



ALFRESCO QUARTER

BAULKHAM HILLS

RETAIL LEASING
OPPORTUNITY





DINE, SHOP & LIVE, ALFRESCO STYLE.



AN OUTSTANDING
RETAIL OPPORTUNITY

The Hills Shire is one of Sydney's fastest-growing regions in terms of population expansion, new residential projects and major infrastructure investment, making it a highly desirable place to both live and establish your business. Perfectly positioned in a prominent location at the intersection of Windsor Road and Seven Hills Road, by the southern commencement of Old Northern Road, Alfresco Quarter will capitalise on this ongoing growth and transformation. Providing an exceptional investment opportunity, the mix of tenancies caters for a variety of uses, incorporating one main tenant, one mini-major, four large retail spaces, 10 smaller shops and more than 230 car spaces

EVERYDAY CONVENIENCE.



LOWER GROUND -
GENERAL RETAIL & LEISURE

GLOBAL DINING.



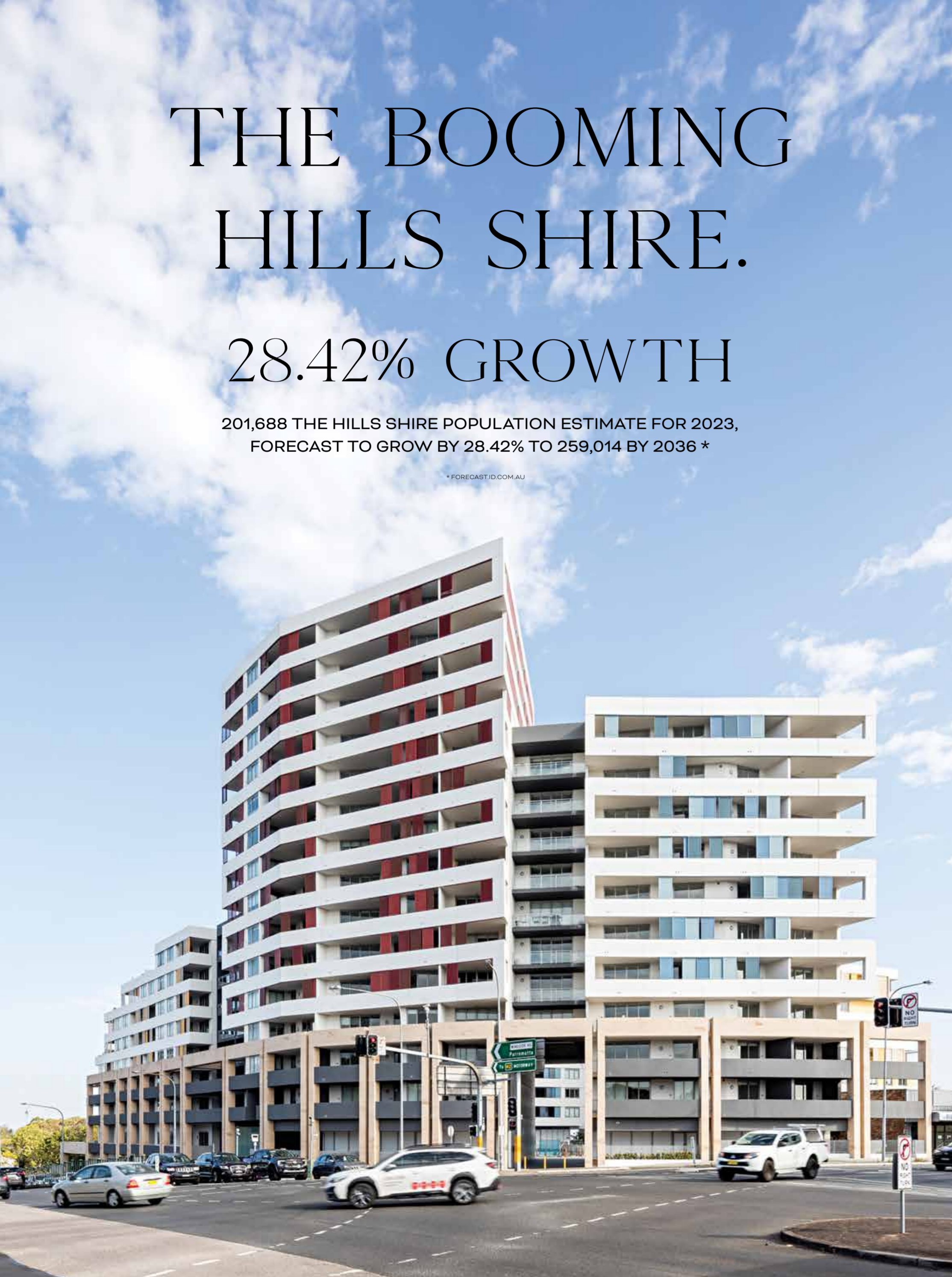
GROUND FLOOR -
DINING

THE BOOMING HILLS SHIRE.

28.42% GROWTH

201,688 THE HILLS SHIRE POPULATION ESTIMATE FOR 2023,
FORECAST TO GROW BY 28.42% TO 259,014 BY 2036 *

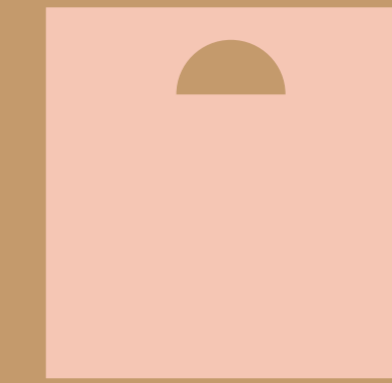
* FORECAST.ID.COM.AU



75.8% HOME OWNERS

75.8% OF HOUSEHOLDS OWN THEIR OWN HOME (EITHER OUTRIGHT OR MORTGAGED) COMPARED TO 58.6% FOR GREATER SYDNEY **

** AUSTRALIAN BUREAU OF STATISTICS, CENSUS OF POPULATION AND HOUSING 2021



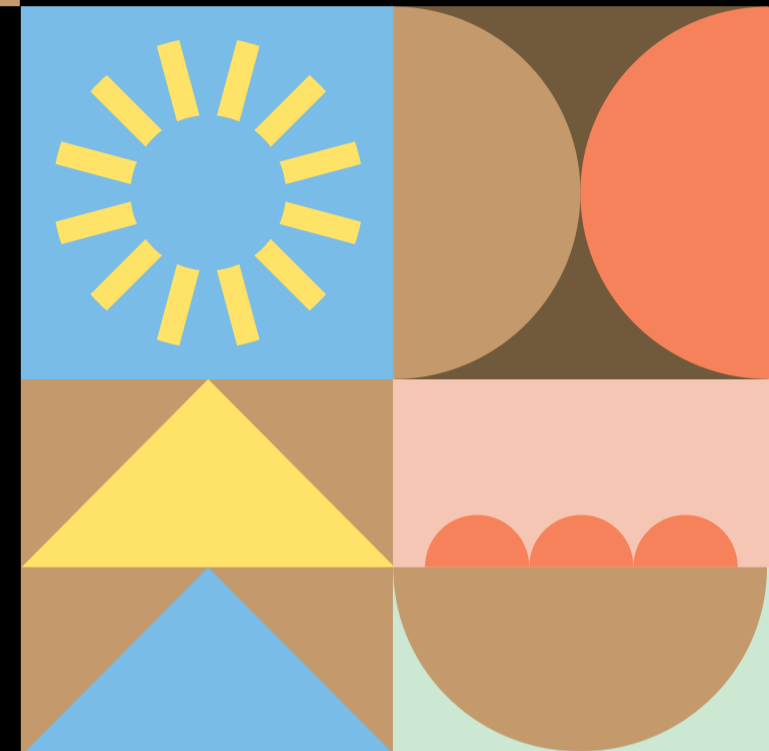
HIGHER INCOME

44.5% OF HOUSEHOLDS EARNED AN INCOME OF \$3,000 OR MORE PER WEEK **

** AUSTRALIAN BUREAU OF STATISTICS, CENSUS OF POPULATION AND HOUSING 2021

DINING & TAKEAWAY

12.9 BUSINESSES PER 10,000 PERSONS, SIGNIFICANTLY BELOW THE NATIONAL AVERAGE OF 30.2 BUSINESSES PER 10,000 PERSONS.



\$13.33B GOODS VALUE

\$13.33B THE HILLS SHIRE'S GROSS REGIONAL PRODUCT ESTIMATE, REPRESENTING 2.01% OF NSW'S GROSS STATE PRODUCT (GSP) ***

*** NIEIR 2022



MORE FAMILIES

52.1% OF HOUSEHOLDS ARE COUPLES WITH CHILDREN, COMPARED TO 34.4% FOR GREATER SYDNEY **

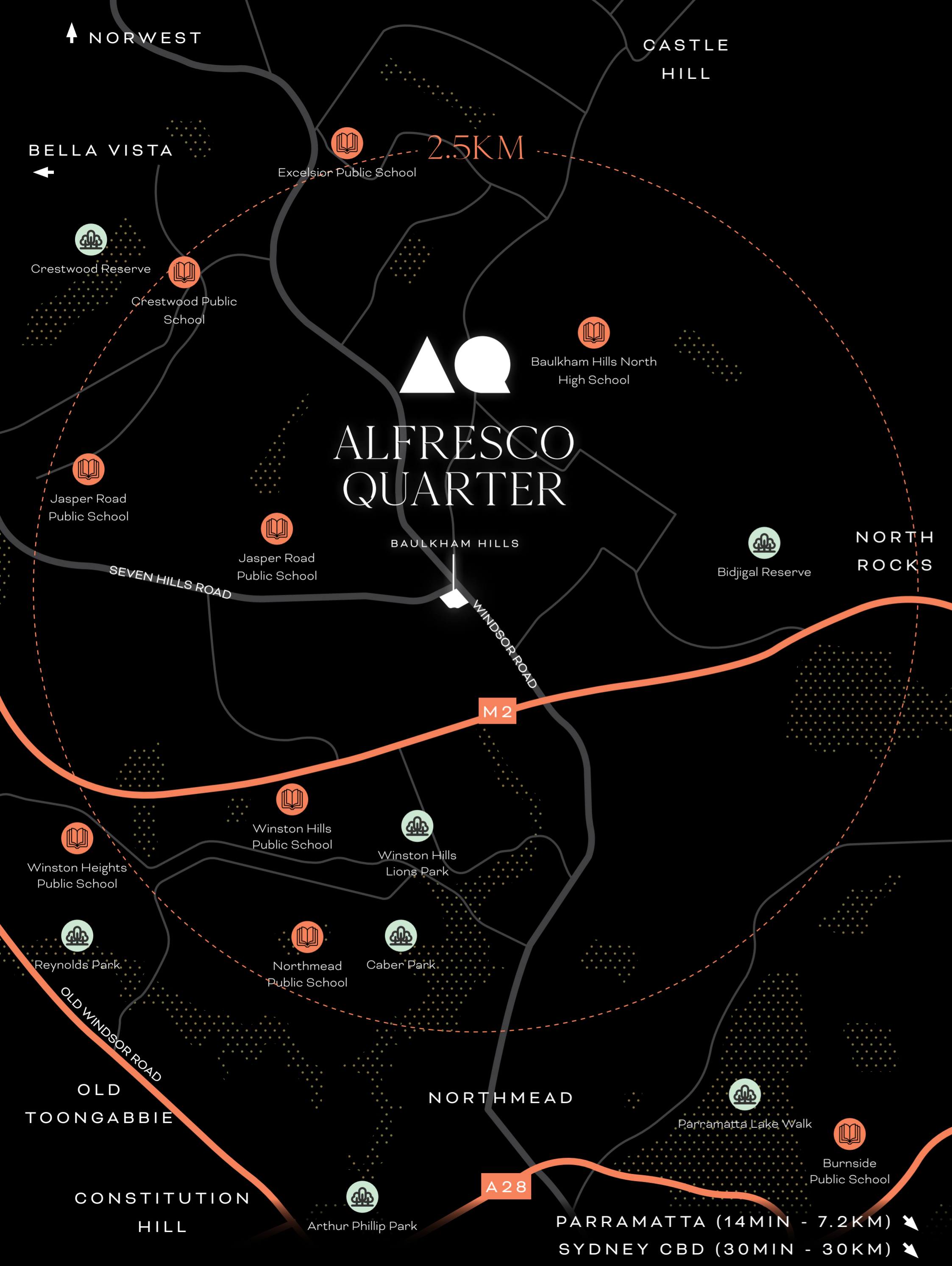
** AUSTRALIAN BUREAU OF STATISTICS, CENSUS OF POPULATION AND HOUSING 2021

\$909.5M IN TOURISM

\$909.5M TOTAL TOURISM SALES IN THE HILLS SHIRE IN 2021/22 ***

*** NIEIR 2022





AN EXCITING GROWTH HOTSPOT.

AN AFFLUENT, WELL-ESTABLISHED RESIDENTIAL AREA, BAULKHAM HILLS IS THE MOST POPULOUS SUBURB IN THE HILLS SHIRE, ONE OF THE FASTEST-GROWING LOCAL GOVERNMENT AREAS IN SYDNEY.

The Hills residents earn well in excess of the Greater Sydney average and have a high percentage of home ownership. The region is home to high-end residential offerings, diverse recreational attractions, highly regarded schools, a variety of medical facilities and thriving employment precincts. In recent years it has been substantially enhanced by significant infrastructure projects such as the development of new town centres and the completion of the Sydney Metro Northwest high-frequency railway, which has vastly improved connection to the CBD.

FOR LEASING ENQUIRIES CONTACT OUR TEAM.

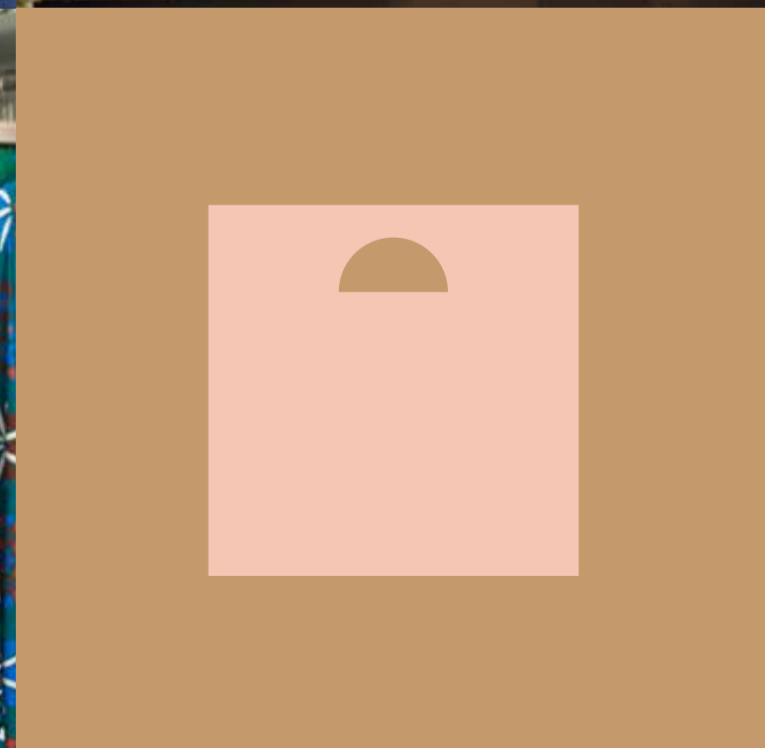
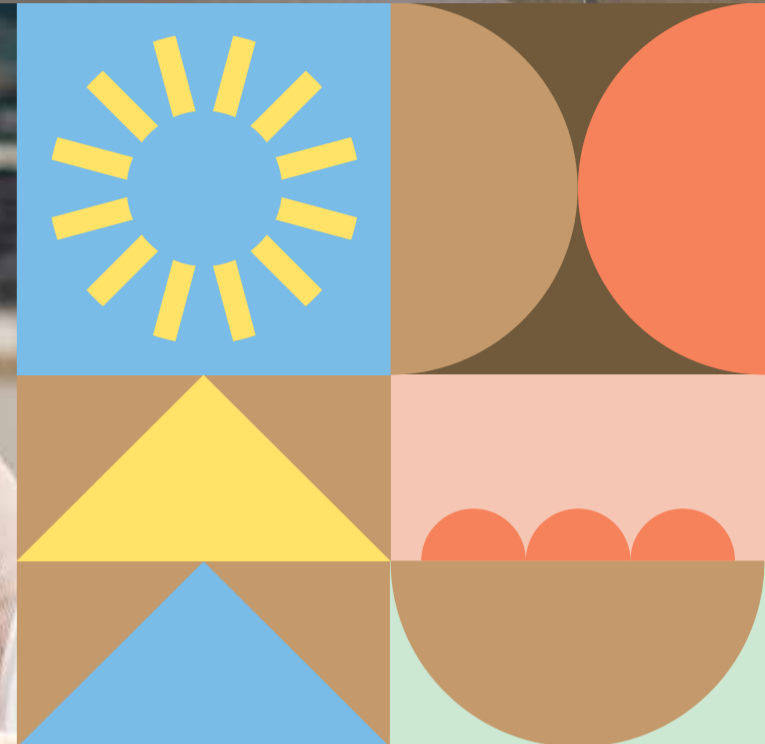


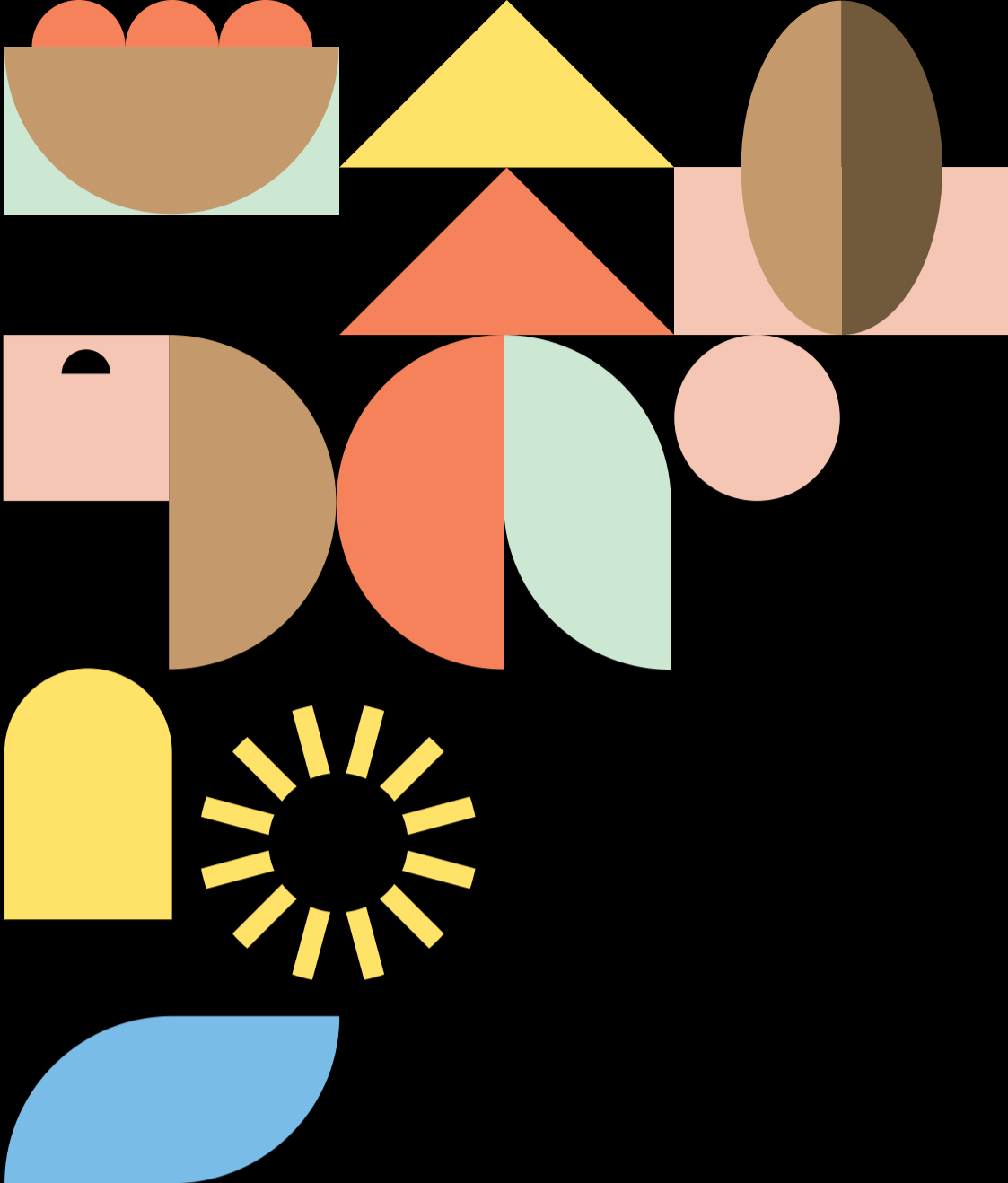
JOE HAINES
0417232105

JOE@HAINESPROPERTY.COM.AU

NICK LJUBIC
0410701040

NICKL@HAINESPROPERTY.COM.AU





ALFRESCOQUARTER.COM.AU

