

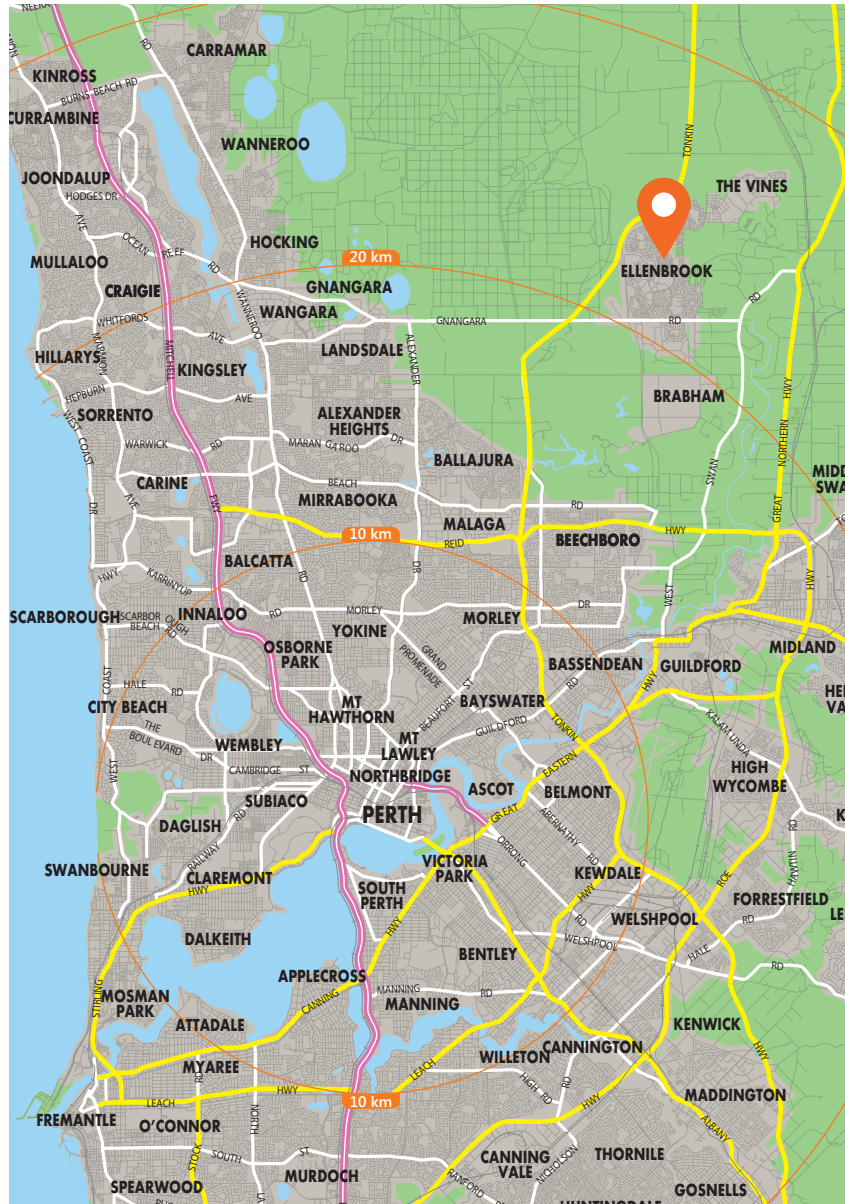
Centuria

180 THE PROMENADE

ELLENBROOK - WA



LOCATION



Ellenbrook is a northeastern suburb of Perth located 21 kilometres from the Perth CBD with access via Gnangara Road, Main Street and The Promenade. Ellenbrook was estimated to have a population of over 39,000 people as at the 2016 Census and the wider catchment area, City of Swan, is estimated to have a population of over 140,000 people as at 2017. The subject property will benefit from the newly completed NorthLink WA extension which is a long term vision to cater for the traffic volumes associated with a future 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; and
- > **Northern Section:** Ellenbrook to Muchea.



28 km
From the
Perth CBD



50 km
From the
Port of Fremantle



1.9 km
To Tonkin
Highway



53,799 people
Within 10 minute
drive-time (ABS 2022)

LOCATION



PROPERTY DETAILS

- > **Premises:** Tenancy 8
- > **Site Area:** 18,656 sqm
- > **Asking Net Rental:** From \$275 / sqm + GST
- > **Gross Lettable Area:** 349 sqm
- > **Zoning:** Showroom approved
- > **Car Parking:** 194 bays
- > **Outgoings:** \$77.82 / sqm per annum
- > **Available:** Now!



3 Phase Power



Opposite Bunnings



Move in NOW



Pylon Sign



Rear Loading



NBN



194 Parking Bays



Large Fascias



TENANT MIX



* Plan subject to change

THE DEVELOPER

Centuria

Exceeding 20 years of corporate, architectural, construction and project management experience, Centuria commands a strong presence in the Australian property market.

Centuria aims to develop strong and lasting relationships delivering optimum outcome for our partners. We listen to our client's requirements and understand their business, allowing us to deliver high performing assets.

Our hands on approach is through all stages of site selection, analysis, leasing, design, procurement and asset management. Centuria is a market leader, seeking innovation in environmental sustainable design within our assets and is well versed in delivering Green Star and NABERS developments.

With Centuria's highly talented team, we have the ability to deliver an end to end service for our partners, from inception to completion and ongoing asset management. We take away the need for you to navigate the complex design and construction process.



<https://centuria.com.au>

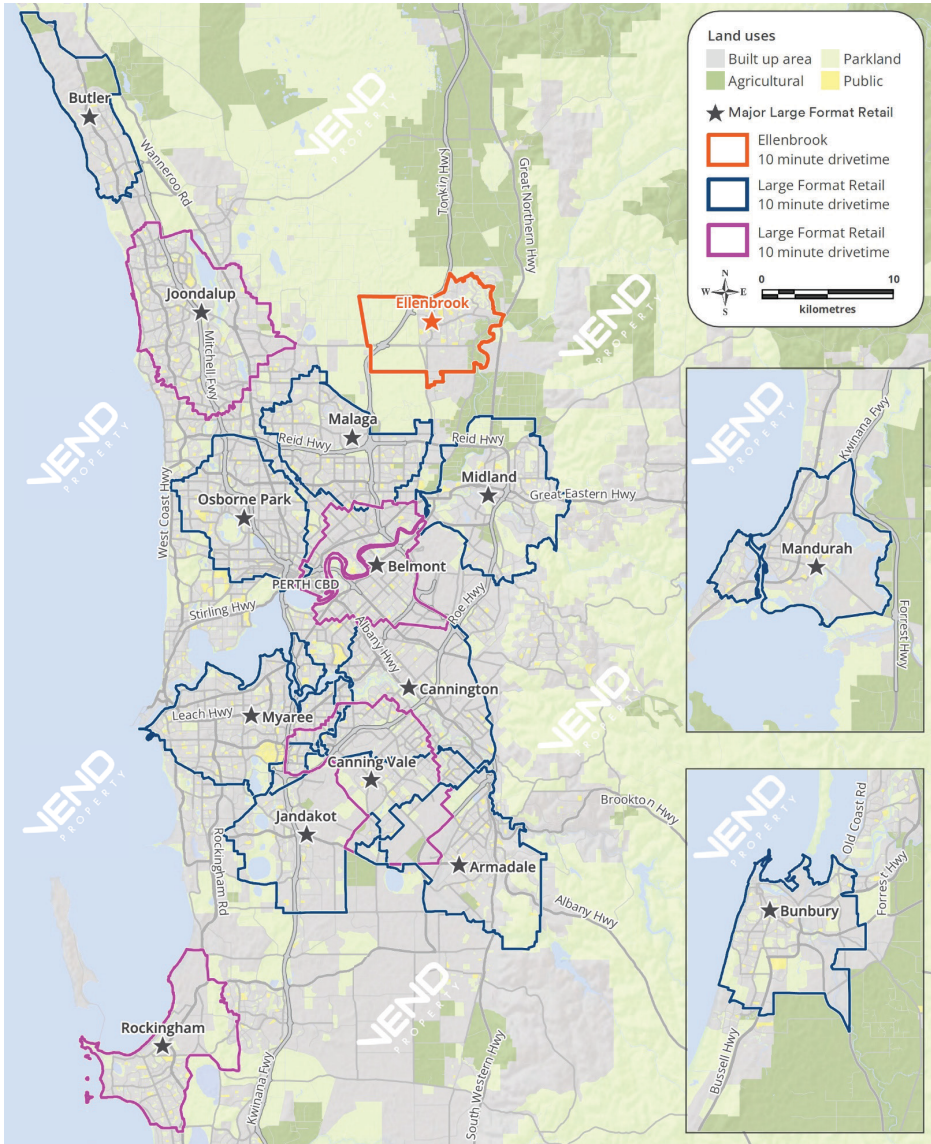


> Centuria Myaree



> Centuria Osborne Park

CATCHMENT DEMOGRAPHICS



DEMOGRAPHICS (2021 CENSUS)

	Ellenbrook	Perth	Australia
Introduction			
Usually resident population	45,769	2,116,647	25,422,788
Total private dwellings	16,421	882,376	10,852,204
% unoccupied	6%	8%	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%	49%	51%
Age group			
0-9	17%	13%	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%
Average age	33.3	39.1	40.0
Annual household income			
<\$33,800	9%	16%	17%
\$33,800 - \$78,200	25%	26%	28%
\$78,200 - \$130,300	30%	24%	24%
\$130,300 - \$182,400	20%	15%	14%
>\$182,400	16%	19%	18%
Average household income	\$120,350	\$117,791	\$112,941
Variation from Australia average	7%	4%	-
Average household loan repayment % of household income	\$25,032	\$24,984	\$25,272
Average household rent payment % of household income	18%	16%	17%
Average household rent payment % of household income	\$19,795	\$19,468	\$20,879
Country of birth			
Australia	66%	62%	71%
England	7%	8%	4%
India	5%	3%	3%
New Zealand	5%	3%	2%
Other	17%	23%	20%
Dwelling tenure			
Fully owned	16%	29%	32%
Being purchased	63%	43%	36%
Rented	21%	27%	32%
Dwelling type			
Separate house	92%	78%	73%
Townhouse/semi-detached	7%	14%	13%
Apartment	1%	8%	14%
Household composition			
Couples with children	44%	34%	32%
Couples without children	23%	27%	27%
One parent family	13%	11%	11%
Lone person	18%	25%	26%
Group	2%	4%	4%
Motor vehicles per dwelling			
None	2%	5%	7%
One	30%	35%	37%
Two	45%	40%	37%
Three or more	23%	20%	19%

Source: Deep End Services; Australian Bureau of Statistics

POPULATION

Measure	2016	2023	2025	2027	2029	2031
Persons	40,516	52,738	57,963	63,009	67,876	72,742
Growth no. per annum	-	1,746	2,613	2,523	2,433	2,433
Growth % per annum	-	3.8%	4.8%	4.3%	3.8%	3.5%

Source: Deep End Services; ABS; 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 average	3.8%	4.3%	-

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



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

Spending category	2016	2023	2025	2027	2029	2031
Automotive Parts & Accessories	18.8	24.6	28.5	33.5	39.1	44.4
Coverings	8.8	11.2	13.0	15.2	17.6	19.7
Electrical	44.2	67.2	79.1	93.7	110.3	124.5
Furniture	19.0	24.2	28.1	32.8	38.2	42.6
Hardware & Garden	45.8	61.2	70.0	82.6	96.6	112.5
Homewares	11.9	15.1	17.5	20.5	23.8	26.6
Other Large Format Retail	23.0	30.2	34.7	40.0	45.7	50.9
Total Large Format Retail	171.4	233.6	270.7	318.2	371.5	421.3
Growth % per annum	-	4.5%	7.7%	8.4%	8.0%	6.5%

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



FURTHER INFORMATION



Vend Property and Centuria are pleased to present this opportunity to lease at 180 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

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Another quality development by:

Centuria

NOW LEASING 180 THE PROMENADE, ELLENBROOK



Vend Property

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We're in **your** space.