



THE GATEWAY

SHOPPING PRECINCT

ALKIMOS BEACH

CORNER OF MARMION AVENUE & GRACEFUL BOULEVARD, ALKIMOS



The Property

Alkimos Gateway is a bustling neighbourhood shopping centre situated on the busy Marmion Avenue and enveloped within Perth's fastest growing residential corridor.

The property is the main commercial and retail hub for the Alkimos and surrounding suburbs and is anchored by a strongly aligned local IGA supermarket, a comprehensive medical precinct and a host of other high quality retailers.

The open design centre has convenient onsite parking for 326 vehicles with easy access from the main road.

The retail centre sits across the new Alkimos Central- a vibrant mixed use community coving over 200 hectares of residential, leisure, commercial and retail uses surrounded by an integrated transport hub.

Key Tenants



A dark teal rounded rectangle containing the 'Key Tenants' section header and eight logos for various businesses including foodies Market, IGA, Alkimos Beach Early Learning Centre, THE LANDING Alkimos, ALKIMOS BEACH GREENLEAF PHARMACY, Cellarbrations, PLUS fitness 24/7, ALKIMOS BEACH MEDICAL CENTRE, and ALKIMOS PIZZA.



Location

Located 40km north of Perth at the heart of the northern coastal corridor between Joondalup and Yanchep, Alkimos is a bustling community witnessing a large influx of people wanting to live a coastal lifestyle.

Named after the shipwreck of the Greek freighter Alkimos, which ran aground just off the shore in the mid 1900's, the town has seen a rapid growth with its population increasing from a mere 100 people in 2011 to over 11,000 today and projected to further increase to over 20,000 by 2031.

The Gateway Alkimos Beach is a thriving shopping centre in the heart of Alkimos, situated on Marmion Avenue, the main arterial road that sees over 23,000* cars a day driving past. The centre also sits adjacent to St James Anglican School, the leading private school offering in the catchment built to welcome over 1,100 students from Kindergarten to year 12.

*Main Roads WA





Trade Area Overview



Median Age

28 years

0-14 years



made up 26% of catchment



Population

11,000

Dwellings

4,007



Average Household Size

2.7



Median Household Income

\$109,351



44% born in Australia

20% born in England

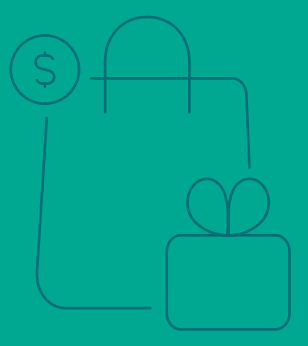
5% born in New Zealand

5% born in South Africa

Retail Spend

\$16,361

per capita
per annum





GROWING RESIDENTIAL MARKET

Alkimos continues to see record breaking demand for land sales thanks to the robust performance of WA's residential sector over the last 24 months. Generous incentives brought on as a response to Covid-19 has allowed first home buyers and investors alike to splash out cash on lifestyle communities across Perth's coastal zones.

Alkimos ranks in the top 10 suburbs for sales volumes during 2021, a trend that is expected to further strengthen once borders open and net migration numbers increase.

New communities including Shorehaven, Alkimos Vista, and Alkimos Central are expected to continue driving the housing market growth over the next decade.

ALKIMOS CENTRAL

Alkimos Central is planned to be a dynamic city centre with an integrated transit hub that will become a vibrant place to live, learn, work and relax. Blending seamlessly with the unique coastal landscape, Alkimos Central will foster economic and social vitality in the region, connecting communities across generations.

Development WA has approved the structure plan for Alkimos Central, which will become a hub for a projected population of 60,000 in the fully developed Alkimos-Eglinton District. Located on a 212-hectare parcel of land east of Marmion Avenue, Alkimos Central will become a mix of residential, retail, recreational, entertainment and commercial uses.

METRONET

Under Metronet's Yanchep Rail Extension project, the Alkimos station be located on the corner of Marmion Ave & Romeo Drive. The \$530 million project is the biggest infrastructure project in the northern suburbs, jointly funded by State and Federal governments.

The extension will give more than 150,000 future Yanchep-Two Rocks residents another transport option to travel around Perth with over 3,600 daily boardings are predicted at Alkimos station by 2031.

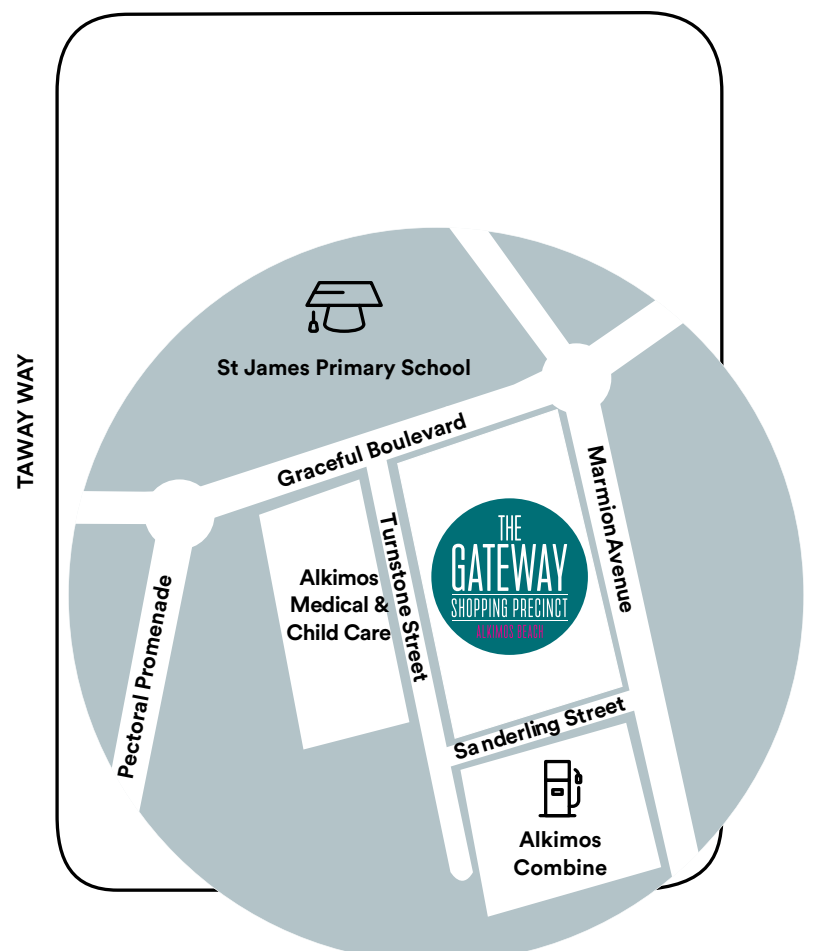
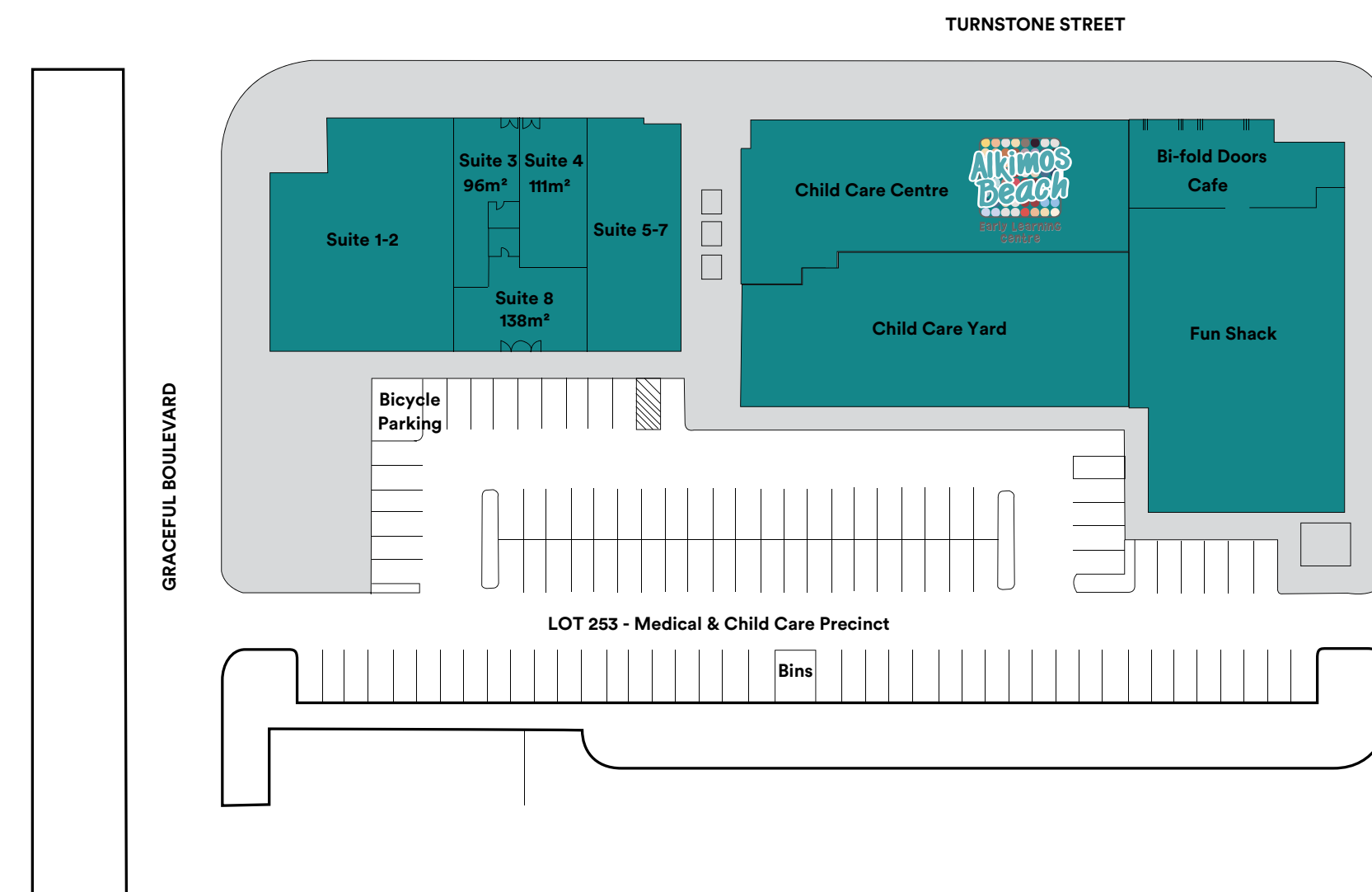
The job opportunities from the Metronet project alone are expected to amount to 1,370 whilst the project will provide

Associations	Count
WA Local Government Association	100
Real Estate Institute of Western Australia	66
Industrial Foundation for Accident Prevention	70

Centre Plan

AVAILABLE OPPORTUNITIES

Shop	Recommended Use	Sqm
6	Retail	73
11	Retail	152
12	LEASED Large Format	250-509
13	LEASED F&B	102
Medical Shop 4	Medical	110
Showroom 2	Retail	335
Showroom 3	VET	390
Showroom 4	F&B	350





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Details



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