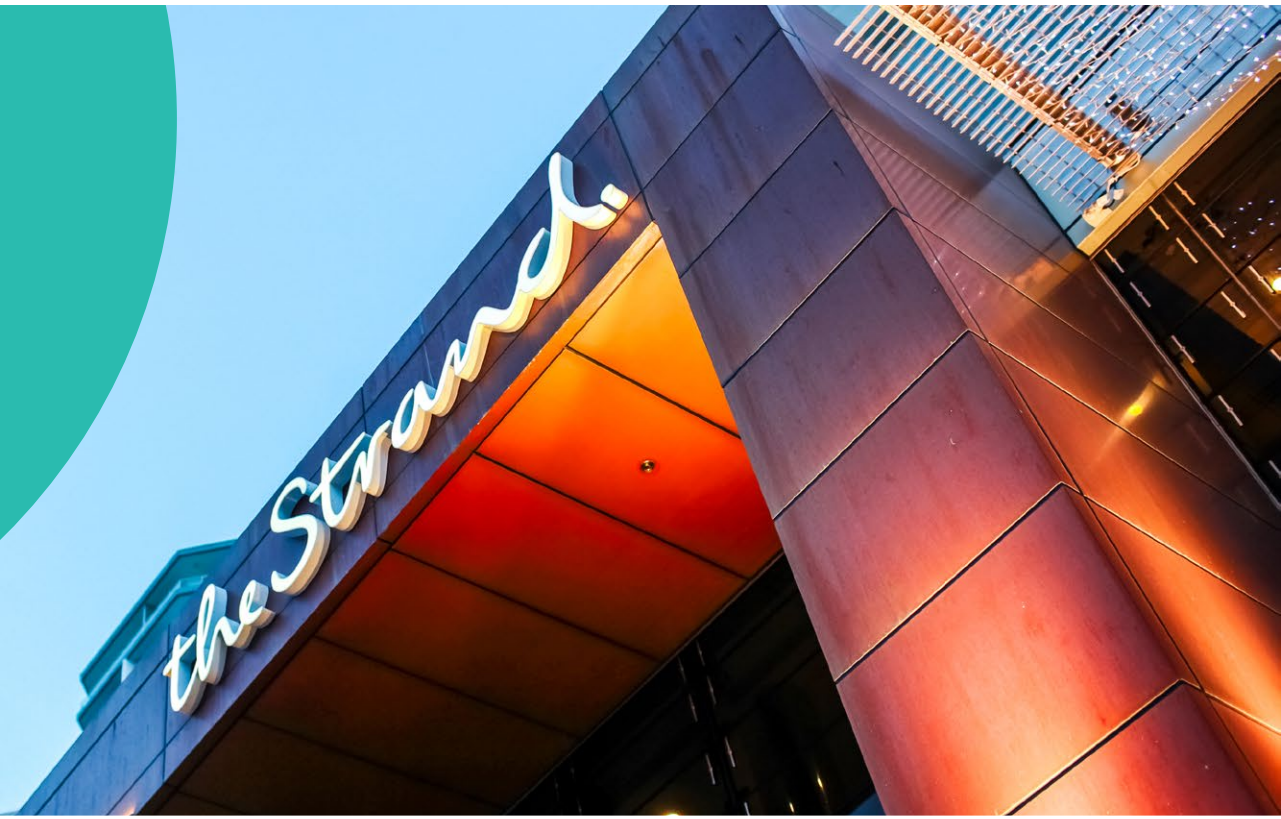


# the Strand.

AT COOLANGATTA

**The home of  
beachside  
shopping, dining  
& entertainment.**



[strandcoolangatta.com.au/leasing](http://strandcoolangatta.com.au/leasing)



# The location.

## A WORLD FAMOUS BEACH FRONT LOCATION.

---

- Coolangatta is Queensland's most southerly coastal town, gateway to the Gold Coast and Northern NSW.
- Coolangatta and its beach lay claim to some of the world's best surfing and sports activities. Hosting events including the Australian Beach Volleyball Finals, Cooly Rocks on, The Coolangatta Gold, Bleach Festival and Opera on the Beach.
- The Gold Coast is one of the world's most iconic beachside destinations.
- The Strand is positioned on Marine Parade, opposite the beach, and with street frontage on the main CBD of Coolangatta—Griffith Street.
- 3km from The Gold Coast Airport, the Centre is positioned perfectly for the growing residential and tourism markets—both local and international.
- 1½ hours from Brisbane, and 45 minutes to Byron Bay.
- 20-25 minutes to Broadbeach and Surfers Paradise.





## A SIGNIFICANT LOCAL RESIDENT AND TOURIST MARKET.

The Strand services the entire Gold Coast and Northern NSW regions. Located within prominent key retail precinct of a major tourist beachside location.

The local resident market is defined as the main trade area which is split as follows;

### RESIDENT MARKET

- **Primary sectors:** Coolangatta, Bilinga, Tugun, Tweed Heads, Tweed Heads West, Bilambil Heights
- **Secondary sectors:** Currumbin, Currumbin Waters, Currumbin Valley, Tallebudgera, Elanora, Palm Beach, Tallebudgera Creek, Burleigh, Kingscliff, Tweed Heads South, Banora Point, Terranora, Fingal Heads, Chinderah, Cudgen, Kingscliff, Casuarina and Duranbah.

The total trade area includes the tertiary sector;

- **Tertiary sector:** Murwillumbah, Bilambil, North Tumbulgum, Clothiers Creek, Cudgera Creek, Hastings Point and Bogangar.

### TOURIST MARKET

50% of total centre sales are drawn from customers who live beyond the defined total trade area, being customers from the remainder of the Gold Coast and Northern NSW, as well as domestic and international tourists.

### AGE

The average age of main trade area residents is 44 years. The tertiary sector has an average age of 41.8, which reflects an above average proportion of children aged less than 14 years.

### HOUSEHOLD STRUCTURE

Couples with dependent children are the most prevalent household type, accounting for 35.4% of main trade area households.

### NATIONALITY

The total trade area is predominantly Australian born at 82% and is above the SE QLD average at 73.2%.

### HOME OWNERSHIP

Outright home ownership levels within the total trade area of 38.1% are higher than the SE QLD benchmark of 28.3%.



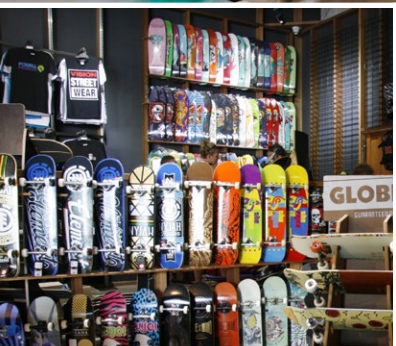
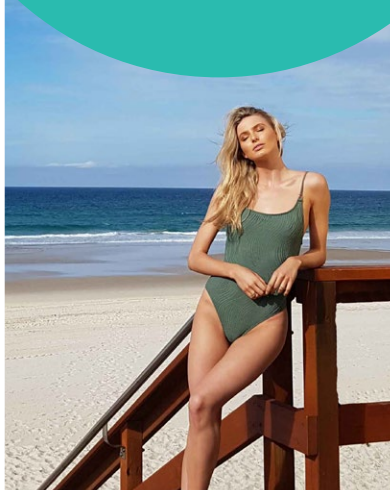
# The shops.

## RETAIL MIX FEATURES PROMINENT BRANDS AND SPECIALISTS

The retail precinct has been designed to showcase specialist retailers across a range of categories. It offers an eclectic mix of small shops, providing discovery and exploration catering to all ages and tastes.

The Strand is home to the first Quiksilver Boardriders store in Australia (900m<sup>2</sup>). It also features the flagship Truckloads Discount Variety Store. Other specialty stores include:

- Beach n' Beyond
- Concrete Lines
- Esteems Boutique
- Hoco Tech
- Olive & Vern
- Salt Living
- Saltwater Silver
- Scooter Lab
- Soho Bay
- Seafolly





# The dining.

## ENJOY A FULL DAY AND NIGHT OF DINING AND ENTERTAINMENT AT THE STRAND

---

The Strand offers beaching dining at its best. Our precinct offers the best in gourmet coffee and breakfasts, as well as a range of restaurants for every occasion.

- The Strand is home to Beach Burrito Co., Pancake Diner, 4 Pines Boardriders Café, and an exciting Baskin Robbins concept store.
- Crema Espresso, along with the popular Griffith St Larder, O-Sushi, Grill'd, Bin 72, Little Cooly, Top Noodle and Lam Vietnam all cement The Strand as a strong beachside dining destination.
- The iconic Coolangatta Hotel is still the heart of The Strand and one of Australia's best live music venues.
- The family fun continues at Timezone Coolanagtta. The 3000m<sup>2</sup> entertainment centre features full size bowling lanes, classic favourites such as dodgem cars and laser skirmish, plus 200 of the latest and most popular games and attractions.





# The fresh food.

## A COMPLETE OFFERING OF MARKET STYLE FRESH FOOD.

---

Discover The Strand's market style fresh food—anchored by a 3800m<sup>2</sup> Woolworths and complemented by local retailers driven by passion in their product and service.

The added convenience of underground car parking serves all customers whether it's for a weekly shop or preparing for a short stay.

Join specialty retailers:

- Salt & Smoke Coolangatta
- Cooly Liquor
- Sunbaked Bakery





# The services.

## ENHANCING COOLANGATTA AS THE TRUE SOUTHERN CBD OF THE GOLD COAST.

---

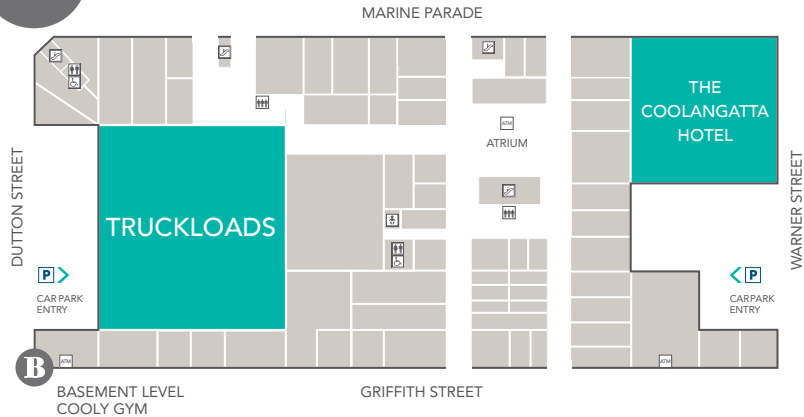
In addition to the retailers the centre also consists of a number of general and business services.

- Attwood Marshall Lawyers
- Audio Clinic
- Chempro Chemist and My Health Medical Clinic
- City of Gold Coast Library
- Commonwealth Bank
- Cooly Gym
- Esteem MediSpa
- Eye Specialist Institute
- Feros Care
- Level Up Studio + Gallery
- MBA Partnerships
- Nails & Beauty
- NRMA Tourist Parks
- Outlook Eye Centre
- Smile St. Dental
- Star Carwash
- Suns Massage
- The Strand Barbers
- World Surf League

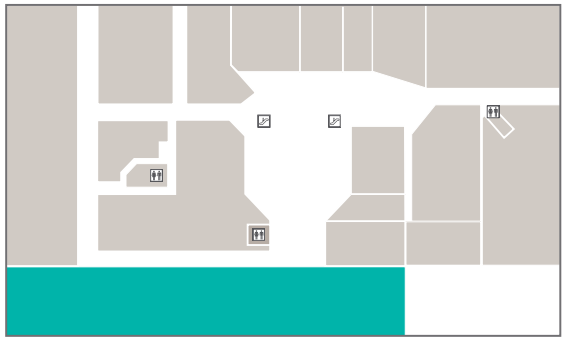


# The centre.

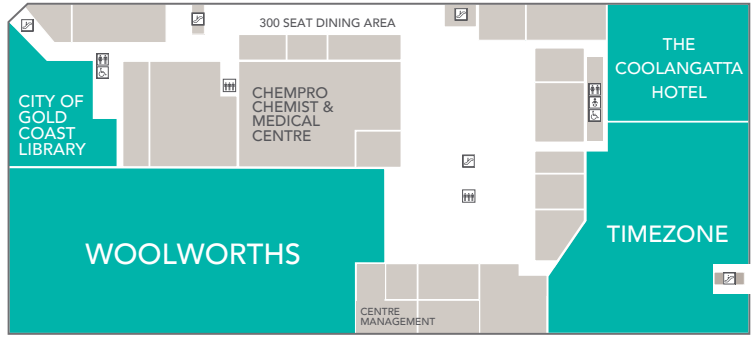
**G**



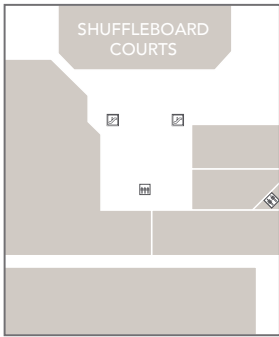
**L2**



**L1**



**L3**



**Ground Floor**

- The Coolangatta Hotel
- Truckloads Discount
- Variety Store
- The Laneways Precinct
- General Retail
- Restaurants

**Level 1**

- Woolworths
- Timezone
- Fresh Food
- Chempro Chemist & My Health Medical Clinic
- City of Gold Coast Library
- Level Up Studio + Gallery
- Restaurants

**Level 2**

- Business & Services

**Level 3**

- Business & Services



# Your next step.

For further information and to discuss your opportunity for leasing at The Strand at Coolangatta, please contact

**Ray Caruana**

Leasing Executive

**t** 07 5506 5300 **m** 0412 495 103

**e** [ray.caruana@vinta.com.au](mailto:ray.caruana@vinta.com.au)

Level 1, The Strand Coolangatta

72 - 80 Marine Parade, Coolangatta QLD 4225

free wifi  | [strandcoolangatta](https://strandcoolangatta.com.au)  

[strandcoolangatta.com.au/leasing](https://strandcoolangatta.com.au/leasing) [strandcoolangatta.com.au](https://strandcoolangatta.com.au)

*the Strand.*  
AT COOLANGATTA