



Alex Lima and his Brazilian dancers are set to bring the carnival to Surf Paradise at soon-to-open restaurant Sunset Brazil in the Forum Food precinct

# Surfers gets touch of Brazil

by Travis Lyle

**SURFERS** Paradise retail strips continue to draw interest, with the Forum Food precinct and Lido Arcade gaining new tenants.

At the 1280sq m Forum Food precinct, a themed restaurant and entertainment venue, Sunset Brazil, signed a six-year lease for a 410sq m tenancy at an undisclosed rate.

The entry will be spread across two levels and sit on a prominent position on Orford Avenue and include alfresco dining.

Alex Lima, the director of Sunset Brazil, said the Gold Coast presented a great opportunity for the business.

"We will bring a point of difference to the Surf Paradise Food precinct," he said.

"The idea is to start out with two shows a week of Brazilian dancers and capoeira (Brazilian martial arts) performances."

The business is to undertake a \$500,000 fit-out of the premises, including a water feature and paintings, and is expected to open in mid-August.

It is the second restaurant for the

business, which has operated Brazilian Touch for the past eight years in Brisbane's Fortitude Valley.

In Lido Arcade, women's fashion boutique Pezza Fox has signed a six-year lease for a 150sq m tenancy, which formerly housed Condon Kingdom.

Condon Kingdom moved to a larger store directly across the road in Surf Paradise Boulevard when its lease expired two months ago.

Pezza Fox is getting the shop and will spread about \$250,000 on a complete fit-out, which will include Italian tiles and timber floorings.

It is the first store for the fashion house on the Gold Coast and the eighth in Australia.

Agents Nicholas Brown, Steven Black and Kym Threl, of Belliss & Saura Commercial Realtors, negotiated both leases on behalf of Crownwell Property Group, the holding company for both properties.

Mr Black said fashion retailers had started to shift from traditional shopping centres due to high occupancy costs to strip shopping precincts such as Surf Paradise Boulevard.

He said the Surf Paradise strip

was becoming popular, with the likes of Sportsgal, Cotyca Da and other boutiques leasing space along the boulevard recently.

"We have a 140sq m space available on the boulevard, which houses a real estate sales office," said Mr Black.

"It is being targeted towards fashion operators to complement the mix."

He said there were several other tenancies available in the area from 90sq m at rents of up to \$1400/sq m, while of the 13 shopfronts in the Forum Food precinct, 11 remain available for lease at up to \$1400/sq m for 100sq m to 160sq m tenancies.

Mr Brown said that Sunset Brazil

would fit well with the recent repainting of the Forum, which now incorporates alfresco dining.

"Outdoor dining has been lacking in Surf Paradise for many years," he said.

Mr Brown said he was in negotiations with several Gold Coast restaurants for a total of more than 450sq m of space in the precinct.

"We are still seeking a cafe operator for one of the most prominent tenancies, which is 75sq m at a rent of \$1400/sq m," he said.

Crownwell Property Fund controls three adjoining Surf Paradise buildings with a total site area of 5250sq m fronting Orford Avenue and Surf Paradise Boulevard.

Lido Arcade adjoins the Forum Food precinct and Paradise Avenue properties.

CPF has spent \$58.8 million assembling the holdings, together known as the Forum Properties, which have a combined net lettable area of 6445sq m. The holding has an unrestricted building height.