

VEND
PROPERTY

NOW LEASING

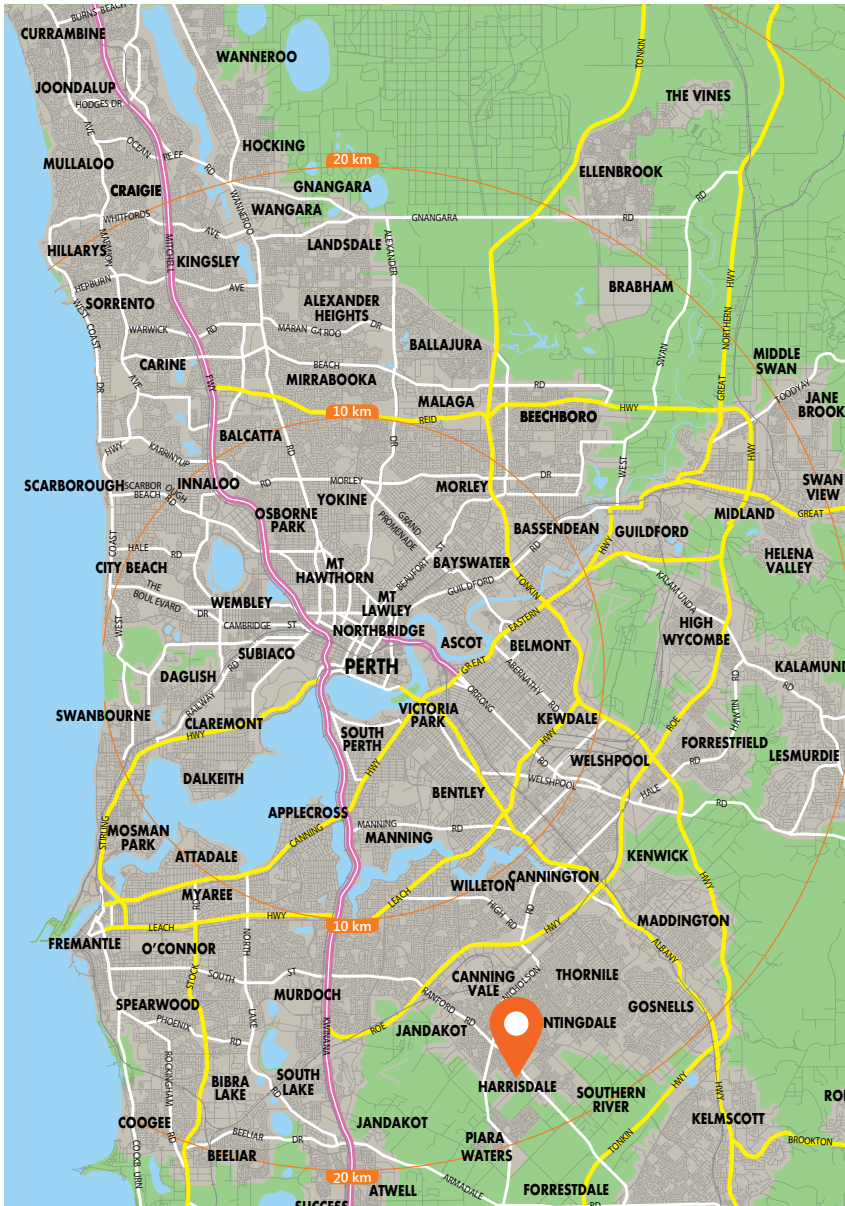


THE VILLAGE

HARRISDALE



LOCATION



The property is located within the “City of Armadale”, approximately 24 kilometres southeast of the Perth CBD and positioned on the corner of Wright Road and Ranford Road (which is a controlled intersection).

The Canning Vale markets, and industrial estate are located approximately 5 kilometres north-west along Ranford Road.

The property enjoys significant exposure to Ranford Road and is well located at the intersection of two major distributor roads.



24 km
From the
Perth CBD



25 km
From the
Port of Fremantle



3.7 km
To Tonkin
Highway



162,972 people
Within 10 minute
drive-time (ABS 2022)

LOCATION



PROPERTY DETAILS

- > **Premises:** Medical centre, office, retail and tavern
- > **Site Area:** 2.572 hectares*
- > **Asking Net Rental:** Office/Medical: \$455/sqm + GST
- > **Gross Lettable Area:** Last Tenancy Available:
4/723 Ranford Rd: 95.8sqm
- > **Zoning:** District Centre
- > **Car Parking:** 434 bays
- > **Outgoings:** \$79.65/sqm (Estimated)
- > **Available:** Now!



**3 Phase
Power**



**Opposite
Bunnings & Coles**



**Move in
Now!**



**Pylon
Sign**



**Rear
Loading**



NBN



**434
Parking Bays**



**Large
Fascias**

CENTER MIX

Ranford Road	GLA	Retailers
749	293 sqm	Autobahn
747	400 sqm	Tyrepower
737	1,200 sqm	Sista Fitness
727	812 sqm	Prime Products
5/723	93 sqm	Vacant
4/723	96 sqm	Vacant
3/723	92 sqm	Everest Tutoring
2/723	96 sqm	Regal Gateway
1/723	77 sqm	A2B Office
719	202	Bellissimo Bar & Bottleshop

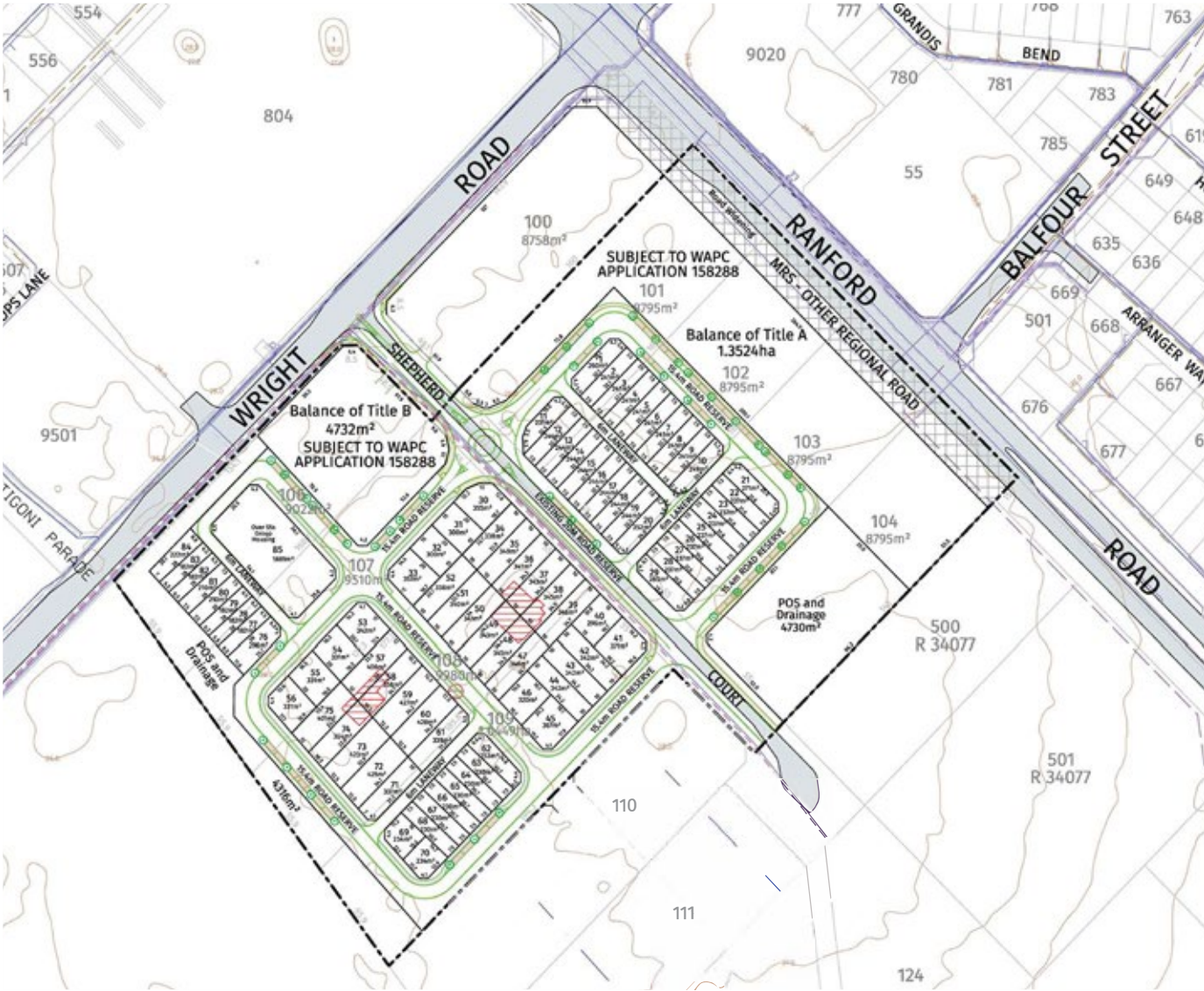
Wright Road	GLA	Retailers
1	250 sqm	Grill'd
3	350 sqm	A2B Indian
5	55 sqm	BonBonCha Bubble Tea
7	87 sqm	Fish & Chips
9	301 sqm	Harrisdale Animal Hospital
15	73 sqm	Sicilian Gelato
17	72 sqm	Aria Spa & Beauty
19	67 sqm	New Man Barber
21-23	177 sqm	U Hooker - Real Co
25	100 sqm	Just Poppin
27	110 sqm	Revival Hub 'Kenyon FT'
29	152 sqm	Adore Bakery, Patisserie & Cafe
31	2,013 sqm	Sagewood Early Learning
33	500 sqm	Kirby Swim
35	426 sqm	The Village Medical Practice
37	252 sqm	Terry White
39	101 sqm	Vacant
2-3/41	211sqm	Colvin Chiropratic
1/41	189sqm	Harrisdale Physiotherapy

Total GLA 8,959.70 sqm
Car Park 369 Bays

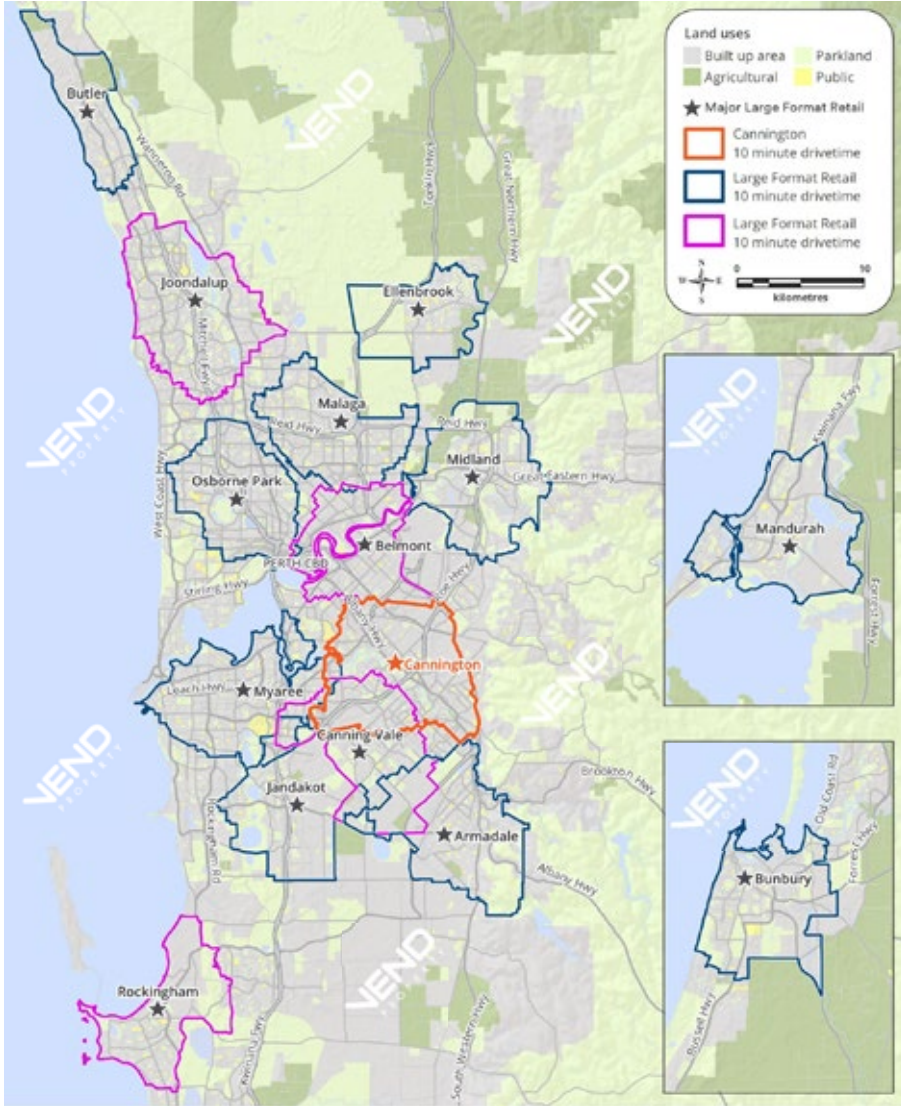


RESIDENTIAL SUBDIVISION

All tenants at The Village, Harirsdale will benefit from the adjacent 89 lot residential subdivision, which has received Development Approval, the works will look to begin in late 2023.



CATCHMENT DEMOGRAPHICS



DEMOGRAPHICS (2021 CENSUS)

	Cannington	Perth	Australia
Introduction			
Usually resident population	154,338	2,116,647	25,422,788
Total private dwellings	61,385	882,376	10,852,204
% unoccupied	7%	8%	10%
Average household size	2.66	2.52	2.54
Participation rate	64%	65%	61%
Unemployment rate	6.5%	5.3%	5.1%
White collar workers	41%	49%	51%
Age group			
0-9	13%	13%	12%
10-19	12%	12%	12%
20-34	24%	21%	20%
35-49	22%	21%	20%
50-64	15%	18%	18%
65+	14%	16%	17%
Average age	37.1	39.1	40.0
Annual household income			
<\$33,800	16%	16%	17%
\$33,800 - \$78,200	29%	26%	28%
\$78,200 - \$130,300	26%	24%	24%
\$130,300 - \$182,400	15%	15%	14%
>\$182,400	13%	19%	18%
Average household income	\$104,082	\$117,791	\$112,941
Variation from Australia average	-8%	4%	-
Average household loan repayment	\$22,214	\$24,984	\$25,272
% of household income	16%	16%	17%
Average household rent payment	\$17,745	\$19,468	\$20,879
% of household income	19%	20%	21%
Country of birth			
Australia	51%	62%	71%
India	8%	3%	3%
England	5%	8%	4%
Malaysia	4%	2%	1%
Other	33%	25%	22%
Dwelling tenure			
Fully owned	27%	29%	32%
Being purchased	39%	43%	36%
Rented	33%	27%	32%
Dwelling type			
Separate house	80%	78%	73%
Townhouse/semi-detached	16%	14%	13%
Apartment	4%	8%	14%
Household composition			
Couples with children	35%	34%	32%
Couples without children	24%	27%	27%
One parent family	11%	11%	11%
Lone person	25%	25%	26%
Group	6%	4%	4%
Motor vehicles per dwelling			
None	5%	7%	7%
One	36%	35%	37%
Two	39%	40%	37%
Three or more	20%	20%	19%

Source: Deep End Services; Australian Bureau of Statistics

POPULATION

Measure	2016	2023	2025	2027	2029	2031
Persons	150,039	162,972	165,625	168,214	170,739	173,264
Growth no. per annum	-	1,848	1,327	1,294	1,262	1,262
Growth % per annum	-	1.2%	0.8%	0.8%	0.7%	0.7%

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



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

Spending category	Cannington	Perth	Australia
Automotive Parts & Accessories	\$390	\$464	\$465
Coverings	\$161	\$187	\$184
Electrical	\$1,304	\$1,401	\$1,452
Furniture	\$405	\$451	\$454
Hardware & Garden	\$888	\$1,069	\$885
Homewares	\$283	\$324	\$345
Other Large Format Retail	\$457	\$552	\$479
Total Large Format Retail	\$3,889	\$4,447	\$4,265
Variation from Australia average	-8.8%	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	58.3	63.6	68.1	74.9	82.5	88.6
Coverings	24.6	26.2	28.1	30.7	33.6	35.5
Electrical	167.6	212.6	231.4	256.3	284.4	303.7
Furniture	62.0	66.0	70.7	77.2	84.6	89.5
Hardware & Garden	129.9	144.8	153.2	168.9	186.2	205.4
Homewares	43.3	46.0	49.3	53.9	59.1	62.4
Other Large Format Retail	68.1	74.5	79.1	84.9	91.2	95.9
Total Large Format Retail	553.8	633.7	679.9	746.7	821.6	881.2
Growth % per annum	-	1.9%	3.6%	4.8%	4.9%	3.6%

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



FURTHER INFORMATION



Vend Property are pleased to present this opportunity to lease The Village, Harrisdale.

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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NOW LEASING THE VILLAGE, HARRISDALE



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We're in **your** space.