

VEND
PROPERTY

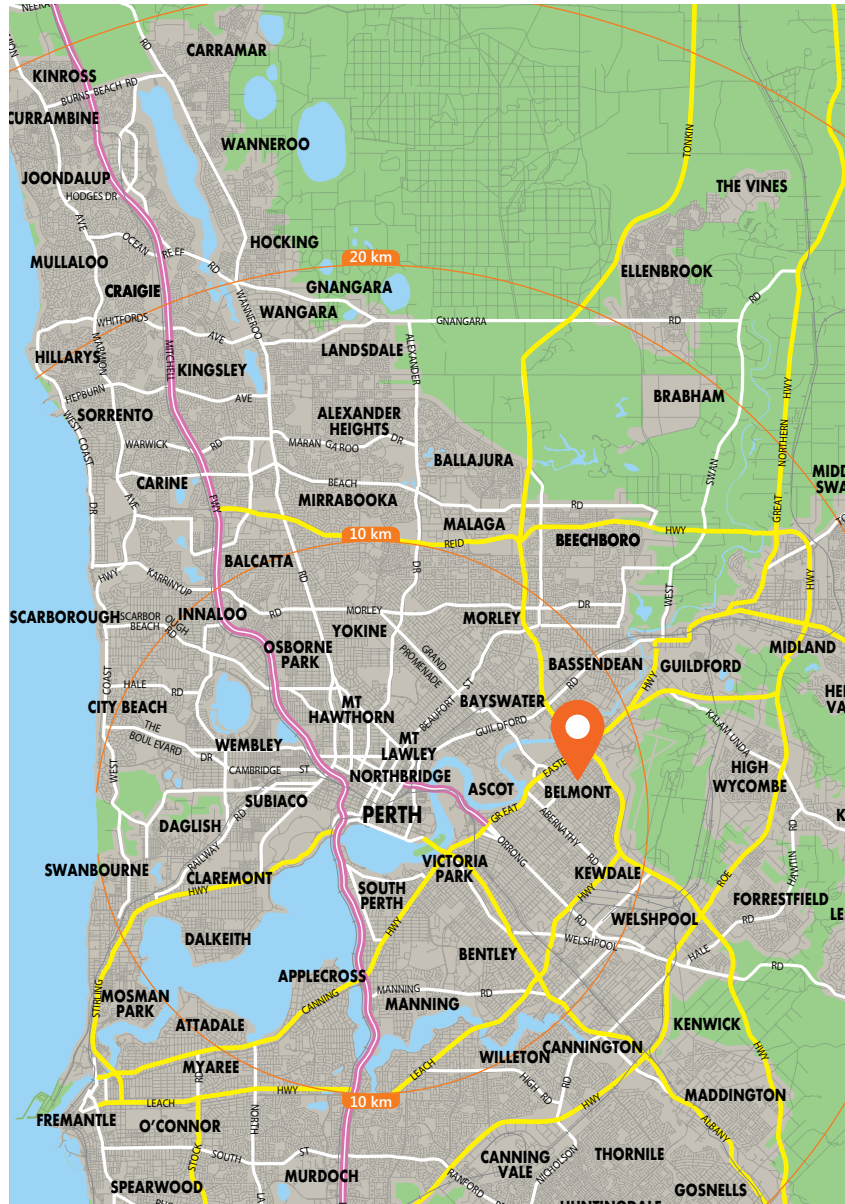
NOW LEASING

**223
GREAT
EASTERN
HIGHWAY**

BELMONT - WA



LOCATION



The Belmont commercial precinct is located approximately 6kms from the Perth CBD and is one of the closest industrial and Large Format Retail precincts to the city CBD. This four street frontage property sits on the main road of Great Eastern Highway and is exposed to 56,000 cars passing per day. The proximity to air, rail and road transportation have drawn over 5,000 businesses to the area. The City of Belmont comprises of the suburbs of Ascot, Redcliffe, Belmont, Cloverdale, Kewdale and Rivervale.

This brand new centre opened in November 2020. It is ideally located less than 10 minutes drive from the Perth CBD and has fantastic exposure to the bustling Great Eastern Highway.

The centre is home to national retailers including Officeworks, The Good Guys, Autobarn, Adairs and Beacon Lighting to name a few! The showrooms benefit from large signage, rear access, ample parking for clients and has been architecturally designed and finished to a high standard.

- > Estimated 69m frontage onto Great Eastern Hwy
- > 56,000 cars passing Monday - Friday



8.5 km
From the
Perth CBD



29.4 km
From the
Port of Fremantle



2.7 km
To Tonkin
Highway



149,210 people
Within 10 minute
drive-time (ABS 2022)

PROPERTY DETAILS

- > **Premises:** Tenancy 2
- > **Site Area:** 7,879 sqm
- > **Asking Net Rental:** From \$315.00 / sqm + GST
- > **Gross Lettable Area:** 650 sqm
- > **Zoning:** Mixed Business (Showroom / Retail)
- > **Car Parking:** 84 bays
- > **Outgoings:** \$61.19 / sqm per annum
- > **Available:** Q4 2024



**3 Phase
Power**



**Join
Baby Bunting
& Red Dot Home**



**Move in
Q4 2024**



**Pylon
Sign**



**Front
Loading**



NBN



**84
Parking Bays**



**Large
Fascias**

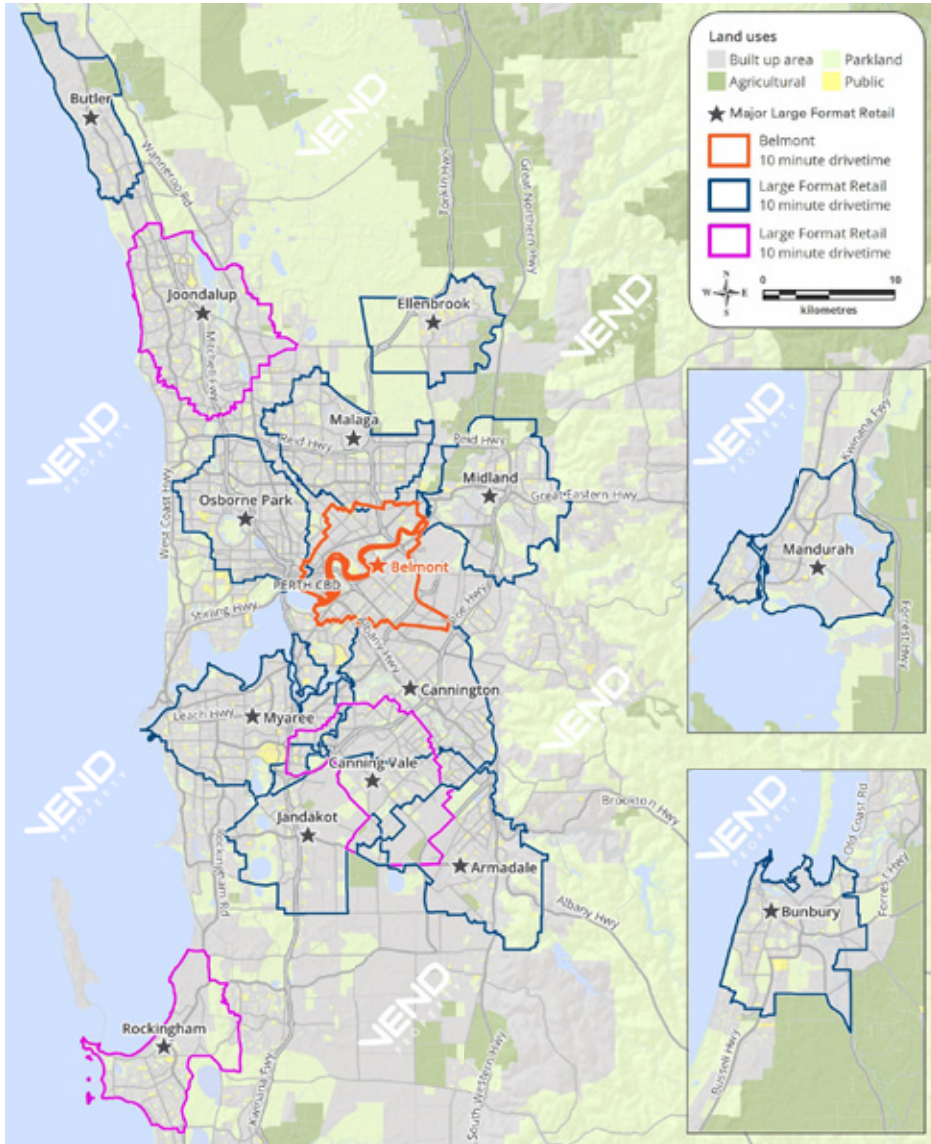


CENTRE PLAN



* Plan subject to change

CATCHMENT DEMOGRAPHICS



DEMOGRAPHICS (2021 CENSUS)

	Belmont	Perth	Australia
Introduction			
Usually resident population	139,702	2,116,647	25,422,788
Total private dwellings	71,967	882,376	10,852,204
% unoccupied	13%	8%	10%
Average household size	2.13	2.52	2.54
Participation rate	69%	65%	61%
Unemployment rate	4.9%	5.3%	5.1%
White collar workers	56%	49%	51%
Age group			
0-9	10%	13%	12%
10-19	8%	12%	12%
20-34	29%	21%	20%
35-49	23%	21%	20%
50-64	17%	18%	18%
65+	14%	16%	17%
Average age	38.9	39.1	40.0
Annual household income			
<\$33,800	16%	16%	17%
\$33,800 - \$78,200	25%	26%	28%
\$78,200 - \$130,300	26%	24%	24%
\$130,300 - \$182,400	14%	15%	14%
>\$182,400	19%	19%	18%
Average household income	\$116,950	\$117,791	\$112,941
Variation from Australia average	4%	4%	-
Average household loan repayment	\$25,675	\$24,984	\$25,272
% of household income	15%	16%	17%
Average household rent payment	\$19,094	\$19,468	\$20,879
% of household income	19%	20%	21%
Country of birth			
Australia	59%	62%	71%
England	6%	8%	4%
India	3%	3%	3%
New Zealand	3%	3%	2%
Other	29%	23%	20%
Dwelling tenure			
Fully owned	22%	29%	32%
Being purchased	32%	43%	36%
Rented	46%	27%	32%
Dwelling type			
Separate house	50%	78%	73%
Townhouse/semi-detached	21%	14%	13%
Apartment	29%	8%	14%
Household composition			
Couples with children	22%	34%	32%
Couples without children	28%	27%	27%
One parent family	8%	11%	11%
Lone person	36%	25%	26%
Group	7%	4%	4%
Motor vehicles per dwelling			
None	10%	5%	7%
One	47%	35%	37%
Two	32%	40%	37%
Three or more	11%	20%	19%

Source: Deep End Services; Australian Bureau of Statistics

POPULATION

Measure	2016	2023	2025	2027	2029	2031
Persons	137,059	149,210	153,360	157,289	160,997	164,705
Growth no. per annum	-	1,736	2,075	1,964	1,854	1,854
Growth % per annum	-	1.2%	1.4%	1.3%	1.2%	1.1%

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



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

Spending category	Belmont	Perth	Australia
Automotive Parts & Accessories	\$456	\$464	\$465
Coverings	\$161	\$187	\$184
Electrical	\$1,626	\$1,401	\$1,452
Furniture	\$473	\$451	\$454
Hardware & Garden	\$878	\$1,069	\$885
Homewares	\$344	\$324	\$345
Other Large Format Retail	\$546	\$552	\$479
Total Large Format Retail	\$4,484	\$4,447	\$4,265
Variation from Australia average	5.1%	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	62.3	68.1	73.8	81.9	91.0	98.6
Coverings	22.5	24.0	26.0	28.6	31.7	33.7
Electrical	190.8	242.6	267.1	298.7	334.2	359.9
Furniture	66.1	70.5	76.4	84.3	93.2	99.3
Hardware & Garden	117.3	131.0	140.2	156.1	173.5	193.0
Homewares	48.2	51.4	55.6	61.4	67.9	72.3
Other Large Format Retail	74.3	81.5	87.4	94.9	102.8	109.1
Total Large Format Retail	581.4	669.0	726.5	805.8	894.2	965.8
Growth % per annum	-	2.0%	4.2%	5.3%	5.3%	3.9%

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



FURTHER INFORMATION



Vend Property and RJS WA are pleased to present this opportunity to lease at 223 Great Eastern Highway, Belmont.

If you would like to arrange an inspection, or request further information please do not hesitate to contact the leasing agent below.



Jeff Klopper

Managing Director

0418 945 759

jeffklopper@vendproperty.com.au



Another quality development by:



NOW LEASING 223 GREAT EASTERN HIGHWAY, BELMONT



Vend Property

a1/435 Roberts Rd, Subiaco WA 6008

T (08) 9382 2211

E admin@vendproperty.com.au

We're in **your** space.