

Opening a Coffee place in Munich

Mauricio Montellano

Introduction

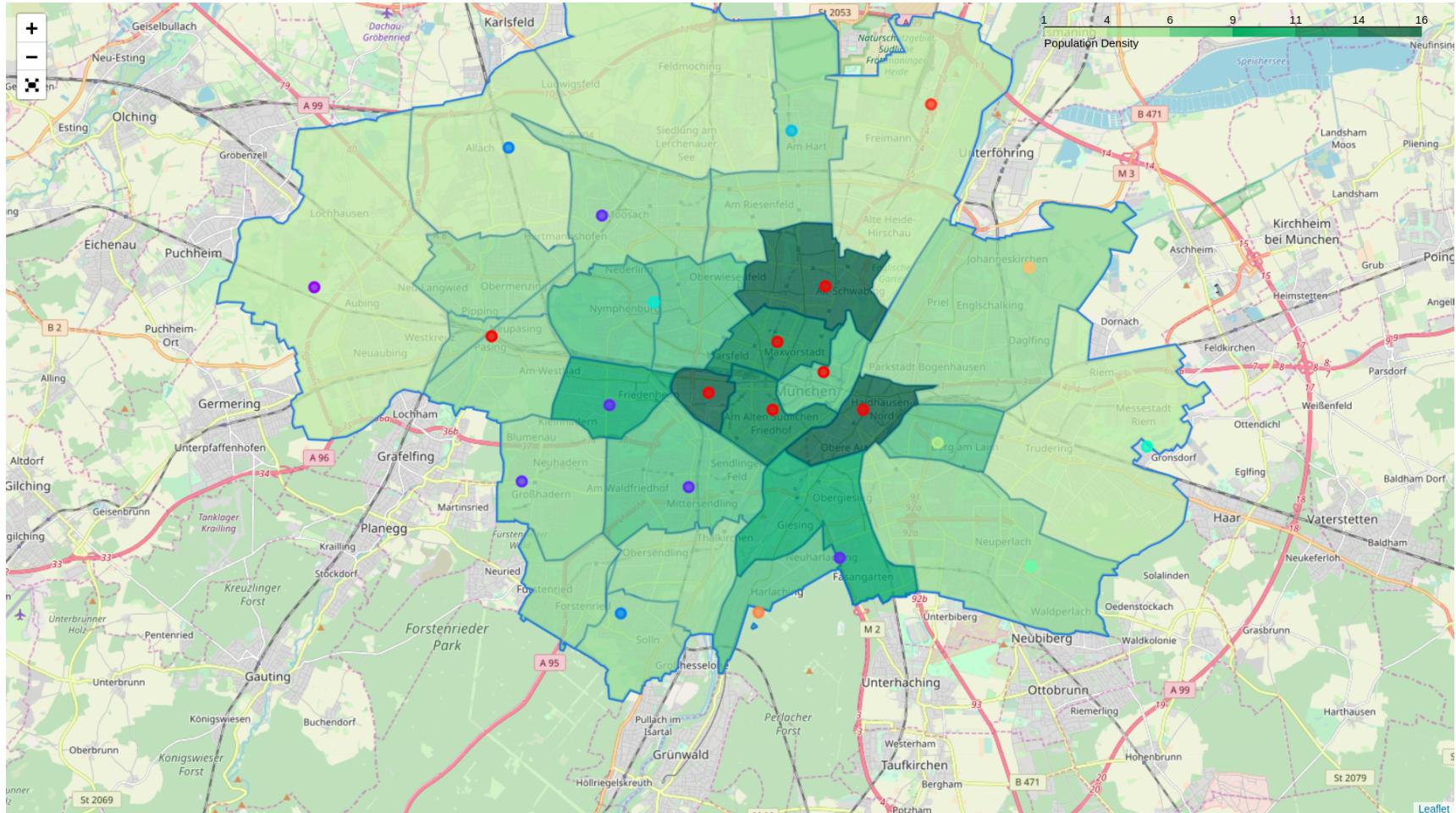
The goal is to open a coffee place, but the rent prices in Munich are extremely high. Therefore, a Borough which satisfies the limitations has to be identified:

- where a coffee would be a popular local,
- the rent prices are low,
- and the density of population is enough to sustain an additional coffee place.

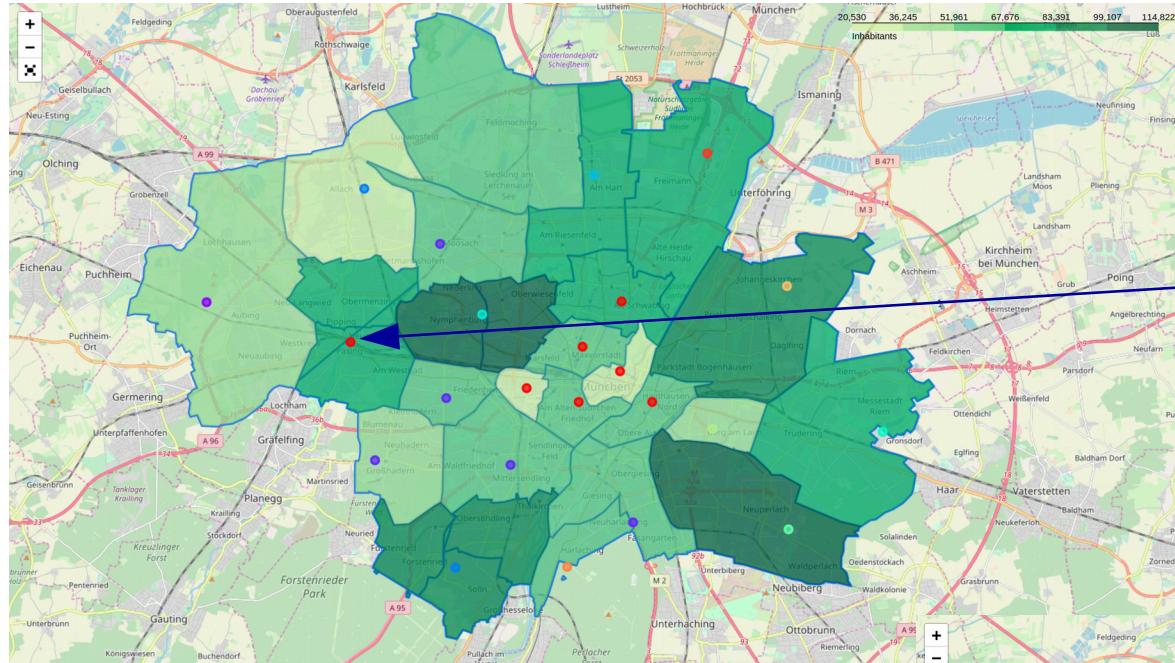
Data

- A table with data of the Boroughs in Munich
https://de.wikipedia.org/wiki/Stadtbezirke_M%C3%BCnchens.
The data includes the name of each Borough (Stadtbezirk), surface area in km 2 (Fläche), inhabitants (Einwohner), density of population per km 2 (Dichte) and percentage of foreigners (Ausländer).
- The rent prices data for each Borough of Munich is obtained from a real state company at <https://suedbayerische-immobilien.de/Mietpreise-Muenchen-Stadtteile>.
- The geographical location and extension of each borough of Munich is obtained from a GeoJ-SON file in
<https://stekhn.carto.com/tables/munich/public/map>.

Map of Munich and clusters of venues

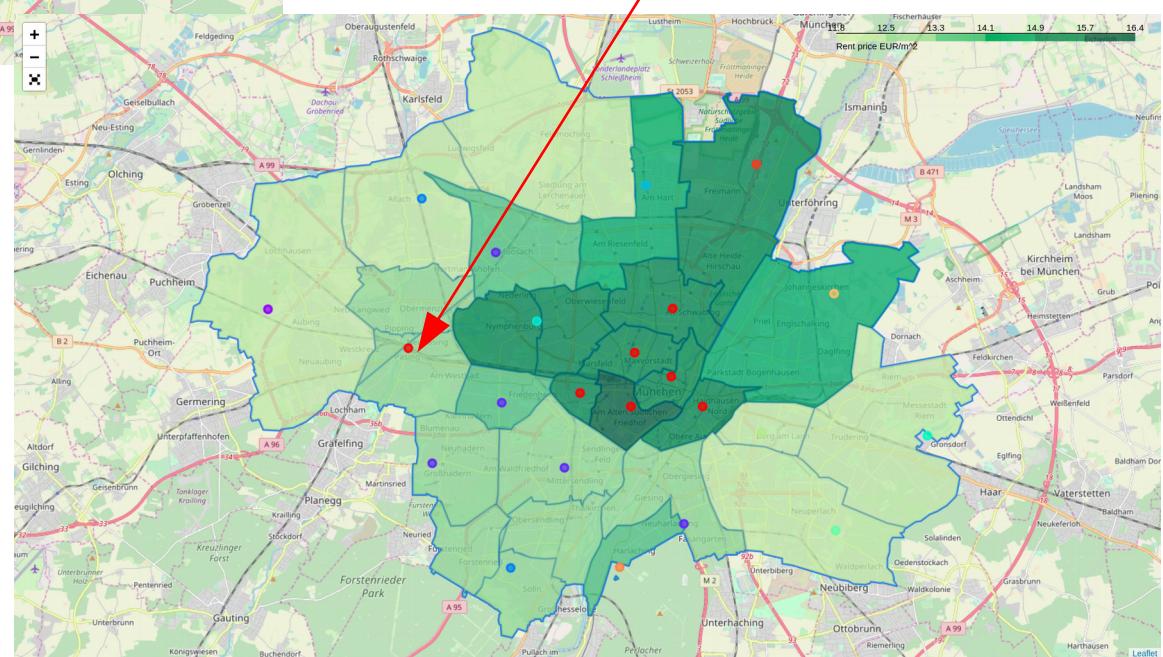


Rent and habitants



The red dots represent
the places where caffees
or restaurant are popular
places

- We want **low rent**
and a lot of
habitants



Final choice

- From the analysis it is concluded that the Borough identifies as Pasing is the place where the new coffee place should be opened in order to minimize risks and reduce costs.