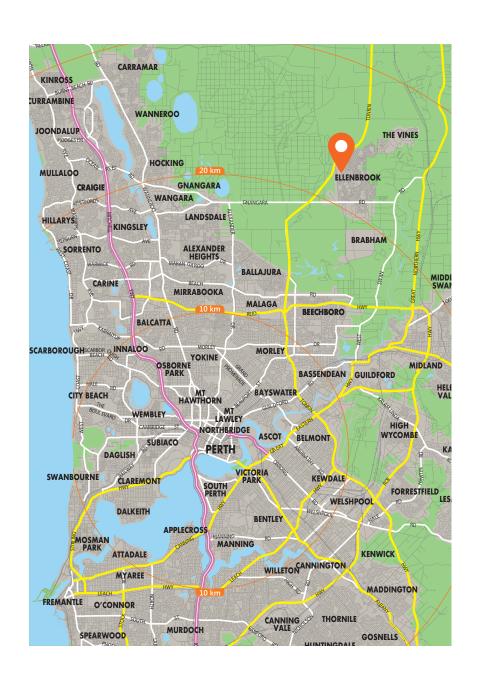


LOCATION





Ellenbrook is a north eastern suburb of Perth located 21 kilometers from the Perth CBD with access via Tonkin Highway. Ellenbrook was estimated to have a population of over 54,000 people in a 10 minute drive time as at the 2021 Census and the wider catchment.

The subject property benefit's from the newly completed NorthLink WA extension, which is a long term vision to cater for the traffic volumes associated with a further Perth population of 3.5 million people.

The Federal and State Government have invested \$1.12 billion with construction occurring in three sections: -

- > Southern Section: Guildford Road to Reid Highway
- > Central Section: Reid Highway to Ellenbrook
- > Northern Section: Ellenbrook to Muchea



21 km
From the Perth CBD



High Profile

Join – Officeworks, Rebel, Red Dot Home and Adairs



Road Infrastructure

North Link completed in August 2021



52,738 people

Within 10 minute drive-time (ABS 2022)

PROPERTY DETAILS



Premises: Last Tenancy: 800sqm

Site Area: 2.1953 hectares*

Asking Net Rental: Showroom from \$265.00p/sqm

Gross Lettable Area: 8,848 square metres*

Zoning: Centre – Precinct A (Retail/Showrooms Permitted)

Car Parking: 245 Car bays

Outgoings: \$66.41 / sqm per annum*

Available: Q3 2025

*Approx



3 Phase **Power**



Join Officeworks, **Red Dot Home & Rebel & Adairs**



Move in Q3 2025





Large **Fascias**







Rear Loading



NBN

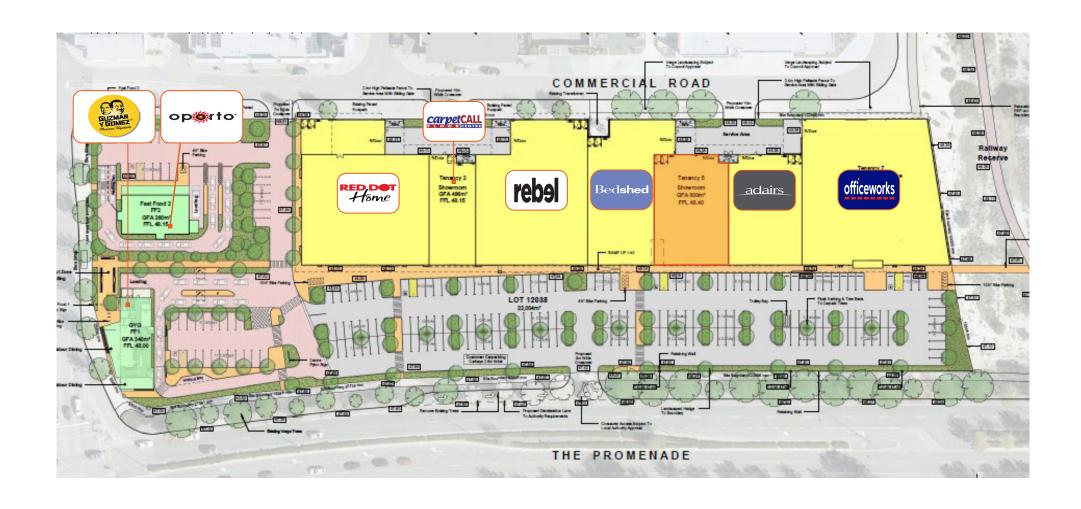


245 **Parking Bays**



CENTRE PLAN





^{*} Plan subject to change

THE DEVELOPER



Satterley is Australia's largest and most trusted private residential land developer, drawing on decades of experience to create vibrant and connected residential communities catering to both the current and future needs of consumers.

Established in 1980, Satterley has a proven track record of excellence including the creation of over 190 communities, with over 100 industry awards to their name. With more than 43 years' experience developing multi award-winning, market-leading residential communities, Satterley honours its promise to maximise long-term profit and returns to our investor partners.

Satterley operates in three Australian states, dominating the West Australian land market and rapidly gaining market share in Victoria and expanding operations in Queensland. Satterley's team is multi-disciplined, with depth and breadth of experience, strong industry knowledge, and a focus on mitigating risk while delivering value.



www.https://satterley.com.au





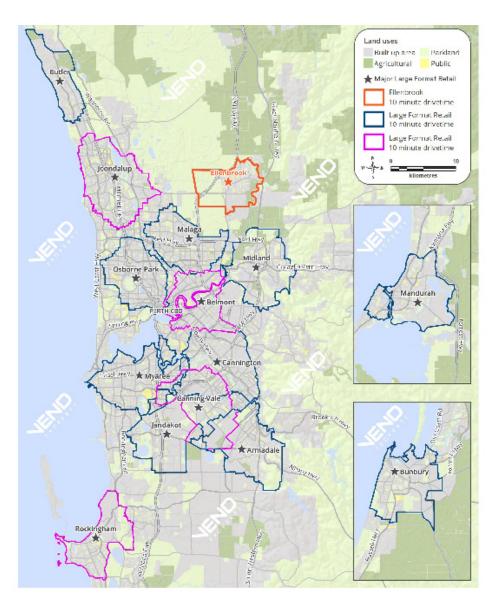
> 4 Clayton Street, Midland



> South Central, 87 Armadale Road, Jandakot

CATCHMENT DEMOGRAPHICS





DEMOGRAPHICS (2021 CENSUS) Perth Usually resident population 25,422,788 Total private dwellings 16,421 882,376 10,852,204 + % unoccupied 696 894 10% Average household size 2.87 2.52 2.54 Participation rate 72% 65% 61% Unemployment rate 5.1% 5.3% 5.1% White collar workers 39% 51% Perth Age group stralia 17% 139 12% 10-19 15% 12% 12% 20-34 21% 21% 20% 35-49 23% 21% 20% 50-64 15% 18% 18% 65+ 9% 16% 17% 33.3 39.1 40.0 Average age Perth Australia brook <\$33.800 \$33.800 - \$78.200 25% 26% 28% \$78,200 - \$130,300 30% 24% 24% \$130,300 - \$182,400 20% 14% >\$182,400 16% \$120,350 \$117,791 \$112,941 Average household income Variation from Australia average \$24,984 Average household loan repayment \$25,032 \$25,272 % of household income \$19,795 \$19,468 \$20,879 Average household rent payment % of household income 22% 20% 21% Perth 66% 62% England 4% 7% 8% India 5% 3% New Zealand 5% 394 2% Other 17% 23% 20% Perth Fully owned 16% 36% Being purchased 63% Rented Dwelling type Perth Australia Separate house 92% Townhouse/semi-detached 7% 14% 13% 14% Apartment Couples with children 44% 32% Couples without children 23% 27% 27% One parent family 13% 1196 1196 Lone person 18% 25% 26% 454 Motor vehicles per dwe Perth Australia One 30% 35% 27% Two 45% 40% 37%

Source: Deep End Services; Australian Bureau of Statistics

Three or more

POPULATION

Measure	2016	2023	2025	2027	2029	203
Persons	40,516	52,738	57,963	63,009	67,876	72,74
Growth no. per annum		1,746	2,613	2,523	2,433	2,43
Growth % per annum		3.8%	4.8%	4.3%	3.8%	3.59

Source: Deep End Services; A.B.S; Government of Western Australia



LARGE FORMAT RETAIL SPEND PER CAPITA (FY 2023) (inc. GST)

Spending category	Ellenbrook	Perth	Australia
Automotive Parts & Accessories	\$466	\$464	\$465
Coverings	\$212	\$187	\$184
Electrical	\$1,273	\$1,401	\$1,452
Furniture	\$459	\$451	\$454
Hardware & Garden	\$1,160	\$1,069	\$885
Homewares	\$287	\$324	\$345
Other Large Format Retail	\$572	\$552	\$479
Total Large Format Retail	\$4,429	\$4,447	\$4,265
Variation from Australia morrage	2.0%	4.266	

Source: Deep End Services; A.B.S; Market Data Systems; Detailte Access Econom



LARGE FORMAT RETAIL MARKET SIZE (\$m) (inc. GST)

0023	2025	****		
	2023	2027	2029	2031
24.6	28.5	33.5	39.1	44.4
11.2	13.0	15.2	17.6	19.7
67.2	79.1	93.7	110.3	124.5
24.2	28.1	32.8	38.2	42.6
61.2	70.0	82.6	96.6	112.5
15.1	17.5	20.5	23.8	26.6
30.2	34.7	40.0	45.7	50.9
33.6	270.7	318.2	371.5	421.3
.5%	7.7%	8.4%	8.0%	6.5%
	24.6 11.2 67.2 24.2 61.2 15.1 30.2 33.6	24.6 28.5 11.2 13.0 67.2 79.1 24.2 28.1 61.2 70.0 15.1 17.5 30.2 34.7 33.6 270.7	24.6 28.5 33.5 11.2 13.0 15.2 67.2 79.1 93.7 24.2 28.1 32.8 61.2 70.0 82.6 15.1 17.5 20.5 30.2 34.7 40.0 33.6 270.7 318.2	24.6 28.5 33.5 39.1 11.2 13.0 15.2 17.6 67.2 79.1 93.7 110.3 24.2 28.1 32.8 38.2 61.2 70.0 82.6 96.6 15.1 17.5 20.5 23.8 30.2 34.7 40.0 45.7 33.6 270.7 318.2 371.5

Source: Deep End Services; ABS; Market Data Systems; Defoitte Access Economics





19%

20%

23%

FURTHER INFORMATION





Vend Property and Satterley are pleased to present this opportunity to lease at Lot 9340 The Promenade, Ellenbrook.

If you would like to arrange an inspection, or request further information please do not hesitate to contact the leasing agent below.



Jeff Klopper Managing Director

0418 945 759

jeff.klopper@vendproperty.com.au





Another quality development by:



