5,500 sq. ft. 316 3rd St. SE.

4,500 sq. ft. main floor and 1,000 sq ft. mezzanine

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PROPERTY OVERVIEW

316 3rd Street SE., East Village

Strategically positioned between Riverfront Avenue and the bustling 4th Avenue flyover—the primary gateway into Calgary's vibrant downtown core—this iconic culinary corner boasts unparalleled visibility. Known for decades as the legendary Booker's BBQ restaurant, its rich history resonates with locals and visitors alike. Today, Strip Joint Chicken's eye-catching comedic signage grabs the attention of thousands of drivers passing by daily, making the building stand out even further for all the tenants. Join Fortuna's Row, Standing Room Only, Rated Ultra, and Strip Joint, and the other amazing tenants on the block.

Available Space	4,500 sq. ft.
Mezzanine Included	1,000 sq. ft.
Op Cost (Estimated)	$13 per sq. ft.
Store Frontage	54 ft.
Tenant Incentives	Negotiable
Term	5-10 Years
Availability	Immediately

THE TRADE AREA (3 km)

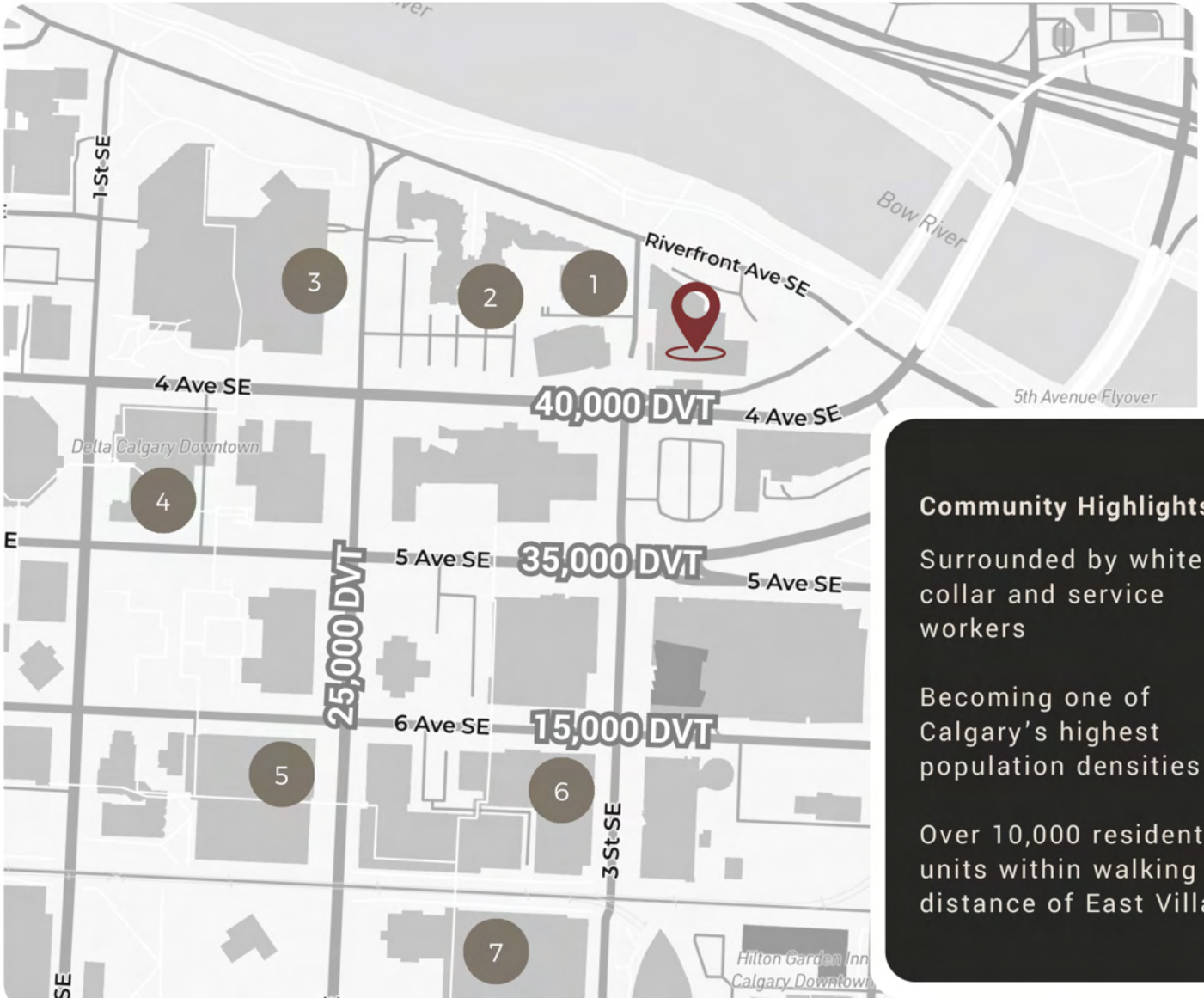
Average Annual Income is $145,368	Adjacent communities: Mission, Beltline, Bridgeland, Crescent Heights, Downtown
On average, 36-year-old couples with no kids.	2020 population: 197,841, 2025 population: 223,350 (projected)

ABOUT EAST VILLAGE

East Village's cultural novelty, local restaurants, destination stores, and attractions like the Bow River and Confluence Park bring Calgarians from all sides of the city regardless of their proximity.

1. **Riverfront Pointe Condos**
   19 storeys, 174 multi-family
2. **Riverfront Condos**
   4 storeys, 174 multi-family
3. **Harry Hays**
   Government services building
4. **Delta Hotels**
   4-Star Hotel
5. **Bow Valley College**
   West Campus
6. **Bow Valley College**
   North Campus
7. **Calgary City Hall**
   Government building

115,000 Daily Vehicle Traffic (DVT)
on surrounding main roads



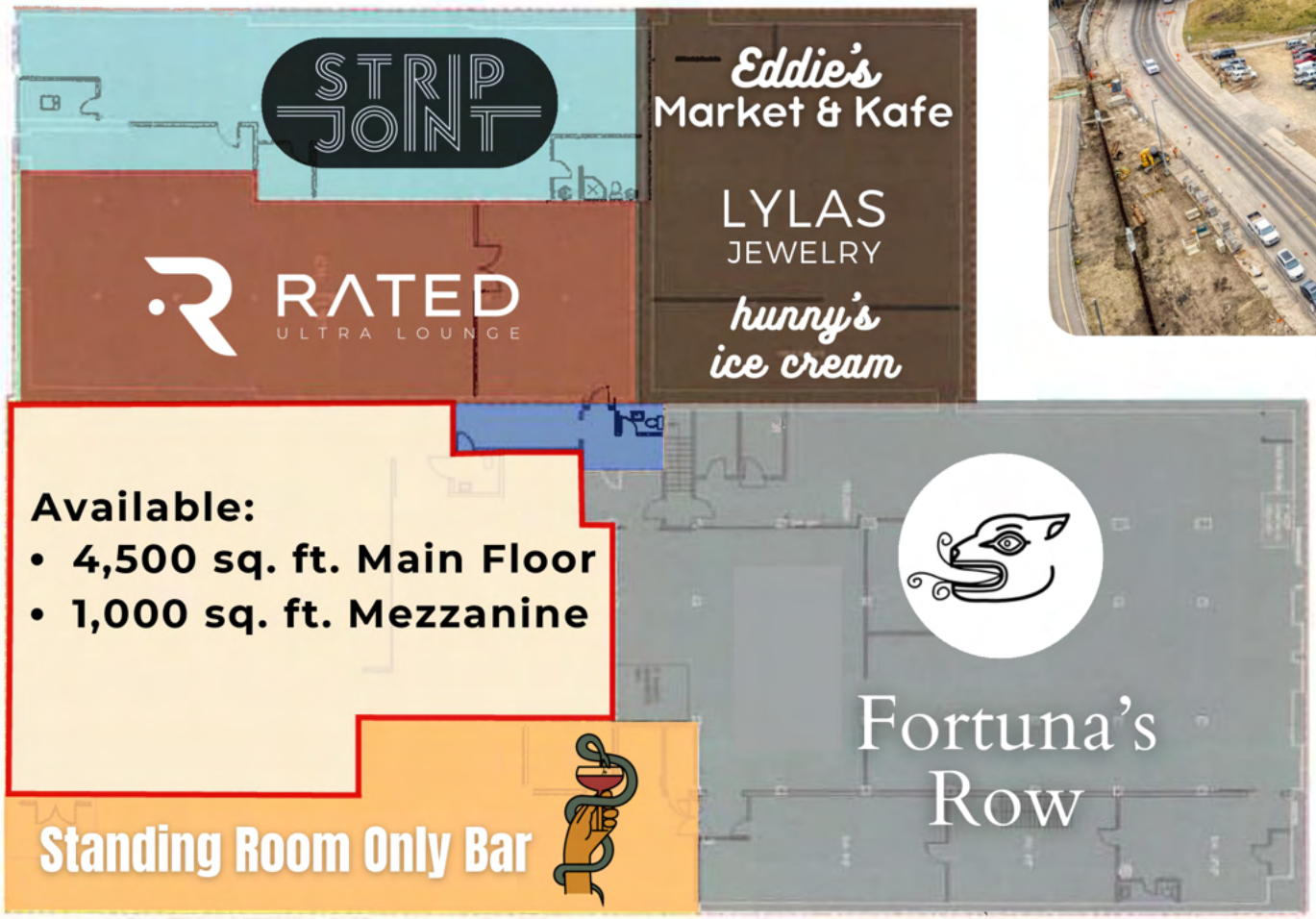
Community Highlights:

Surrounded by white collar and service workers

Becoming one of Calgary's highest population densities

Over 10,000 residential units within walking distance of East Village

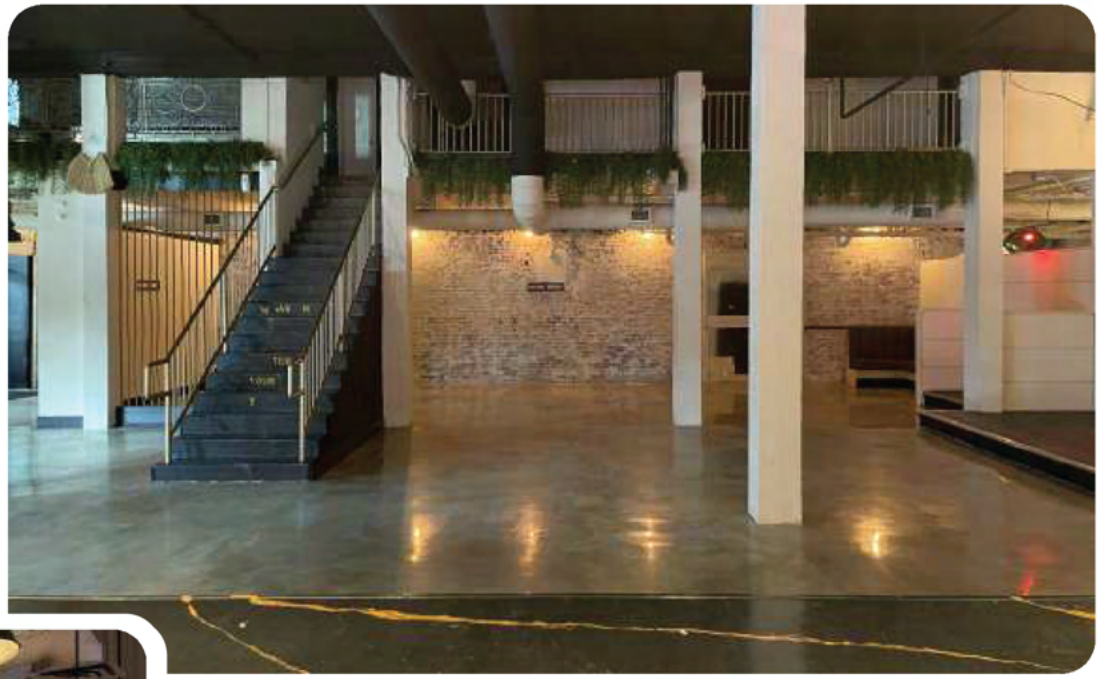
MAIN FLOOR PLAN



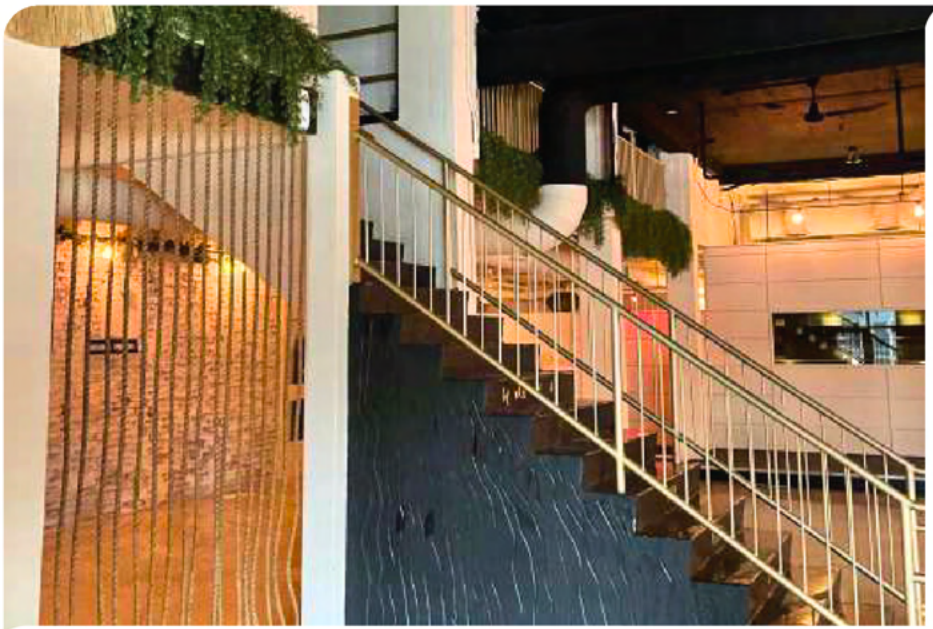
THE SPACE

This vibrant space boasts a spacious open retail area, perfect for creating an inviting atmosphere that draws customers in. The 1,000 sq. ft. mezzanine offers a stylish setting for guests to relax, indulge in drinks, savor delicious bites, and connect with friends or colleagues.

Adding to its charm is a slightly elevated stage, ideal for live performances that bring energy and excitement to the venue. The fully built-out bar is a game-changer, providing a seamless and cost-efficient transition for any business ready to make this dynamic space its own.



This exceptional space is outfitted with thousands of dollars worth of premium kitchen equipment, including a 20 ft. hood, industrial smoker, and durable stainless steel shelving. It's a turnkey solution for culinary professionals, providing the perfect foundation to hit the ground running with efficiency and style.



WHY LEASECO REALTY INC.?

CONNECTING THE RIGHT TENANTS WITH THE RIGHT OPPORTUNITIES.

Leaseco is a fully integrated real estate company delivering end-to-end solutions, from project conception, to development, leasing, and management. This keeps ourselves accountable while we drive forward with our tenant-focused values.

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