

Now Leasing

Woolworths Kellyville West Shopping Centre



This is your opportunity to join Woolworths Kellyville West with approximately 23 specialty stores and services

2 Hector Court, Kellyville, NSW 2155

Woolworths 

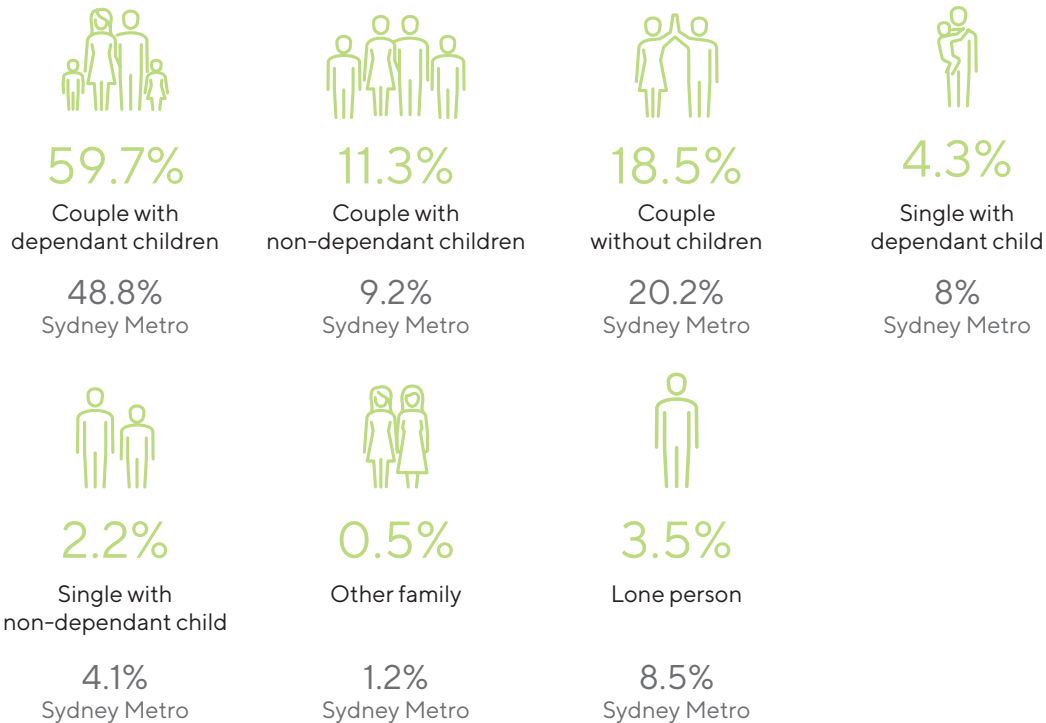
The Location

The development of Kellyville West Shopping Centre will provide a dynamic, convenience-based retail precinct, anchored by Woolworths supermarket and designed to suit the market's everyday needs. The centre will be located in a highly prominent position on Memorial Avenue with great passing traffic visibility and will be easily accessed by the Main Trade Area via signalized all-ways intersection on Memorial Avenue and Severn Vale Drive[^]. The centre will sit in the heart of a growing catchment surrounded by a range of high quality community and education facilities.

Due for completion mid 2023, Woolworths Kellyville West will comprise a full-line Woolworths supermarket, 300 on-grade car spaces and opportunities for approximately 23 specialty stores. We are seeking a broad mix of specialty, gym, medical and food and beverage operators to create a destination everyone will enjoy within the main trade area of over 11,000 people.

[^]Please note that the Centre can only be accessed from the south via Hector Court and Severn Vale Drive until completion of Transport NSW's road upgrade circa August 2023 when Severn Vale Drive will connect to Memorial Avenue.

Location Family Profile





Outdoor dining



The Main Trade Area

The main trade area has been defined to extend 1 – 2 km around the site, reflecting the population catchment within the immediate growth area. The main trade area is generally bounded by Windsor Road to the north and east, the Castle Hill Golf Course boundary to the south and Old Windsor Road to the west.

The Balmoral Road Release Area lies entirely within the main trade area, with the addition of the existing Elizabeth Macarthur Park and the north of the Kellyville Station Precinct along Samantha Riley Drive.

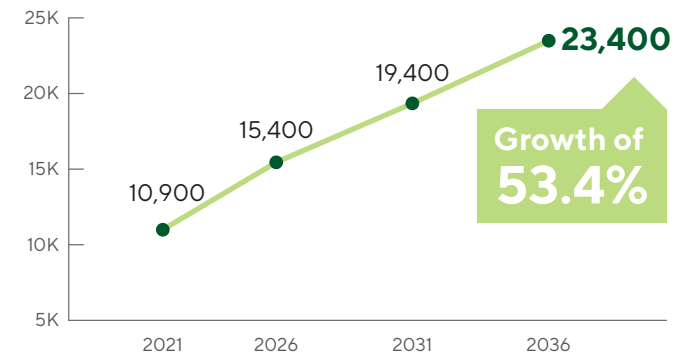
The Population

The main trade area population of 10,900 is projected to increase to 23,400 persons by 2036, representing an average annual growth rate of 5.2% or over 800 persons. This is well above the Sydney metropolitan and Australia benchmarks.

Retail Spend & Income

The average main trade area resident spends \$16,577 per year on retail. Per capita expenditure levels across the main trade area are generally inline with the Sydney metropolitan average. This spending profile is typical of an Australian-born growth area and would be expected to increase as the area establishes further and becomes more affluent.

Main Trade Area Population



Main Trade Area Income Levels



\$144,688
per household per annum

\$47,052
per capita per annum

25.7%
higher per household than Sydney Metropolitan Benchmark

Main Trade Area Total Retail Expenditure



\$171.3M
in 2021 with increase to
\$528.2M
by 2036

7.8%
Average Annual Increase Rate

Main Trade Area Average Retail Spend



\$16,577
per resident per annum

57.4%
is food retail expenditure



View from
Memorial Ave

The Floorplan - Ground Level



The Floorplan - Level One





**For leasing enquiries,
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