



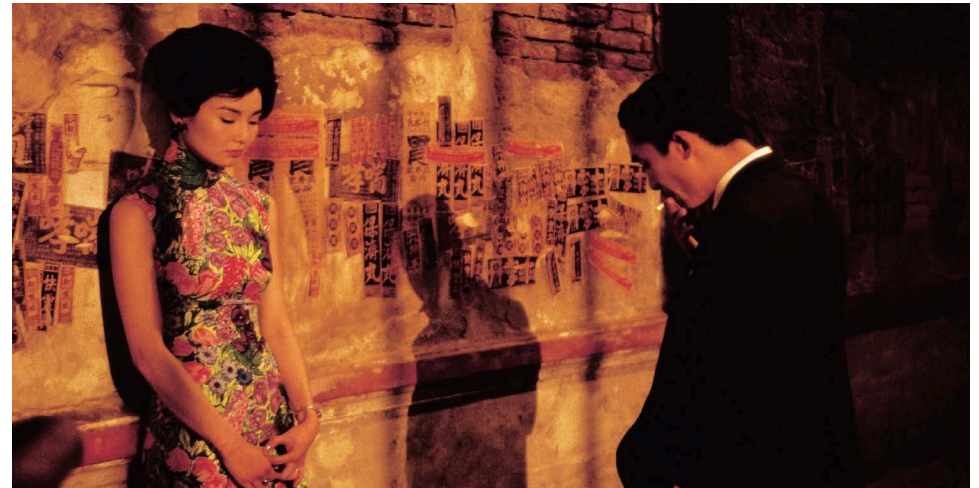
# 103 3rd Avenue SE Chinatown

Certus Developments



certus

# Property History And Inspiration



103 3<sup>rd</sup> Avenue SE has been home to a number of 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 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 looked to the Xiantian Shopping Centre, a trendy area in the heart of Shanghai. It is well-known for its unique blend of historic and modern elements.

Tea at Shiloh LA



Daddy Bao London



Khe Yo NYC

# Introducing *A New Generation*



Dai Lo Toronto



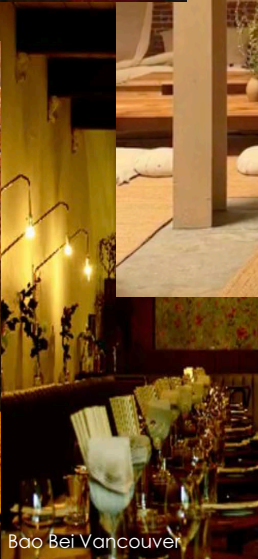
Raisu Vancouver



Daddy Bao London



Thai Diner NYC



Bao Bei Vancouver



Din Tai Fung London

## *To Chinatown*

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

This would be an ideal location for anything from a Chinese brasserie, to a Bao spot, to the city's new favourite Ramen...

# Chinatown Stats.



China Town Calgary

4<sup>th</sup> Ave & Centre Street

Total Bus Schedule:

**425 buses** (Mon-Fri)

**250 buses** (Sat-Sun)

Foot and Cycling Traffic:

**~4700 pedestrians**  
(2016 count)

**~204 cyclists** (2016 count)

One Of The Busiest Pedestrian  
& Traffic Thoroughfares in the City

# The New Space



Building A: Without Rooftop Patio

103 3<sup>rd</sup> Avenue SE

Restaurant opportunity in an iconic corner location in Calgary Chinatown

# Full Rendering



VE REVERSAL  
T TURN INTO  
CURB LANE  
:00 - 08:30  
MON - FRI

氏宗親

SIGNAG



# Property Information

## Building A (Restaurant Opportunity)

Main Floor	±3,800 SF
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Lower Floor (Developed)	±3,000 SF
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Available	Immediately
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## Building B (Currently Leased)

Main Floor	±1,262 SF
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Second Floor	±400 SF
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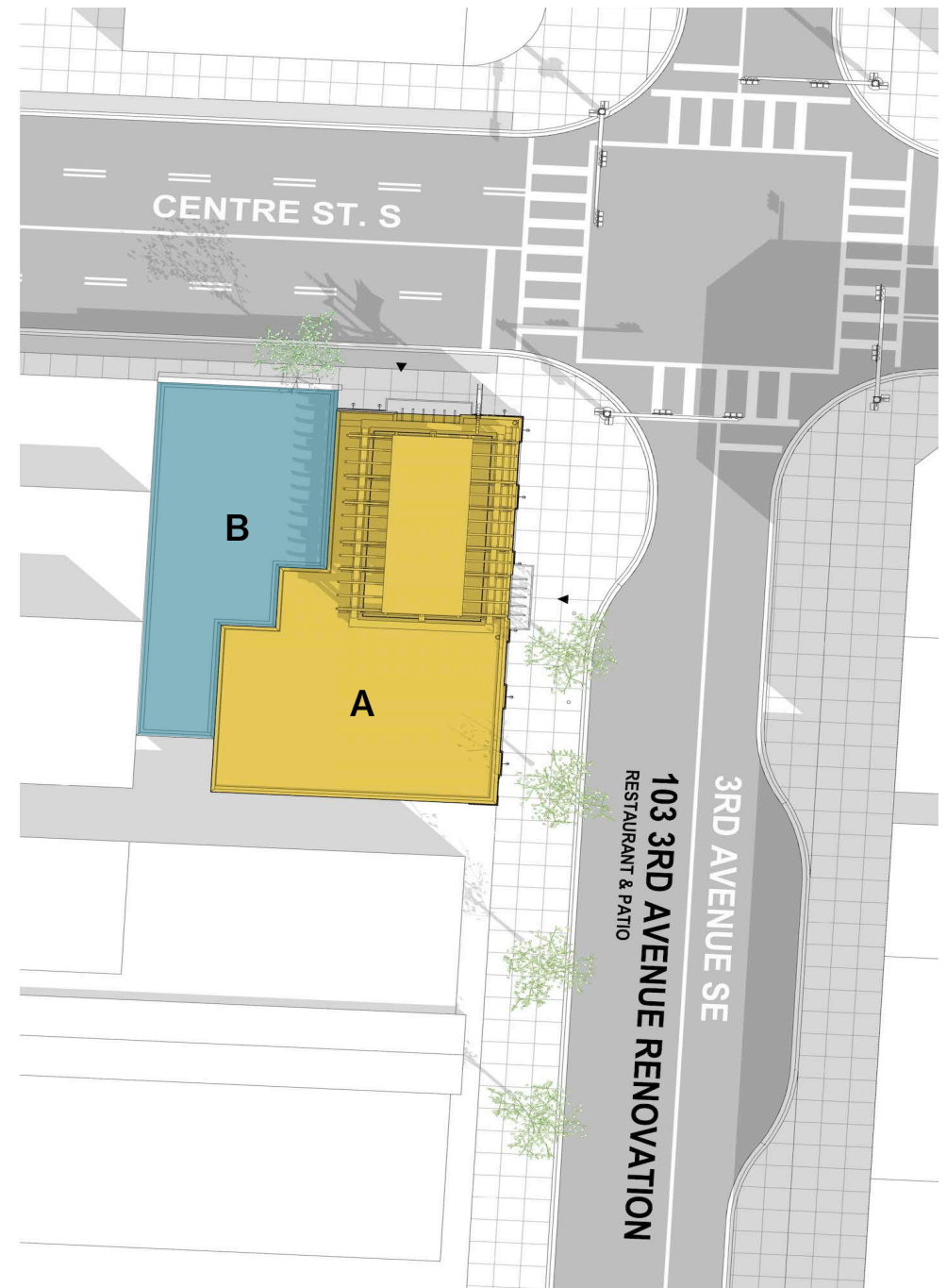
Available	June 2024
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Property Tax	\$10.00 psf
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Op. Costs	\$6.00 psf
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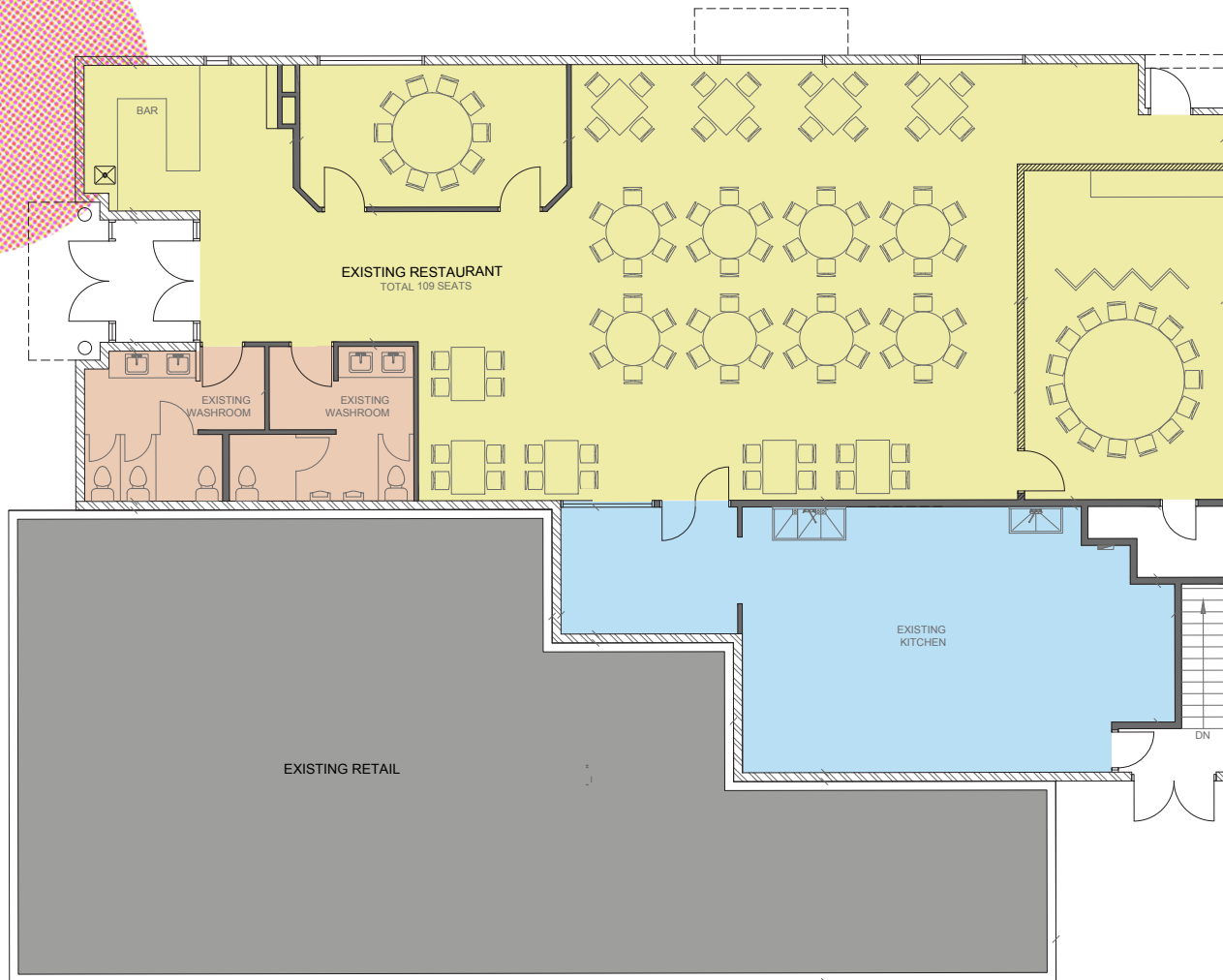
\*Utilities Separately Metered

\*Roof Top Patio and Tenant Improvement Allowance to be Determined



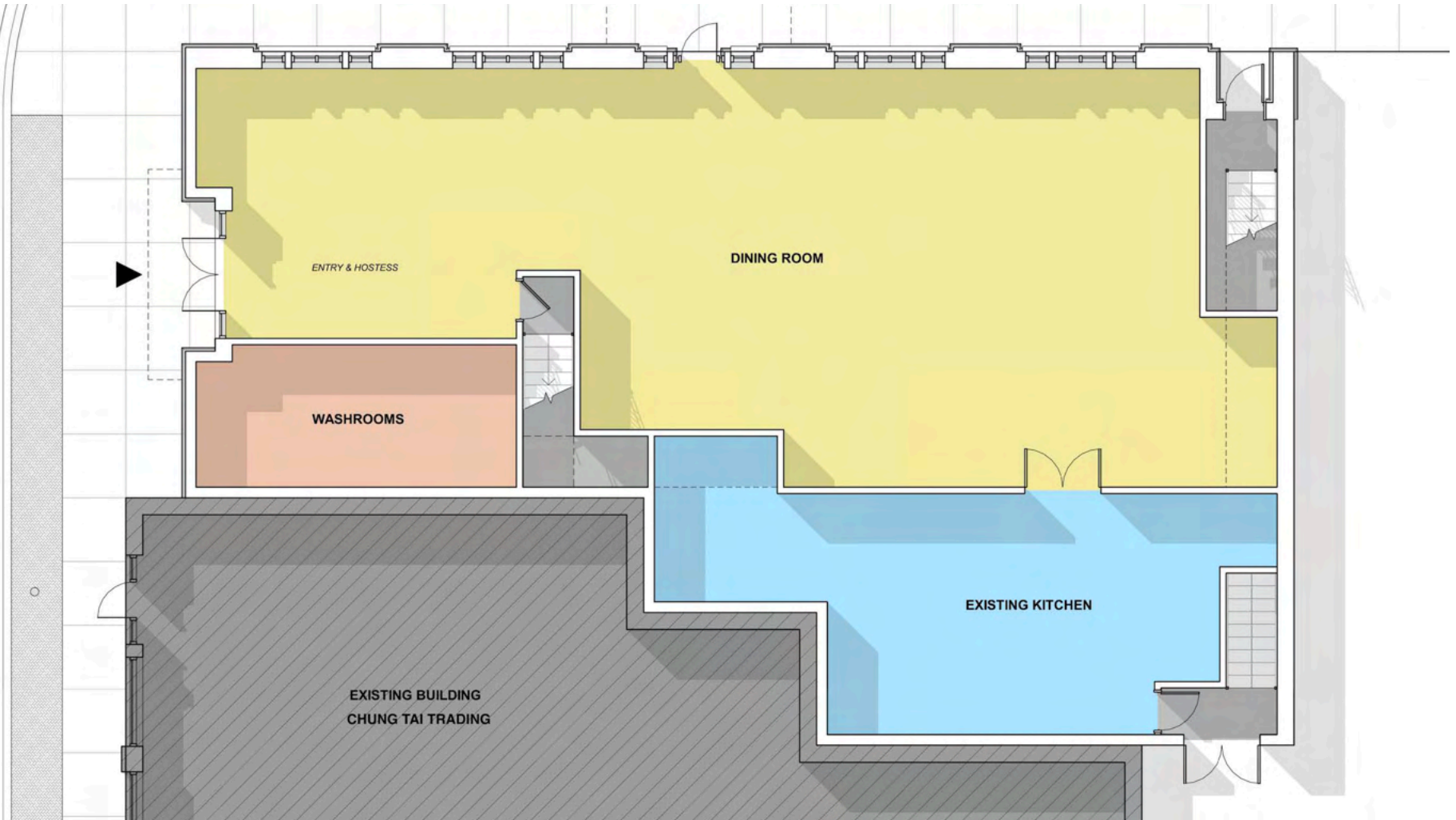
# Property Overview

Building A 103 3<sup>rd</sup> Avenue SE





# Commercial Site Plan





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