

dogdrop

The premier pet care destination that boosts daily foot traffic and enhances your property as a must-have resident amenity.

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Who is Dogdrop?

Community driven, convenient and flexible dog daycare inspired by a new generation of dog parents who want a better quality alternative that fits their lifestyle.

With our small footprint, ground floor retail locations and membership based model we offer a modern experience for dog parents.

Dogdrop is backed by Mars PetCare, Science-Inc, Fuel Capital, Muse Capital, and the CEO of Wag!



Clean



Flexible



Convenient



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Ground floor locations



Los Angeles
Arts District
The Garey Building
1600sqft



Los Angeles
Hollywood
Highland Apts
2250sqft



Denver
9+CO, Cherry Creek
Theo Apartments
3000sqft



Ft. Lauderdale
Flagler Village
Motif Apartments
2500sqft

The Growing Demand for Pet-Friendly Amenities

According to **National Apartment Association Amenity Report** pet friendly amenities have the greatest impact on rent increases and can help maximize your investment.

87%

of pet owners say their pets needs are essential to their rental decision.

OnePoll Research

74%

of web searches by pet owners filter for dog friendly amenities.

Apartments.com

1 in 4

pet owners would move somewhere better suited for their pet.

Pet Inclusive Housing Report 2021

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Introducing Dogdrop: the ultimate pet care amenity



Small & convenient
locations



On-demand and
flexible memberships



Designed for quick
stops (2-3hrs)



Trained & CPR
Certified staff



Modern & tech
enabled

Engineered for Ground Floor Retail Success



No smell

No grooming to reduce moisture and odor. No turf grass. Smell proof waste cans. Immediate waste pick-up.



Sanitation

Twice daily disinfectant cleaning; weekly deep clean, monthly deep sanitation; scent machine and HVAC.



Low Sound

Proprietary system from acoustical engineer which includes panels, insulated walls, and no overnight boarding

Comprehensive Operational Expertise & Management

Staff Training & Mgmt

- Recruitment, hiring, and training of qualified personnel to ensure a skilled and dedicated team.
- World class training, Pet CPR & First Aid Certified, Dog Behavior Training (initial and continuous)

Facility Management

- Oversight of facility maintenance & cleanliness to uphold a safe and hygienic environment
- Regular inspections and upkeep of equipment and amenities to ensure functionality and attractiveness.

Customer Relations

- Exceptional customer service to pet owners, offering guidance, support, and personalized care solutions.
- Addressing inquiries, concerns, and feedback promptly to maintain a positive customer experience.

Healthy & Safety Compliance

- Strict health and safety protocols to safeguard the well-being of pets, staff, and visitors.
- Industry regulations and standards: vaccinations, sanitation practices, and emergency procedures.

Administrative

- Managing administrative functions such as billing, invoicing, and vaccination record-keeping
- In-house customer service team and call center to manage requests & vaccination records

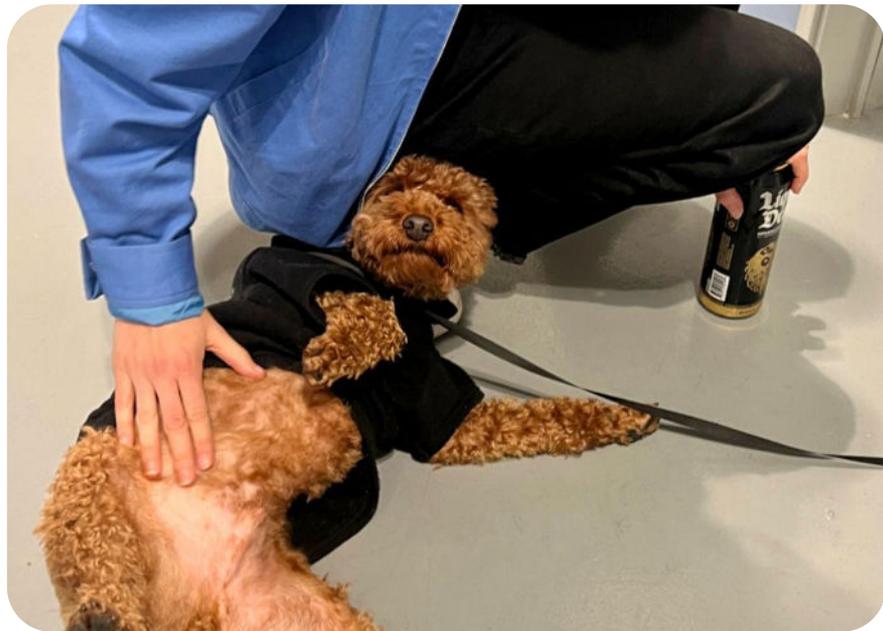
Marketing

- Developing and executing marketing strategies for acquisition and retention
- Ad campaigns, SEO, social
- Local marketing partnerships
- In-house design team

Enhancing Tenant Experience

A place to call home

Elevate your property with an amenity that lets prospects know they're **making the best choice** for their pet.



Enhancing Tenant Experience

The power of community

Foster stronger communities which **increase resident retention** by providing customized experiences for pet parents, and establish unique opportunities for them to engage with their neighbors.





Creating a Vibrant Community Hub

Dogdrop is focused on **building community and hosting events** to attract and retain members and collaborate with local businesses.

The addition of a Dogdrop to your residential community will enhance retail engagement by not only **attracting and retaining residents** but also facilitates collaborations with local businesses. Our business creates opportunities for **increased foot traffic and interaction**, contributing to a vibrant and engaged local retail environment.

Transform Your Property into a Destination with your Underutilized Ground Floor Retail Space



See what our partners have to say about us:

Mana Thanata
Community Manager at
The Garey Building



Having Dogdrop on-site fosters a **sense of community among our residents** who share a common love for their pets. It encourages interaction and camaraderie. They've **enriched the overall living experience** for our pet-parent residents at the Garey Building. We endorse Dogdrop and are grateful for them as they are good tenants to our vibrant community.

Doug Price
Community Manager at
Theo Apts (Equity Residential)



The convenience of having a first-rate doggy day care on-site has been a **game-changer for our residents**. The facility's top-notch amenities and caring staff create a safe and engaging environment for our furry friends to thrive. Dogdrop's commitment to pet wellbeing has not only simplified the lives of pet owners but also **strengthened the sense of community** among fellow dog enthusiasts. We wholeheartedly recommend Dogdrop to all Theo Apartments residents – it's the perfect solution for busy schedules and happy pets.

We Bring a 5 Star Experience to your Property

Dog Parents Love Us



Amber & Katsu
(Shih Tzu)



A really cool part that separates them from other daycares is the **hourly rate option** too! We like to use that on days we just need to tire our pup out as well. Thank you Dogdrop for the good experiences .They're the only spot that supports a nurse schedule **staying open late!**



Kyle & Poppy, Rocko and Oliver
(Mixes)



We have 3 dogs and **live in the neighborhood** and they love coming to hang with their dog friends and warm staff. The facilities are **new, clean and spacious** and the staff is **super responsive** provides cute updates (with pics!)

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Retail Requirements



Great Neighbors

- ◆ Fitness concepts
- ◆ Coworking
- ◆ Coffee shop/bar
- ◆ Places where people spend a few hours



Convenient & high density location

- ◆ Where people already live, work, & play
- ◆ On-site or nearby apartment units
- ◆ 200+ units
- ◆ 1,100 units <1 mile radius



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Preferred Location

Central, convenient

- End or corner spaces
- Good frontage
- Ground floor multi-family or nearby dense living
- Good co-tenancy w/ other essential businesses
- Easy in/out for cars close to front door

Delivery

Shell w/ stubbed MEP

- End or corner spaces
- Good frontage
- Ground floor multi-family or nearby dense living
- Good co-tenancy w/ other essential businesses
- Easy in/out for cars close to front door

Signage

Main street, 2+ signs

- Signage on main street plus blade sign and sandwich boards
- Window/floor decals.

Size

2,250-2,600 SQFT

- Indoor space required, outdoor space welcomed (not required)
- Open plan

HVAC

Standard System

- Indoor space required, outdoor space welcomed (not required)
- Open plan preferred

Other considerations

Fire Life Safety

Restroom

Standard system

One ADA compliant per site

CUP

Not required for overnight

- Dog daycare (no overnight) zoned for C2/C5/CM

Electric

200 AMP

Water

1.5 - 2 inch
(rear of space)

Telecom Conduit + pull wire

2" conduit for high speed telecom lines system

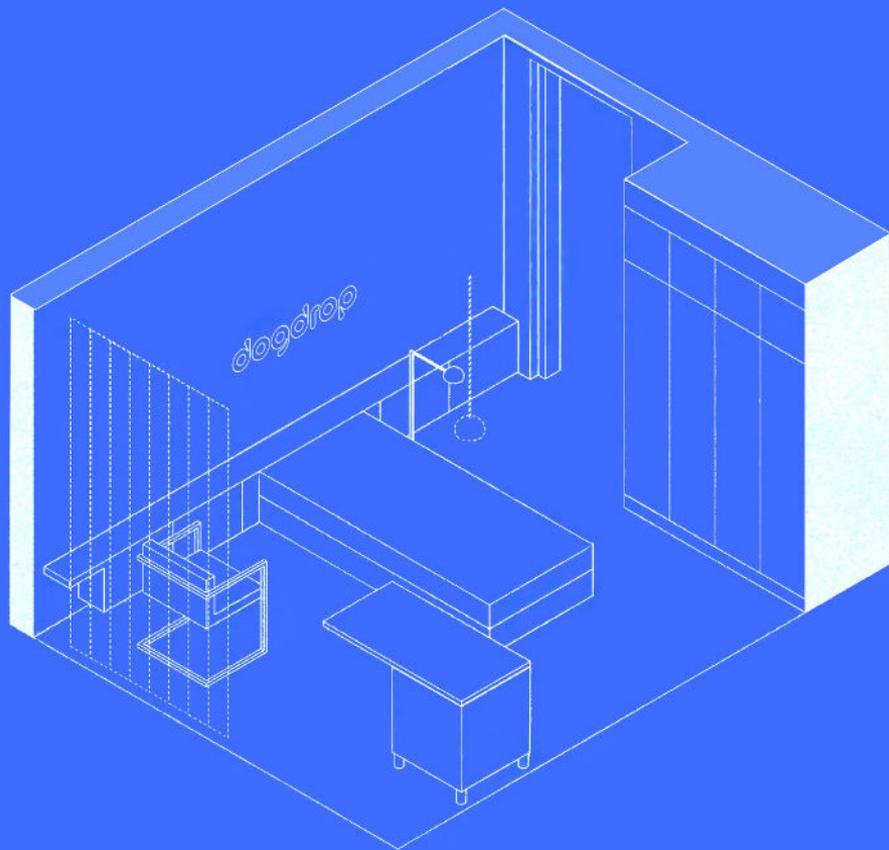
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A simple & modular build out

Our retail locations are design focused and feature impeccable architecture choices.

Dogdrop has teamed up with the same architecture and design team behind **Blue Bottle Coffee** to bring a fresh look to dog care.

We look, feel, and smell more like a coffee shop.



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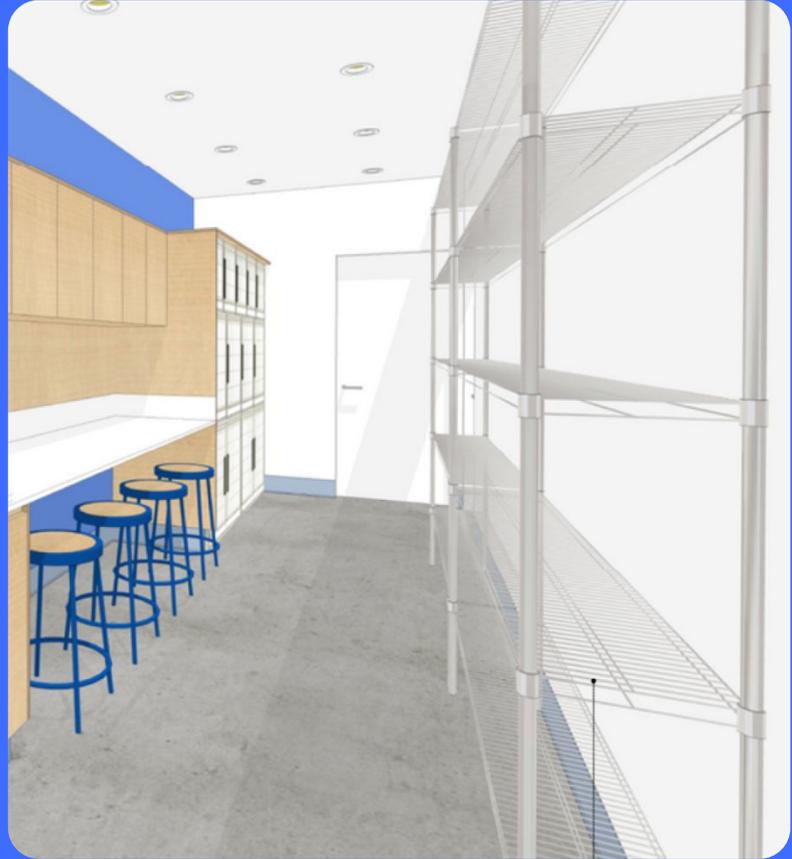
Standard Floor Plan

2,200-2,500 SQFT





dogdrop





**Partner with Dogdrop to attract residents to your property,
activate retail spaces, increase revenue, and drive
community-building resident retention with the premium pet
care amenity.**

Interested to learn more?

Contact

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dogdrop.co

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