

**VEND**  
PROPERTY

**NOW LEASING**

**220  
CAMBORNE  
PARKWAY**

**BUTLER**





# LOCATION



Located approximately 41.7 kilometres north of Perth's CBD and 17 kilometres from Joondalup, the site is brilliantly placed to take advantage of the burgeoning northern suburbs. This development, together with the surrounding dynamic mix of retail offerings, provides for a unique opportunity within the "City of Wanneroo".

- > The centre will benefit from the recent \$28m upgrade of Butler Boulevard to Yanchep providing easier access to residents north of Butler Boulevard.
- > Adjacent Butler Train Station



**41.7km**  
From Perth CBD



**High Profile**  
Join Woolworths & Dan Murphy's



**Road Infrastructure**  
Butler Boulevard to connect directly to Mitchell Freeway in 2023



**89,110 people**  
Within 10 minute drive-time (ABS 2022)



# TENANT MIX





# PROPERTY DETAILS

- > **Premises:** Various tenancies ranging from 300sqm to 1,500sqm
- > **Site Area:** 2.74 hectares\*
- > **Asking Net Rental:** Showroom from \$240.00p/sqm // Retail \$370.00p/sqm + GST
- > **Gross Lettable Area:** 13,331sqm\*
- > **Zoning:** Centre – Precinct A (Retail/Showrooms Permitted)
- > **Car Parking:** 319 Car bays
- > **Outgoings:** \$53.51/ sqm per annum\*
- > **Available:** Now!

\*Approx



3 Phase Power



Join National Retailers



Move in Now!



Pylon Sign



Rear Loading



NBN



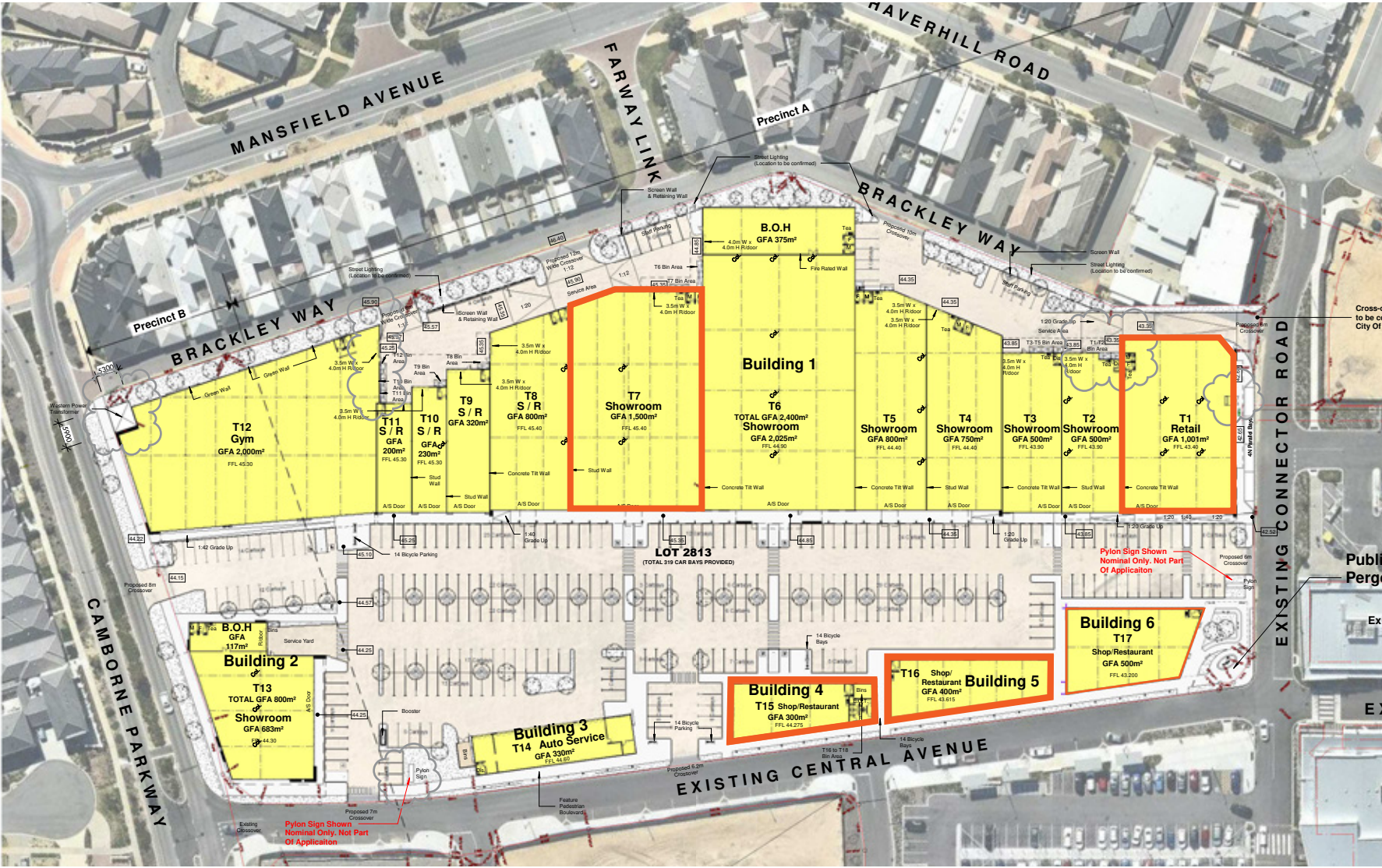
319 Parking Bays



Large Fascias



# CENTRE PLAN





# THE DEVELOPER

**Lester Group is a diversified property development and investment company offering property investment opportunities that deliver financial security and enviable investment returns.**

They are known for being fiscally responsible, disciplined and committed to consistently delivering value for investors. This has led to the reputation Lester Group holds today; that they have consistently delivered excellent returns, undertaken on behalf of the group of like-minded investors.

Lester Group invests at least \$1,000,000 in every property syndicate they offer. This personal investment reflects Lester Group's commitment to the success of each investment.

Investors typically form long-term relationships with Lester Group, and that's why word of mouth is still the most meaningful endorsement of what they deliver, and how business is done. In the view of Lester Group, partnerships are formed through the meeting of like minds and the establishment of common goals.

Armed with an intimate knowledge of market conditions, the experienced team identifies and secures attractive investment properties and establishes a syndicate to share the benefits of long term property investment. Lester Group then manage and help grow these investments into sustainable, long-term financial assets.

Put simply, Lester Group's expertise is your reward.



<https://lestergroup.com.au>

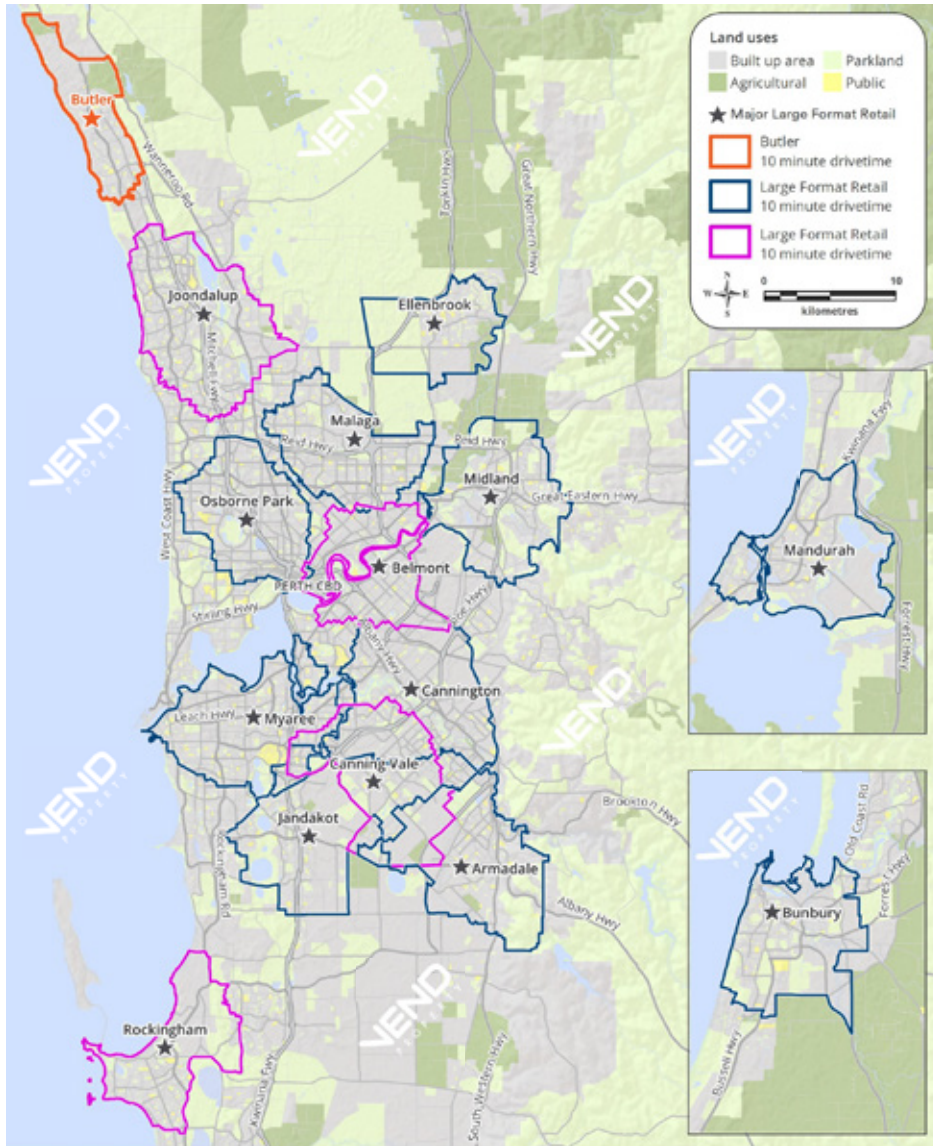


> 7 Clayton Road, Bellevue WA



> Rockingham LFR Trust

# CATCHMENT DEMOGRAPHICS



## DEMOGRAPHICS (2021 CENSUS)

	Butler	Perth	Australia
<b>Introduction</b>			
Usually resident population	63,777	2,116,647	25,422,788
Total private dwellings	24,402	882,376	10,852,204
% unoccupied	7%	8%	10%
Average household size	2.70	2.52	2.54
Participation rate	69%	65%	61%
Unemployment rate	6.1%	5.3%	5.1%
White collar workers	40%	49%	51%
<b>Age group</b>			
0-9	14%	13%	12%
10-19	15%	12%	12%
20-34	21%	21%	20%
35-49	21%	21%	20%
50-64	17%	18%	18%
65+	11%	16%	17%
Average age	35.6	39.1	40.0
<b>Annual household income</b>			
<\$33,800	12%	16%	17%
\$33,800 - \$78,200	27%	26%	28%
\$78,200 - \$130,300	27%	24%	24%
\$130,300 - \$182,400	17%	15%	14%
>\$182,400	16%	19%	18%
Average household income	\$115,558	\$117,791	\$112,941
Variation from Australia average	2%	4%	-
Average household loan repayment	\$24,631	\$24,984	\$25,272
% of household income	17%	16%	17%
Average household rent payment	\$19,398	\$19,468	\$20,879
% of household income	22%	20%	21%
<b>Country of birth</b>			
Australia	56%	62%	71%
England	19%	8%	4%
South Africa	5%	2%	1%
New Zealand	5%	3%	2%
Other	16%	24%	22%
<b>Dwelling tenure</b>			
Fully owned	17%	29%	32%
Being purchased	56%	43%	36%
Rented	27%	27%	32%
<b>Dwelling type</b>			
Separate house	94%	78%	73%
Townhouse/semi-detached	6%	14%	13%
Apartment	1%	8%	14%
<b>Household composition</b>			
Couples with children	39%	34%	32%
Couples without children	24%	27%	27%
One parent family	15%	11%	11%
Lone person	19%	25%	26%
Group	2%	4%	4%
<b>Motor vehicles per dwelling</b>			
None	4%	5%	7%
One	35%	35%	37%
Two	41%	40%	37%
Three or more	20%	20%	19%

Source: Deep End Services; Australian Bureau of Statistics

## POPULATION

Measure	2016	2023	2025	2027	2029
Persons	58,436	73,293	80,413	88,401	97,256
Growth no. per annum	-	2,122	3,560	3,994	4,428
Growth % per annum	-	3.3%	4.7%	4.8%	4.9%

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



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

Spending category	Butler	Perth
Automotive Parts & Accessories	\$468	\$464
Coverings	\$195	\$187
Electrical	\$1,220	\$1,401
Furniture	\$423	\$451
Hardware & Garden	\$1,249	\$1,069
Homewares	\$283	\$324
Other Large Format Retail	\$543	\$552
<b>Total Large Format Retail</b>	<b>\$4,380</b>	<b>\$4,447</b>
Variation from Australia average	2.7%	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
Automotive Parts & Accessories	27.2	34.3	39.6	47.2	56.0
Coverings	11.6	14.3	16.5	19.5	23.0
Electrical	61.0	89.4	105.1	126.0	151.0
Furniture	25.2	31.0	35.8	42.4	50.0
Hardware & Garden	71.1	91.5	104.5	124.7	149.0
Homewares	16.9	20.7	24.0	28.4	33.0
Other Large Format Retail	31.5	39.8	45.6	53.0	61.0
<b>Total Large Format Retail</b>	<b>244.6</b>	<b>321.0</b>	<b>371.2</b>	<b>441.2</b>	<b>525.0</b>
<b>Growth % per annum</b>	-	<b>4.0%</b>	<b>7.5%</b>	<b>9.0%</b>	<b>9.2%</b>

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





# FURTHER INFORMATION



Vend Property and Lester Group are pleased to present this opportunity to lease at 220 Camborne Parkway, Butler.

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



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Another quality development by:







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We're in **your** space.