

**LOTS 8,  
9 & 10  
MADIGAN RD,**

**GAP RIDGE, KARRATHA - WA**



# LOCATION



Gap Ridge Local is a Large Format Retail centre to be located at 8-10 Madigan Road, approximately 6 km west of the Karratha town centre. The site has frontage to Dampier Highway, a major thoroughfare linking the major port and export hub of Dampier (12 km to the north-west) and Karratha Airport (4 km north) to the Karratha town centre.

The proposed Gap Ridge Local development will be Karratha's first dedicated Large Format Retail centre and will comprise 17,801 sqm of large format retail floorspace.

Karratha is a city in the Pilbara region of Western Australia, some 1,300 km north of Perth and 1,800 km south-west of Darwin.

The Pilbara is one of the largest regions in Western Australia and is bordered by the Indian Ocean to the west and extends across the Great Sandy Desert to the Northern Territory in the east. The vast, dry Pilbara region has some of the world's most stunning ancient natural landscapes and, according to Tourism WA, attracts over one million visitors annually. The Pilbara is also the state's mining powerhouse and is responsible for more than 70% of mineral and energy production in Western Australia.



**6.6 km**  
From Karratha  
CBD



**20.4 km**  
From the  
Port of Dampier



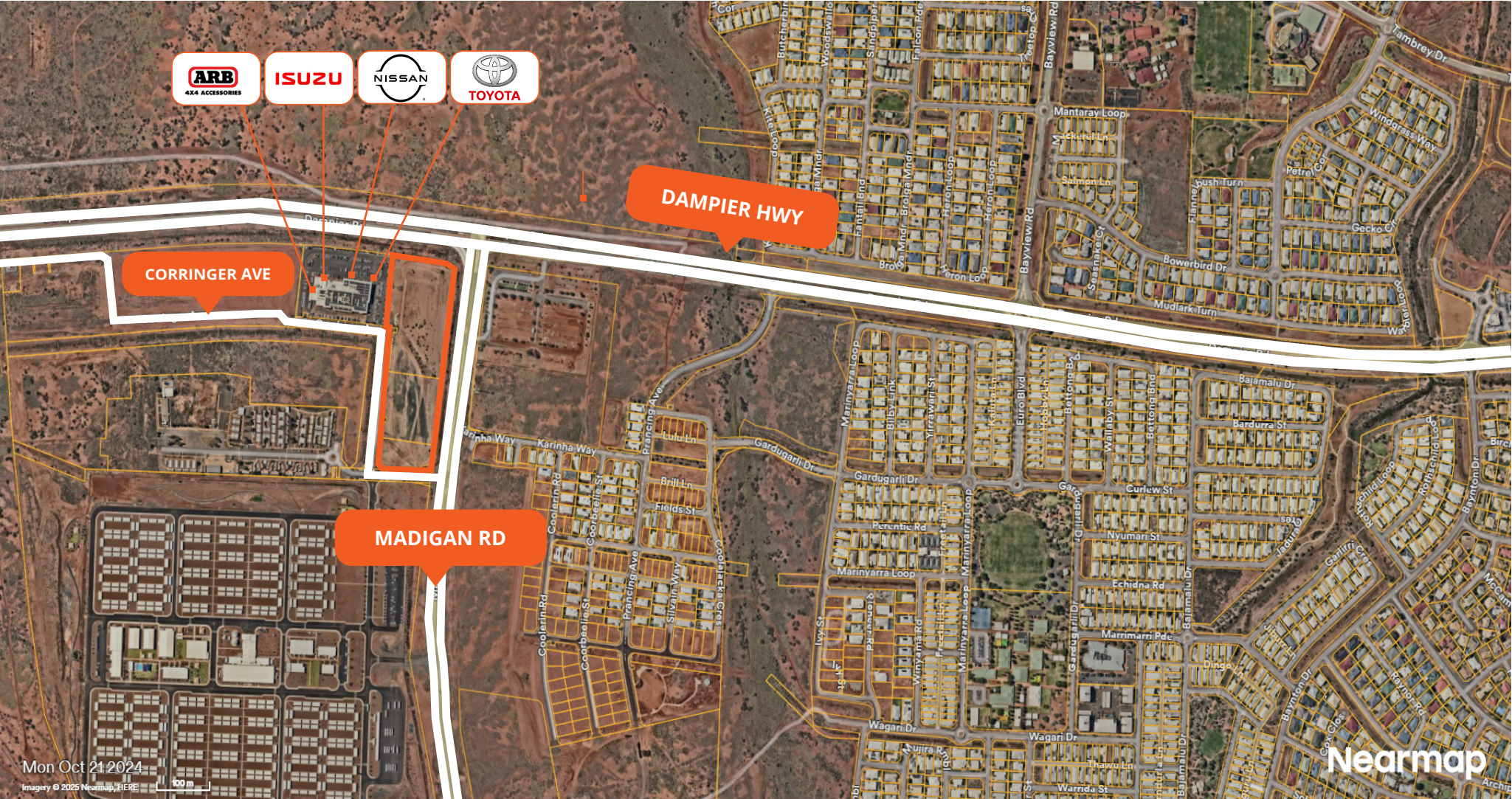
**5.7 km**  
To North West  
Coastal Highway



**43,628**  
In the catchment area



# LOCATION





# PROPERTY DETAILS

- > **Premises:** Large Format Centre
- > **Site Area:** 3.8275 hectares
- > **Asking Net Rental:** From \$360.00 sqm + GST
- > **Gross Lettable Area:**

Tenancy 1 - 1,500 sqm

Tenancy 8 - 630 sqm

Tenancy 9 - 800sqm

- > **Zoning:** Mixed Buisness
- > **Car Parking:** 388 bays
- > **Outgoings:** \$55.62/ sqm per annum estimated
- > **Available:** Q1 2027
- > **Subject to DA**



**3 Phase  
Power**



**Join: Bunnings,  
BCF, Sydney Tools  
& Supercheap**



**Move in  
Q1 2027**



**Pylon  
Sign**



**Rear  
Loading**



**NBN**



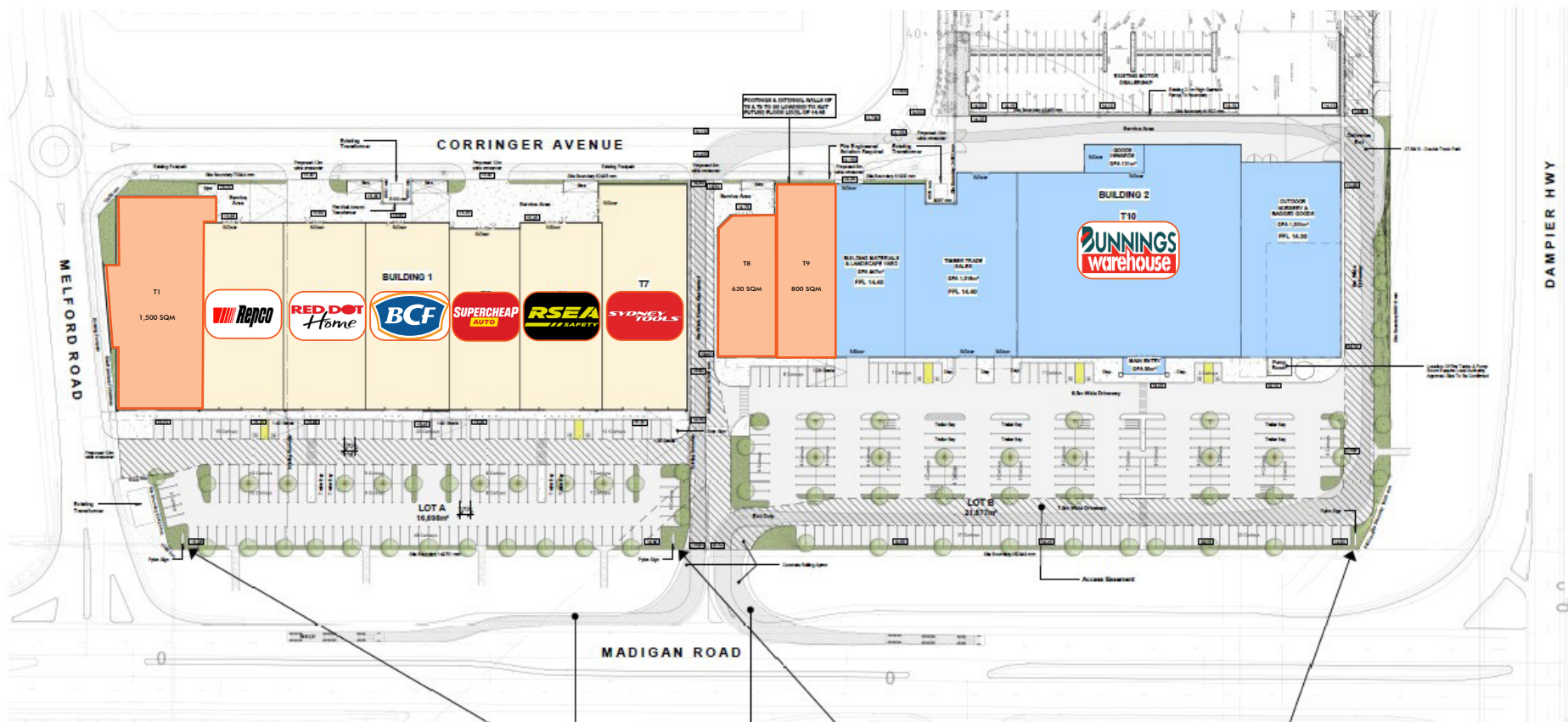
**388  
Parking Bays**



**Large  
Fascias**



# TENANT MIX



\* Plan subject to change



# THE DEVELOPER

**Founded in 2018, Incrementum Property has rapidly grown its presence in the commercial property space, with a strong focus on Large Format Retail (LFR), Service Stations, and Quick Service Restaurants.**

Their latest project, GapRidge Local in Karratha marks their fourth successful installment across these sectors, reflecting the company's strategic expansion and expertise in delivering high-performing, purpose-built developments.

Each project reinforces Incrementum's commitment to quality, speed, and tailored solutions that meet the evolving needs of both tenants and consumers.

**incrementum**  
property

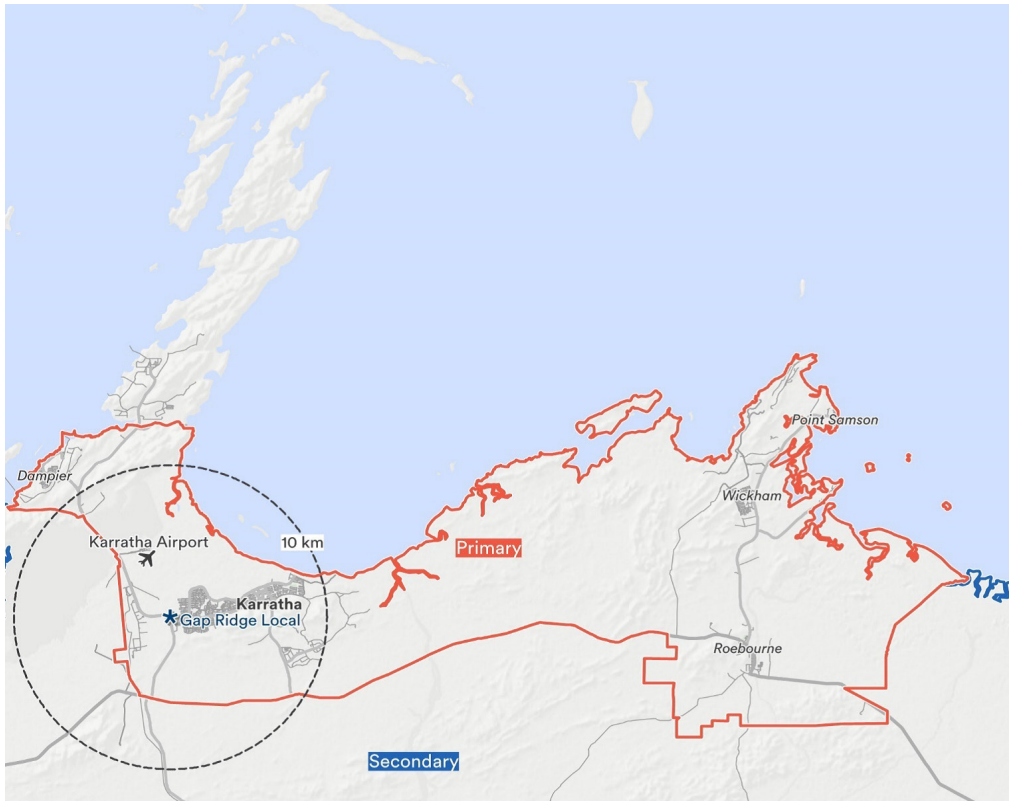


> 660 Beeliar Drive, Success



> 137 Dixon Road Rockingham

# CATCHMENT DEMOGRAPHICS



## Deomographic Profile

Demographic characteristic (2021 Census)	Primary	Secondary	Total catchment	Regional WA	Index to Regional WA average
<b>Persons and dwellings</b>					
Usual resident population	21,549	17,768	39,317	543,379	- -
Total private dwellings	9,643	8,727	18,370	262,369	- -
- % unoccupied	18%	19%	18%	17%	107 -
Average household size	2.82	2.64	2.74	2.43	113 -
<b>Economic indicators</b>					
Participation rate	71%	67%	69%	59%	117 -
Unemployment rate	3.0%	3.4%	3.1%	4.3%	73 -
White collar workers	38%	34%	36%	40%	90 -
Bachelor degree or higher	15%	13%	14%	13%	105 -
<b>Age group</b>					
0-9	18%	18%	18%	13%	143
10-19	13%	11%	13%	12%	103
20-34	24%	25%	24%	17%	140
35-49	27%	25%	26%	20%	131
50-64	14%	17%	15%	20%	76
65+	3%	4%	3%	17%	20
Average age	31.4	32.5	31.9	40.5	79 -
<b>Income</b>					
Average individual income	\$88,488	\$87,198	\$87,905	\$56,447	156 -
Variation from Regional WA average	+57%	+54%	+56%	-	-
Average household income	\$176,625	\$161,539	\$169,845	\$103,608	164 -
Variation from Regional WA average	+70%	+56%	+64%	-	-
<b>Country of birth</b>					
Australia	79%	76%	78%	80%	97
New Zealand	5%	6%	5%	3%	160
Philippines	2%	3%	3%	1%	202
England	3%	3%	3%	6%	49
Other	11%	12%	12%	10%	120
<b>Occupied private dwelling tenure</b>					
Fully owned	7%	9%	8%	34%	23
Being purchased	26%	19%	23%	34%	68
Rented	66%	73%	69%	32%	215
<b>Dwelling structure</b>					
Separate house	73%	65%	69%	89%	79
Townhouse/semi-detached	18%	21%	19%	9%	207
Apartments to 3 storeys	5%	11%	8%	2%	410
Apartments 4+ storeys	4%	3%	3%	0%	1214
<b>Household composition</b>					
Couples with children	43%	36%	40%	28%	140
Couples without children	24%	25%	25%	31%	80
One parent family	7%	10%	8%	10%	81
Lone person	22%	26%	24%	28%	86
Group	3%	3%	3%	3%	120
<b>Motor vehicles per dwelling</b>					
None	3%	5%	4%	5%	85
One	25%	31%	28%	32%	87
Two	45%	42%	44%	38%	113
Three or more	27%	22%	25%	25%	100

## LFR spending market size

The total LFR spending market generated by catchment area residents was estimated to be \$239.9 million in 2024, having grown from \$179.3 million in 2016 at an average rate of 3.7% per annum. The most significant categories in 2024 comprise:

- Electrical, which was estimated to contribute a total of \$59.9 million (or 25% of the total); and
- Automotive Parts & Accessories which accounted for \$47.3 million (or 20% of spending).

Population growth, combined with spend per capita increases, will see the projected annual LFR spending market grow to \$267.9 million in 2027 and \$335.7 million in 2033, at an overall average rate of 3.8% per annum. LFR tenants within the Karratha region and at Gap Ridge Local will therefore be trading in an annual spending market which is expected to grow by approximately \$95 million (or 40%) over the next 9 years.



# FURTHER INFORMATION



Vend Property and Incrementum Property are pleased to present this opportunity to lease at Lot 8, 9 & 10 Madigan Road, Gap Ridge.

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

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Another quality development by:

**incrementum**  
property

NOW LEASING LOTS 8, 9 & 10 MADIGAN ROAD, GAP RIDGE



**Vend Property**

a1/435 Roberts Rd, Subiaco WA 6008

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**E** [admin@vendproperty.com.au](mailto:admin@vendproperty.com.au)

We're in **your** space.