



# Leasing Opportunities

Put your business in the centre of the action

A MINTUS CENTRE



# REVITALISED & BROUGHT TO LIFE

## West Gosford Village is coming



Complete refurbishment to latest spec store



Addition of 121 place childcare centre



New purpose built children's play area



New upmarket dining precinct designed in sandstone



Multi million dollar refurbishment



New regraded level car park



New facade upgrade & complete signage re-vamp

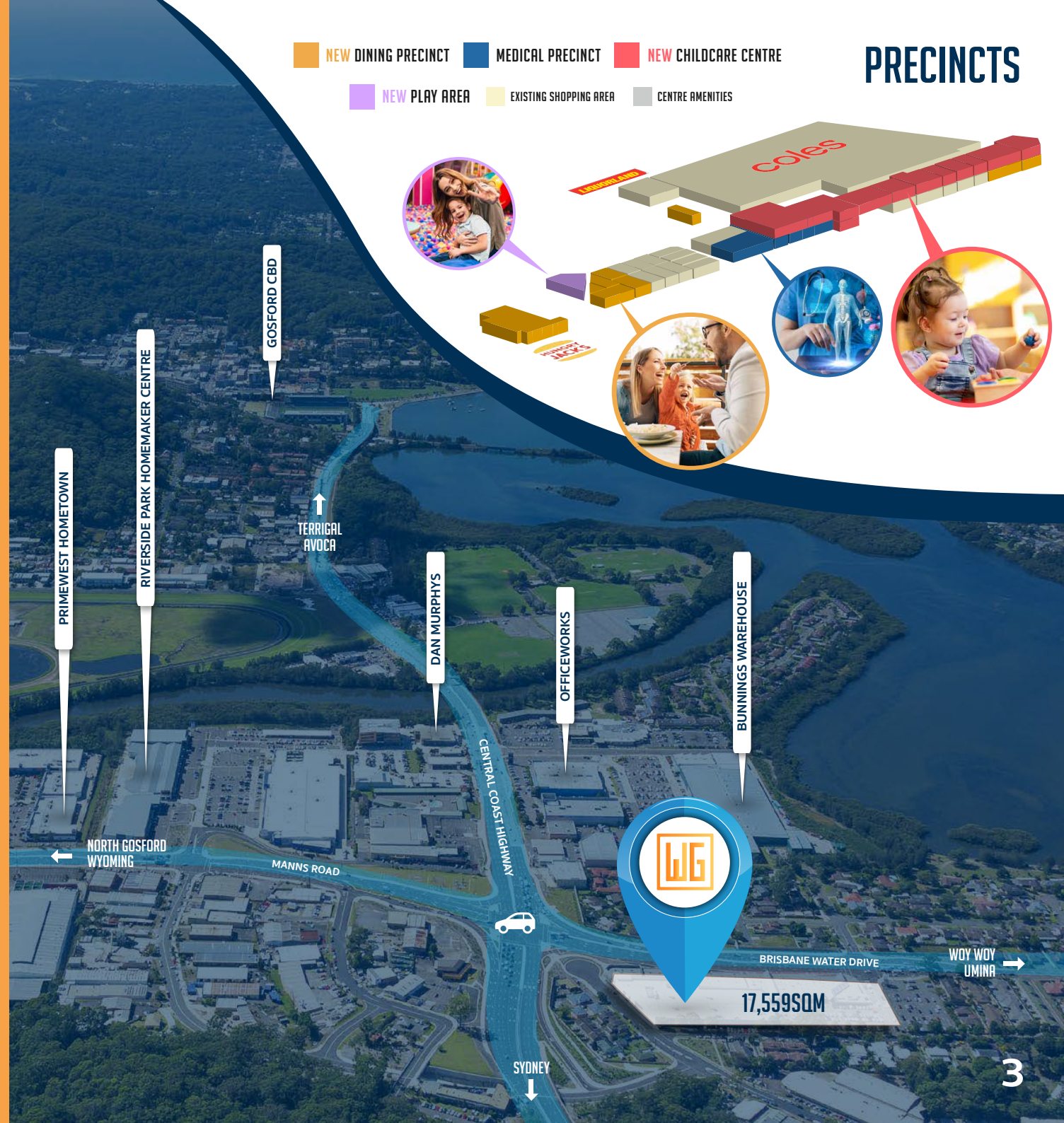


New amenities and parents room

# CONTEMPORARY MODERN RETAIL ENVIRONMENT IN THE CENTRE OF THE ACTION

Conveniently positioned in a high profile location on the junction of Central Coast Highway and Brisbane Water Drive, the gateway to Woy Woy, Ettalong, Umina and Terrigal, West Gosford Village provides easy access off Brisbane Water Drive from both directions at a signalised junction.

The multi million dollar refurbishment, including the new dining precinct and childcare centre, will reinforce West Gosford Village as the preferred destination to shop, dine and enjoy all the things West Gosford has to offer.



## PRECINCTS

- NEW DINING PRECINCT
- MEDICAL PRECINCT
- NEW CHILDCARE CENTRE
- NEW PLAY AREA
- EXISTING SHOPPING AREA
- CENTRE AMENITIES



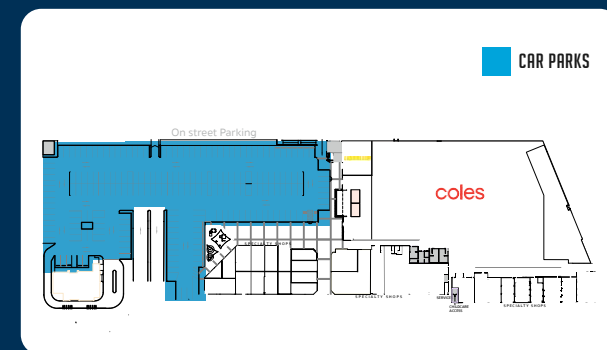
17,559SQM

# JOIN THESE WELL RECOGNISED RETAILERS



## SPACE FOR EVERYONE

240\* car spaces provided on site with on street parking available adjacent to the centre.





# THE LOCATION

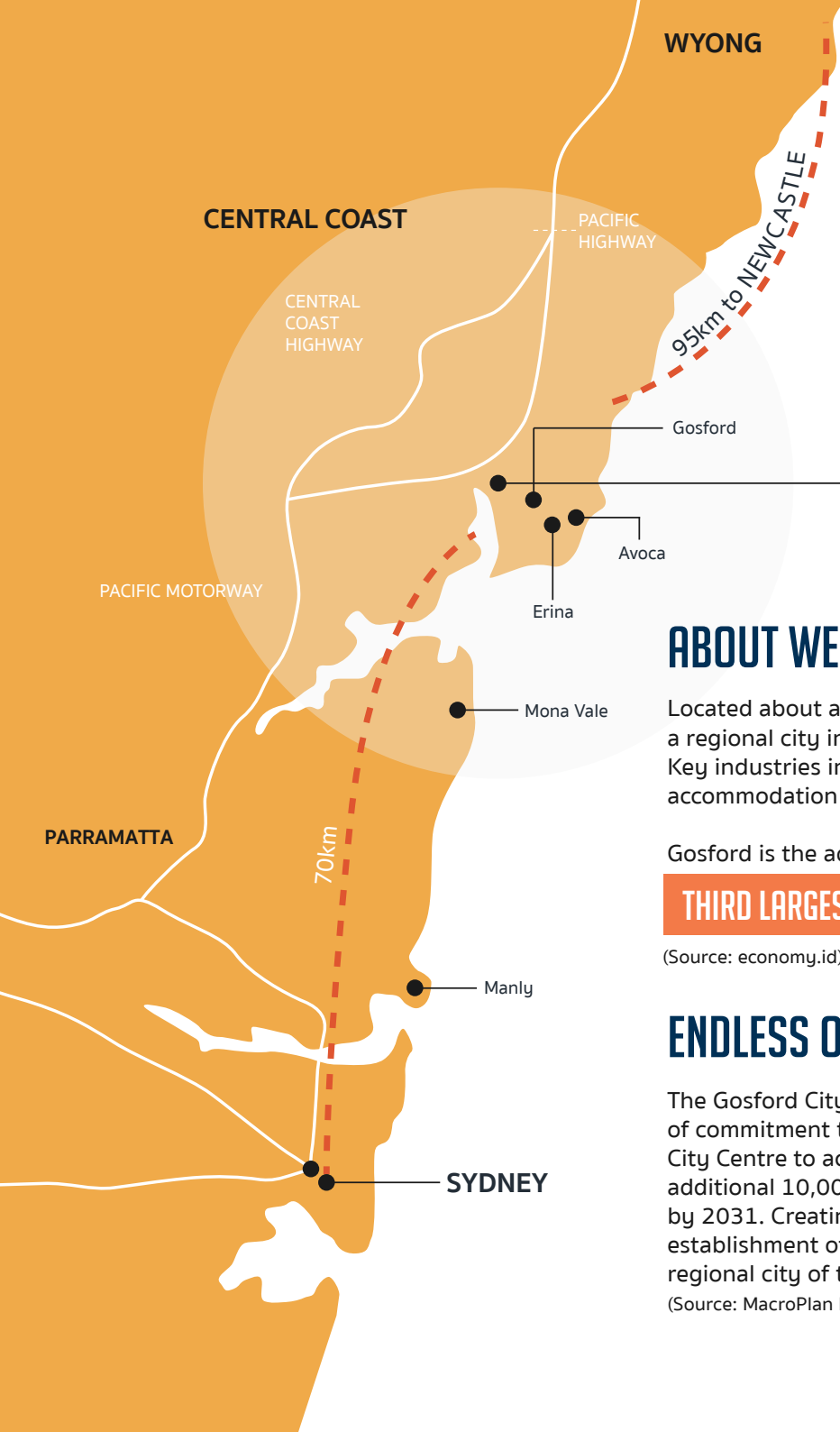
- Third largest urban hub in NSW after Sydney & Newcastle
- Approximately 70,000\* cars pass daily
- Key location in Central Coast region
- Main artery from Central Coast to Sydney
- High performing Coles Supermarket

\*approx



Over **70,000** motorists per day\*  
(Source: RMS 2015)

Main artery from Central Coast to Sydney



**SITE AREA** 17,559sq/m\*

**ADDRESS** 269-299 Brisbane Water Drive,  
West Gosford, NSW 2250

**STRATEGIC GATEWAY SITE**

Large high profile corner site on the intersection of Central Coast Highway and Brisbane Water Drive.

**70KM** north of Sydney

**95KM** south-west of Newcastle



## ABOUT WEST GOSFORD

Located about an hour from Sydney and Newcastle, the Central Coast offers a coastal lifestyle, a regional city in Gosford, a strategic position to business and a mobile workforce. Key industries include manufacturing, health and social services, retail, construction, accommodation and food services. (Source: NSW Government)

Gosford is the administrative centre of the Central Coast region, which is the

**THIRD LARGEST URBAN AREA IN NSW AFTER SYDNEY & NEWCASTLE.**

(Source: economy.id)

## ENDLESS OPPORTUNITIES

The Gosford City Centre Masterplan demonstrates a level of commitment to the growth & evolution of the City Centre to achieve a residential target of an additional 10,000 residents & 6,000 new jobs by 2031. Creating a waterfront city and establishment of Gosford as the designated regional city of the Central Coast region. (Source: MacroPlan Dimasi)

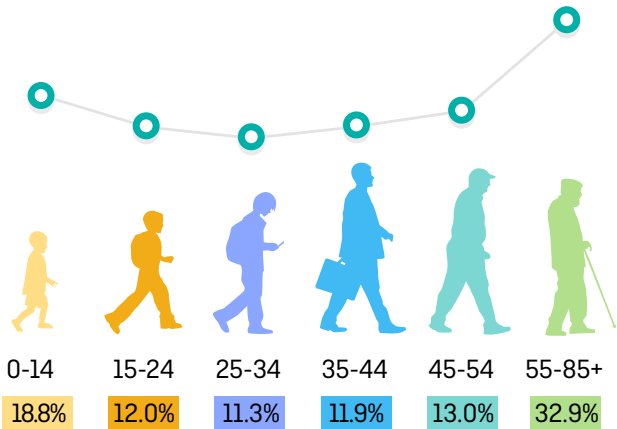


\*approx

# THRIVING & GROWING

## Trade Area

### AGE STRUCTURE

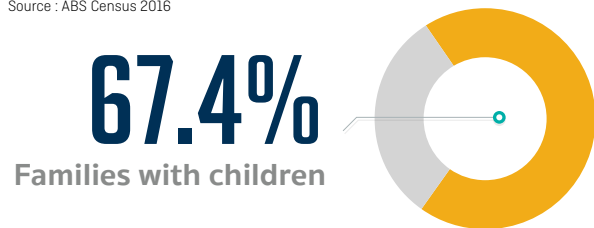


Central Coast Persons Total **342,047**  
Source : ABS Census 2017

### ACTIVE DEMOGRAPHIC

There were 85,380 families residing in the Central Coast region; of this population, 67.4% were families with children.

Source : ABS Census 2016

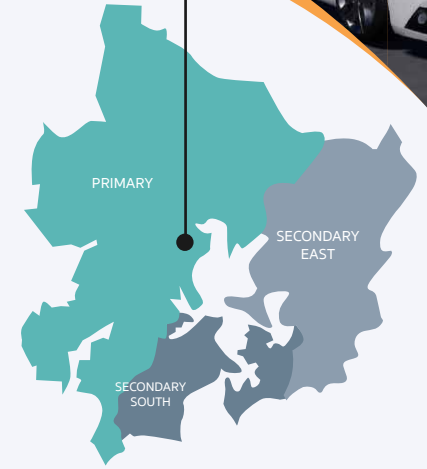


### NEW BUILDING APPROVALS



- Private Sector Houses (\$m) **330,924**
- Private Sector Dwelling Units (\$m) **675,344**
- Residential Building (\$m) **682,927**
- Non-residential Building (\$m) **264,871**

Source : ABS 2018



**16,000 RESIDENTS**  
PRIMARY TRADE AREA

**67,000 RESIDENTS**  
MAIN TRADE AREA

**173,593 RESIDENTS**  
IN GOSFORD CITY

THE CITY IS GROWING,  
**SO ARE WE.**





# FRESH NEW LOOK AT **WGV**



**WEST  
GOSFORD**  
VILLAGE

## GROUND FLOOR



**Clean & modern twist to West Gosford Village.**  
Ready to greet the new & welcome the existing customers.

## LEVEL 1





# LEASING OPPORTUNITIES AVAILABLE

Be a part of the new West Gosford Village

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**Troy Deviesseux** – National Leasing Executive  
troy@mintus.com.au | 0419 019 153

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