWELL



JJ BEAN WOODWARD'S





JJ BEAN FALSE CREEK



JJ BEAN COMMERCIAL



JJ BEAN FRASER





## WHAT WE'RE LOOKING FOR:

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- A corner location in a thriving neighbourhood
- A building of character with minimum 12 ft ceilings
- 1,700 - 2,300 sq ft
- 400 amps of power
- A love for great coffee

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