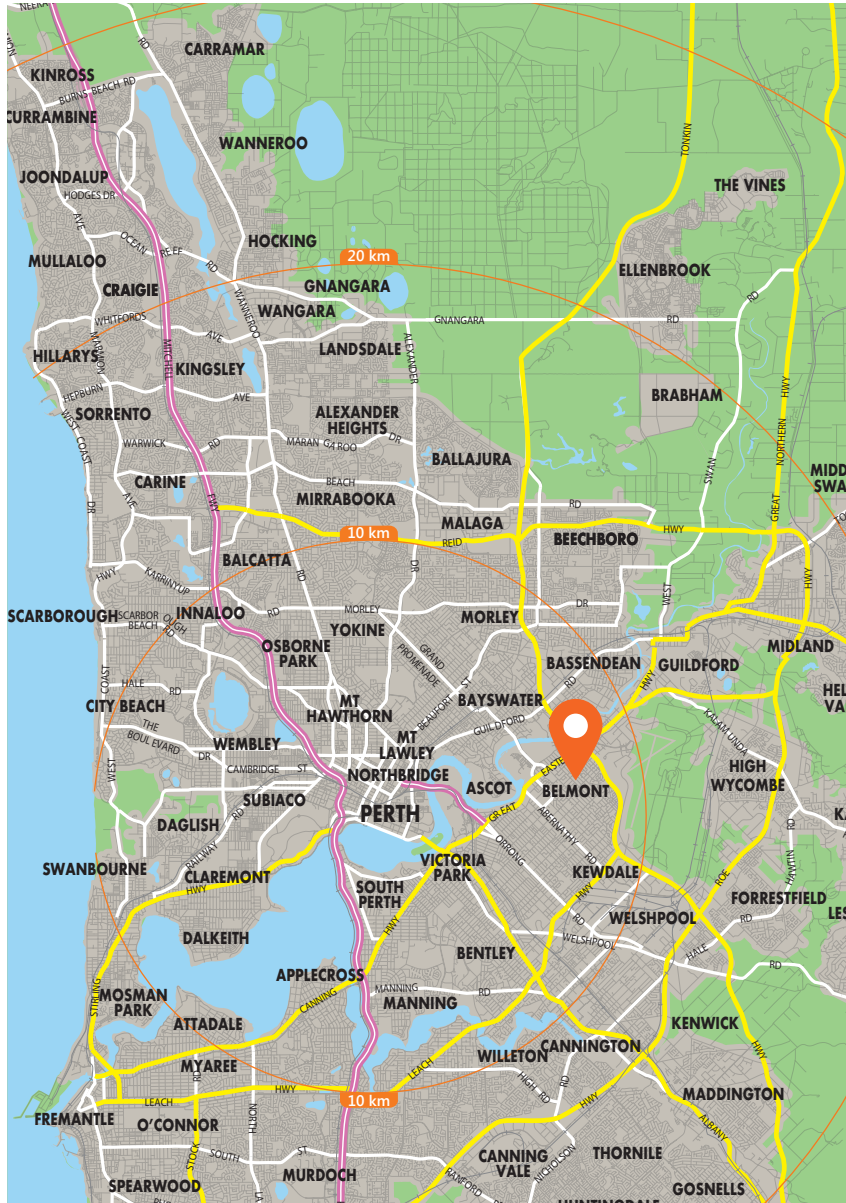


**223
GREAT
EASTERN
HIGHWAY**

BELMONT - WA



LOCATION



The Belmont commercial precinct is located approximately 6kms from the Perth CBD and is one of the closest industrial and Large Format Retail precincts to the city CBD. This four street frontage property sits on the main road of Great Eastern Highway and is exposed to 56,000 cars passing per day. The proximity to air, rail and road transportation have drawn over 5,000 businesses to the area.

This established centre opened in November 2020. It is ideally located less than 10 minutes drive from the Perth CBD and has fantastic exposure to the bustling Great Eastern Highway. The City of Belmont comprises of the suburbs of Ascot, Redcliffe, Belmont, Cloverdale, Kewdale and Rivervale. It is ideally located less than 10 minutes drive from the Perth CBD and has fantastic exposure to the bustling Great Eastern Highway. The city of Belmont currently serves a growing population of 219,073 people (Deep End Demographics, 2026).

The centre is home to national retailers including Officeworks, The Good Guys, Autobarn, Adairs and Beacon Lighting to name a few! The showrooms benefit from large signage, rear access, ample parking for clients and has been architecturally designed and finished to a high standard.



8.5 km
From the
Perth CBD



29.4 km
From the
Port of Fremantle



2.7 km
To Tonkin
Highway



219,073 people
Within 10 minute
drive-time (Deep End
Demographics, 2026)

PROPERTY DETAILS

- > **Premises:** Tenancy 2
- > **Site Area:** 7,879 sqm
- > **Asking Net Rental:** From \$315.00 / sqm + GST
- > **Gross Lettable Area:** 653 sqm
- > **Zoning:** Mixed Business (Showroom / Retail)
- > **Car Parking:** 84 bays
- > **Outgoings:** \$66.87/ sqm per annum
- > **Available:** Now!



3 Phase
Power



Join
Baby Bunting
& Red Dot Home



Available Now



Pylon
Sign



Front
Loading



NBN



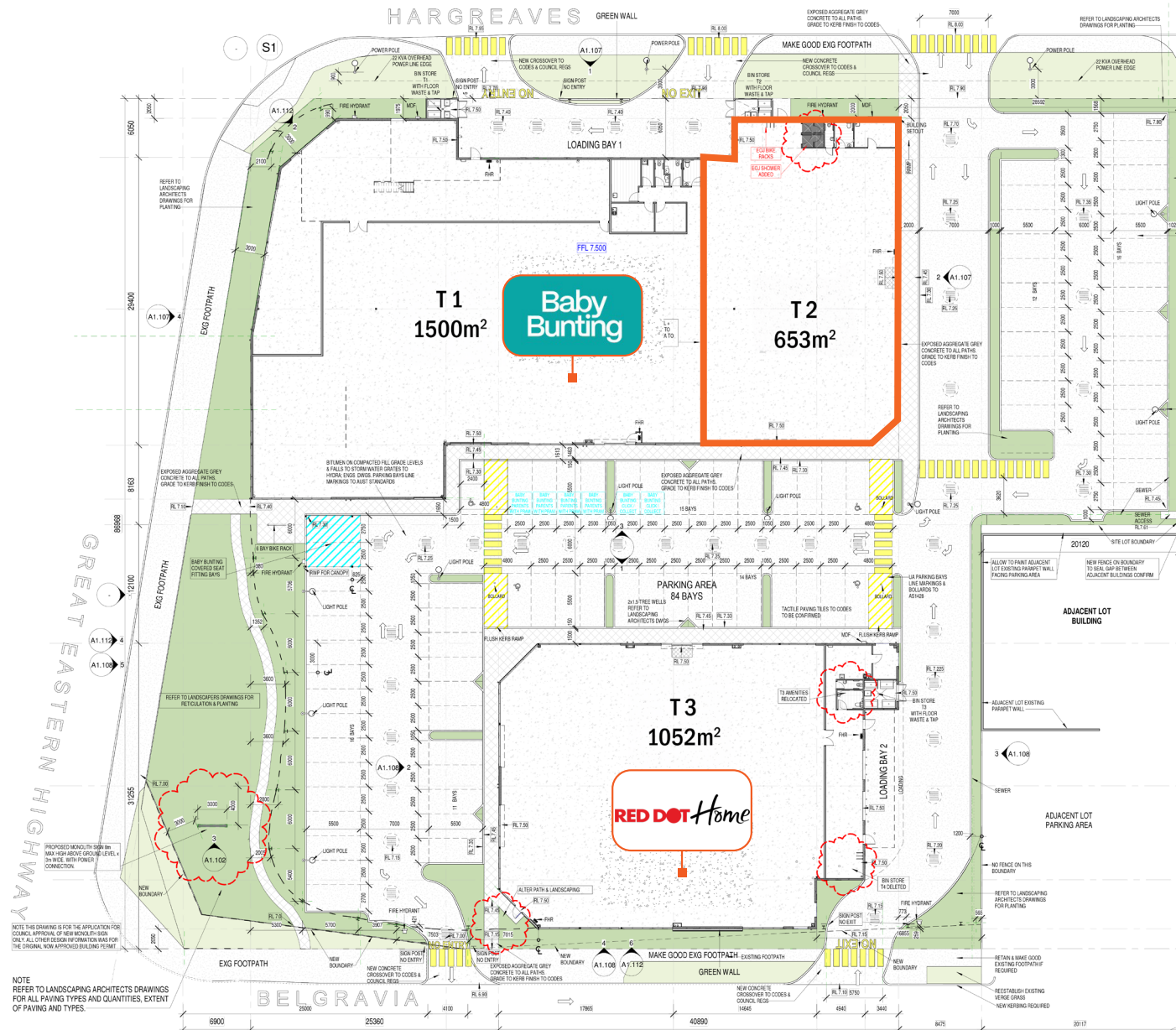
84 Parking
Bays



Large
Fascias



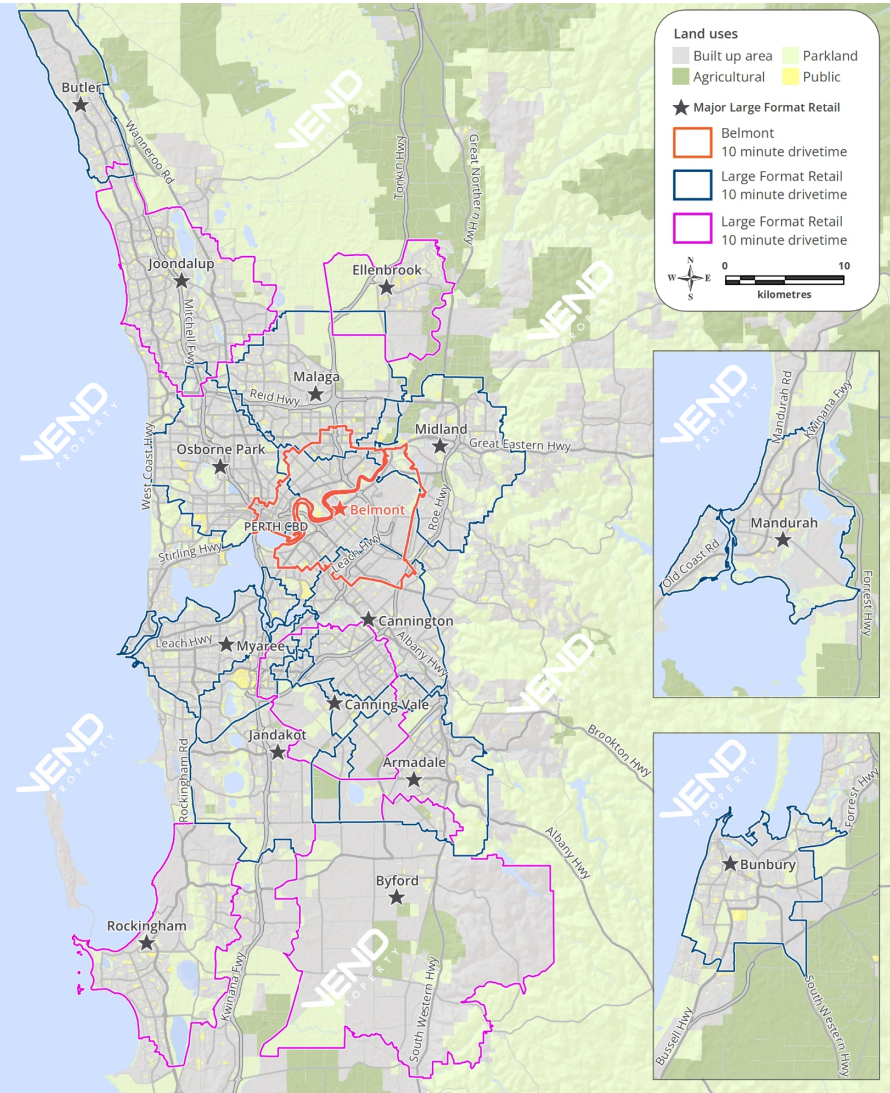
CENTRE PLAN



* Plan subject to change

NOW LEASING 223 GREAT EASTERN HIGHWAY, BELMONT

CATCHMENT DEMOGRAPHICS



DEMOGRAPHICS (2021 CENSUS)			
Introduction	Belmont	Perth	Australia
Usually resident population	187,934	2,116,647	25,422,788
Total private dwellings	95,286	881,224	10,817,340
• % unoccupied	12%	8%	10%
Average household size	2.16	2.52	2.54
Participation rate	68%	65%	61%
Unemployment rate	4.9%	5.3%	5.1%
White collar workers	56%	49%	51%
Age group	Belmont	Perth	Australia
0-9	10%	13%	12%
10-19	8%	12%	12%
20-34	28%	21%	20%
35-49	23%	21%	20%
50-64	17%	18%	18%
65+	14%	16%	17%
Average age	39.3	39.1	40.0
Annual household income	Belmont	Perth	Australia
<\$33,800	17%	16%	17%
\$33,800 - \$78,200	25%	26%	28%
\$78,200 - \$130,300	25%	24%	24%
\$130,300 - \$182,400	14%	15%	14%
>\$182,400	19%	19%	18%
Average household income	\$117,334	\$117,791	\$112,941
Variation from Australia average	4%	4%	-
Average household loan repayment	\$25,655	\$24,984	\$25,272
% of household income	15%	16%	17%
Average household rent payment	\$19,364	\$19,468	\$20,879
% of household income	19%	20%	21%
Country of birth	Belmont	Perth	Australia
Australia	59%	62%	71%
England	6%	8%	4%
India	3%	3%	3%
New Zealand	3%	3%	2%
Other	29%	23%	20%
Dwelling tenure	Belmont	Perth	Australia
Fully owned	24%	29%	32%
Being purchased	32%	43%	36%
Rented	44%	27%	32%
Dwelling type	Belmont	Perth	Australia
Separate house	50%	76%	71%
Townhouse/semi-detached	20%	15%	13%
Apartment	31%	9%	16%
Household composition	Belmont	Perth	Australia
Couples with children	23%	34%	32%
Couples without children	28%	27%	27%
One parent family	8%	11%	11%
Lone person	35%	25%	26%
Group	7%	4%	4%
Motor vehicles per dwelling	Belmont	Perth	Australia
None	10%	5%	7%
One	46%	35%	37%
Two	33%	40%	37%
Three or more	12%	20%	19%

Source: Deep End Services; Australian Bureau of Statistics

POPULATION						
Measure	2016	2021	2026	2028	2030	2032
Persons	184,866	195,048	219,073	225,589	232,267	238,701
Growth no. per annum	-	2,036	4,805	3,258	3,339	3,217
Growth % per annum	-	1.1%	2.4%	1.5%	1.5%	1.4%

Source: Deep End Services; ABS; Government of Western Australia



LARGE FORMAT RETAIL SPEND PER CAPITA (FY 2026) (inc. GST)			
Spending category	Belmont	Perth	Australia
Automotive Parts & Accessories	\$727	\$740	\$580
Coverings	\$207	\$239	\$201
Electrical	\$1,614	\$1,393	\$1,367
Furniture	\$606	\$576	\$496
Hardware & Garden	\$1,063	\$1,267	\$951
Homewares	\$446	\$414	\$377
Other Large Format Retail	\$767	\$768	\$605
Total Large Format Retail	\$5,430	\$5,397	\$4,577
Variation from Australia average	18.6%	17.9%	-

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

LARGE FORMAT RETAIL MARKET SIZE (\$m) (inc. GST)						
Spending category	2016	2021	2026	2028	2030	2032
Automotive Parts & Accessories	83.8	102.1	159.2	177.8	196.6	217.7
Coverings	30.6	37.6	45.4	49.6	53.4	56.7
Electrical	256.8	299.2	353.6	387.6	419.2	448.5
Furniture	89.5	109.8	132.8	145.1	156.3	166.0
Hardware & Garden	161.5	174.4	232.8	254.3	273.9	290.8
Homewares	65.8	80.8	97.7	106.7	115.0	122.1
Other Large Format Retail	101.3	122.1	167.9	187.5	207.1	229.6
Total Large Format Retail	789.5	926.0	1,189.5	1,308.5	1,421.6	1,531.5
Growth % per annum	-	3.2%	5.1%	4.9%	4.2%	3.8%

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

FURTHER INFORMATION



Vend Property and RJS WA are pleased to present this opportunity to lease at 223 Great Eastern Highway, Belmont.

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



Jeff Kloppe

Managing Director

0418 945 759

jeffkloppe@vendproperty.com.au



Another quality development by:



NOW LEASING 223 GREAT EASTERN HIGHWAY, BELMONT

Vend Property

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T (08) 9382 2211

E admin@vendproperty.com.au

*We're in **your** space.*