

NOW LEASING
**Prime Corner in
Chinatown**
302 Centre St. S

ERIC QUACH
403.805.9871
certuse@icloud.com

JIM MITCHELL
403.303.2763
certusj@me.com

certus



Property History and Inspiration

This prime corner in Chinatown has been home to several restaurants throughout the years, notably **Jade Palace in the 60s** and **Soluxe Restaurant following that**. In the 1960s, the most notable commercial buildings were restaurants. New one- and two-storey structures were built, and existing buildings were also adapted to create attractive dining and entertainment destinations. They drew attention with exuberant, projecting rooftop or wall signs with Chinese characters and typefaces resembling calligraphy, and traditional imagery.

When reinterpreting the space **Certus Developments** looked to the **Xiantiandi Shopping Centre**, a trendy area in the heart of Shanghai. It is well-known for its unique blend of **historic and modern elements**.





Introducing A New Generation

With renewed interest in the city's Chinatown from young Calgarians, this iconic corner deserves a loved concept.

Why in Chinatown?

- **High-Density Traffic:** Surrounded by thousands of daily workers in nearby office towers and the government Harry Hays building, as well as students, residents, and tourists.
- **Exceptional Visibility and Accessibility:** Benefit from constant exposure on one of Calgary's busiest corridors into downtown. There are also tons of traffic-driving events like the Chinatown Street Festival, Lunar New Year Gala, Xiang Loong Festival, and many more during the summer.
- **Affordable Alternative to Stephen's Ave or 17th Avenue:** Capture downtown demand without the high rents or competition from Calgary's other restaurant districts. Centre Street provides an incredible delivery radius throughout downtown that includes Stephen's Ave / Banker's Hall, East Village, Beltline, and more.



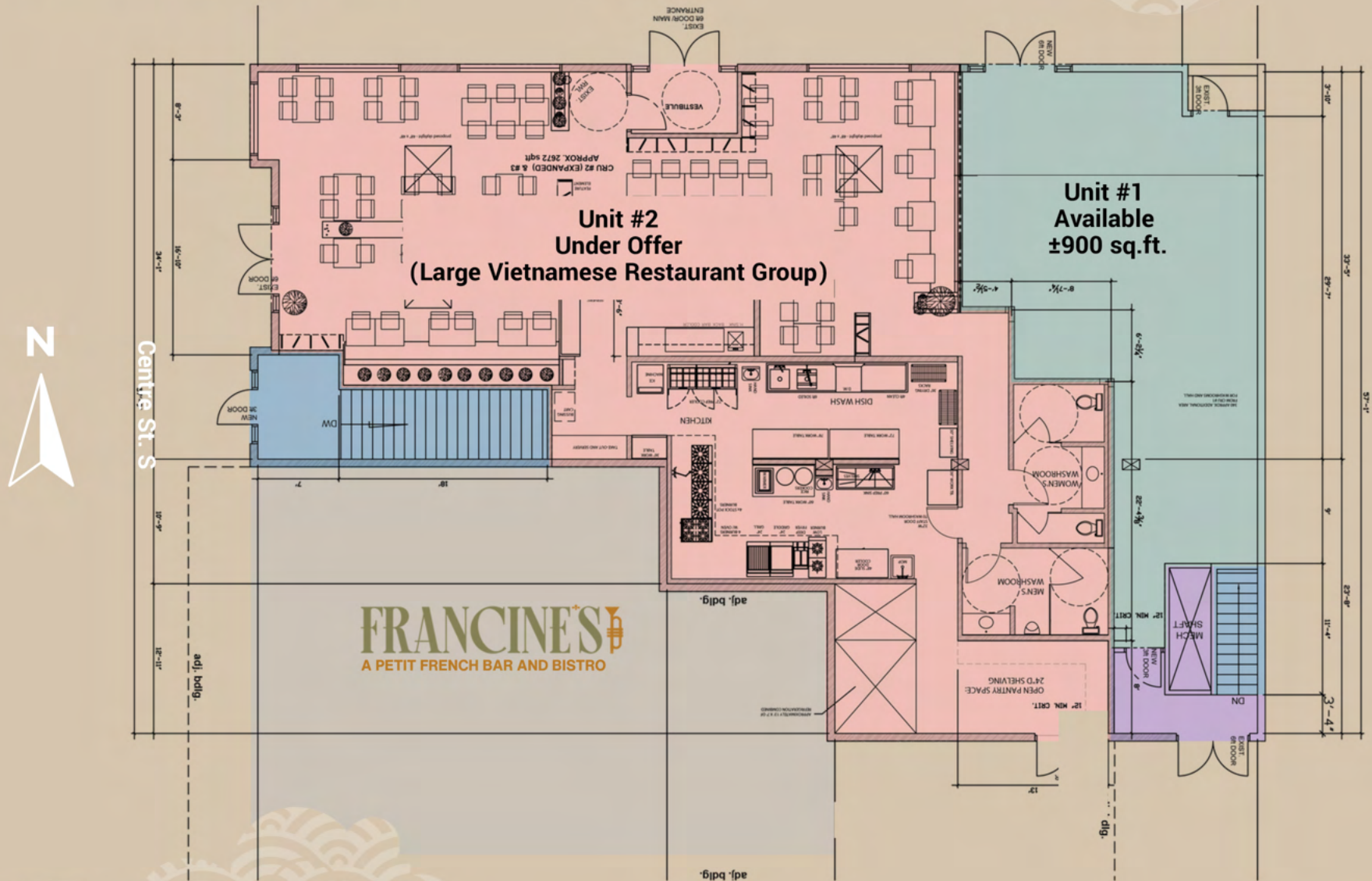
Property Overview 103 3rd Avenue SE

Unit 1	±900 sqft Main Floor	3 rd Ave frontage
Unit 2	±2,900 sqft Main Floor	Centre St & 3 rd Ave frontage
Basement	±3,485 sqft	Centre St. Frontage

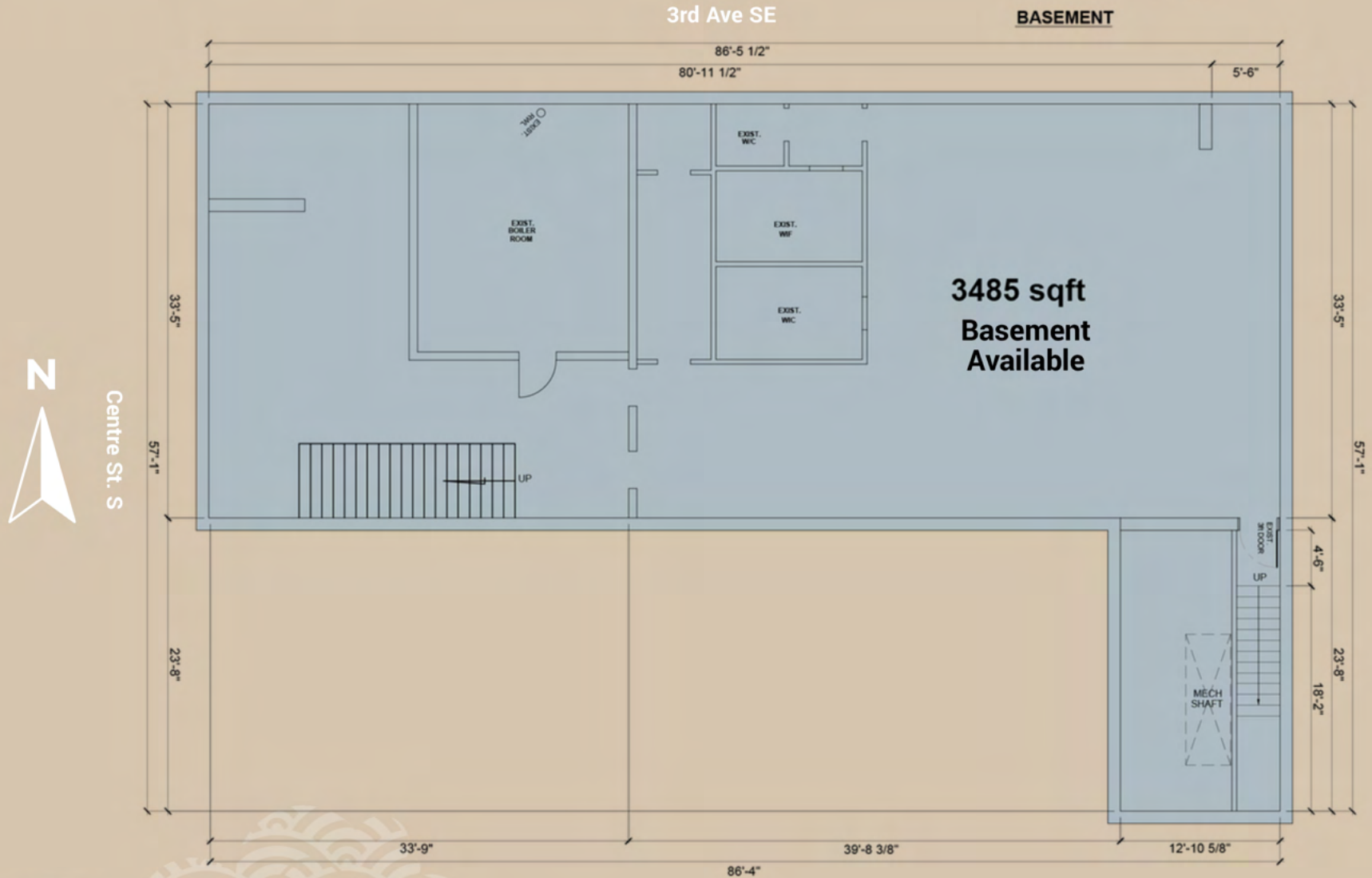
Basic Rent	Market
Estimated Operation Cost (including Management Fees)	\$16.99 per SF
Tenant Incentives	Negotiable

Main Floor Plan

3rd Ave SE



Lower Floor Plan



Building Highlights

103 3rd Ave S.

With the newly redesigned frontage of the subject buildings, Chinatown has been excited to see what additions will be made to the community.

89' Store Frontage
Centre Street Exposure
Historical Pylon Signage

Centre St. DVT: 30,000
3rd Ave. DVT: 17,000



Site Highlights

Chinatown is blocks away from Calgary's densest business district, including The Bow, Suncore Energy Centre, TC Energy Tower, and more top-earning corporations. The site itself is in the centre of Chinatown and is seen by more than 98,000 people who pass by daily.

Neighbouring Anchor Businesses:



Coming to the Mix

Francine's is a French bar and dining concept that amazed Calgary with its "petit" offerings served out of Paper Lantern and Meat and Bread. Now an instant classic, they've secured their own space at 308 Centre St. S as their new home base next door.

FRANCINE'S
A PETIT FRENCH BAR



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The Area 1 km radius

EAU CLAIRE

POPULATION: 1,875
MEDIAN HOUSEHOLD
INCOME: \$68,000

BRIDGELAND- RIVERSIDE

POPULATION: 6,350
MEDIAN HOUSEHOLD
INCOME: \$76,000

CENTRAL DOWNTOWN

POPULATION: 8,225
MEDIAN HOUSEHOLD
INCOME: \$51,200

EAST VILLAGE

POPULATION: 3,140
MEDIAN HOUSEHOLD
INCOME: \$68,000



Demographics 1 km radius



Annual Household Income

\$81,300 Avg.



Number of Households

11,720

Median Age

38.25

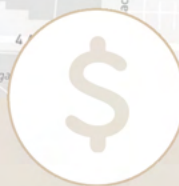


Total Population

19,590

Daily Vehicle Traffic

89,000



Estimated Annual Spending on Restaurant & Retail

\$16,000,000

Parking and Traffic

Ample public parking lots and street parking, shown in Green

Daily Vehicle Traffic (DVT): Upwards of 20,000 vehicles use nearby roadways daily





Tenant Testimonials

"Certus is always on top of building maintenance and continues to look for ways to improve the property. We love the lobby's beautiful glow up at Centre 1000 and we appreciate that our questions and concerns are always addressed. It's also pretty awesome that Certus aims to curate a community of locally owned businesses."

-Anita from Milk Ice Cream Club





WHY CERTUS DEVELOPMENTS INC.?

**MORE THAN DEVELOPING SPACES FOR
PEOPLE TO SHOP, WORK, AND LIVE.**



At Certus, we empower forward-thinking companies and leaders to grow, create, and achieve their dreams. We create destinations people want to visit by putting our tenants at the centre of everything we do.

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