

484 Ballarat Road
Sunshine North

sunshinesquare.com.au

Hello Sunshine.



**Sunshine
Square**

Lifestyle Hub

Sunshine's brightest retail opportunity.

Sunshine Square offers the chance to set up shop alongside some of Australia's most popular lifestyle retailers, and take advantage of the site's position as a key retail destination within Melbourne's West.



Your time to shine.

The gateway to Melbourne's growing residential corridor, Sunshine Square is located at the junction of Ballarat and McIntyre Roads in Sunshine North. Only 12km west of Melbourne's CBD, Sunshine Square features 14 large and uniform units ranging in size from 300sqm to 7,241sqm.

Take the opportunity to benefit from main road exposure, ample car parking and prime access to Melbourne's booming West.



Specialty

1	Victorian Electoral Commission	1,005m ²
2	Extreme Dents	1,023m ²
3	Sexyland	1,031m ²
4	Infinity Spa	939m ²
5/6	Cheap as Chips	2,017m ²
7	West Side Bingo	1,159m ²
15	Lollipops Playland & Cafe	1,137m ²

Home/Furniture/Manchester

11	Harvey Norman	7,297m ²
12	Beds n' Dreams	1,476m ²
3	Furniture Galore	2,005m ²

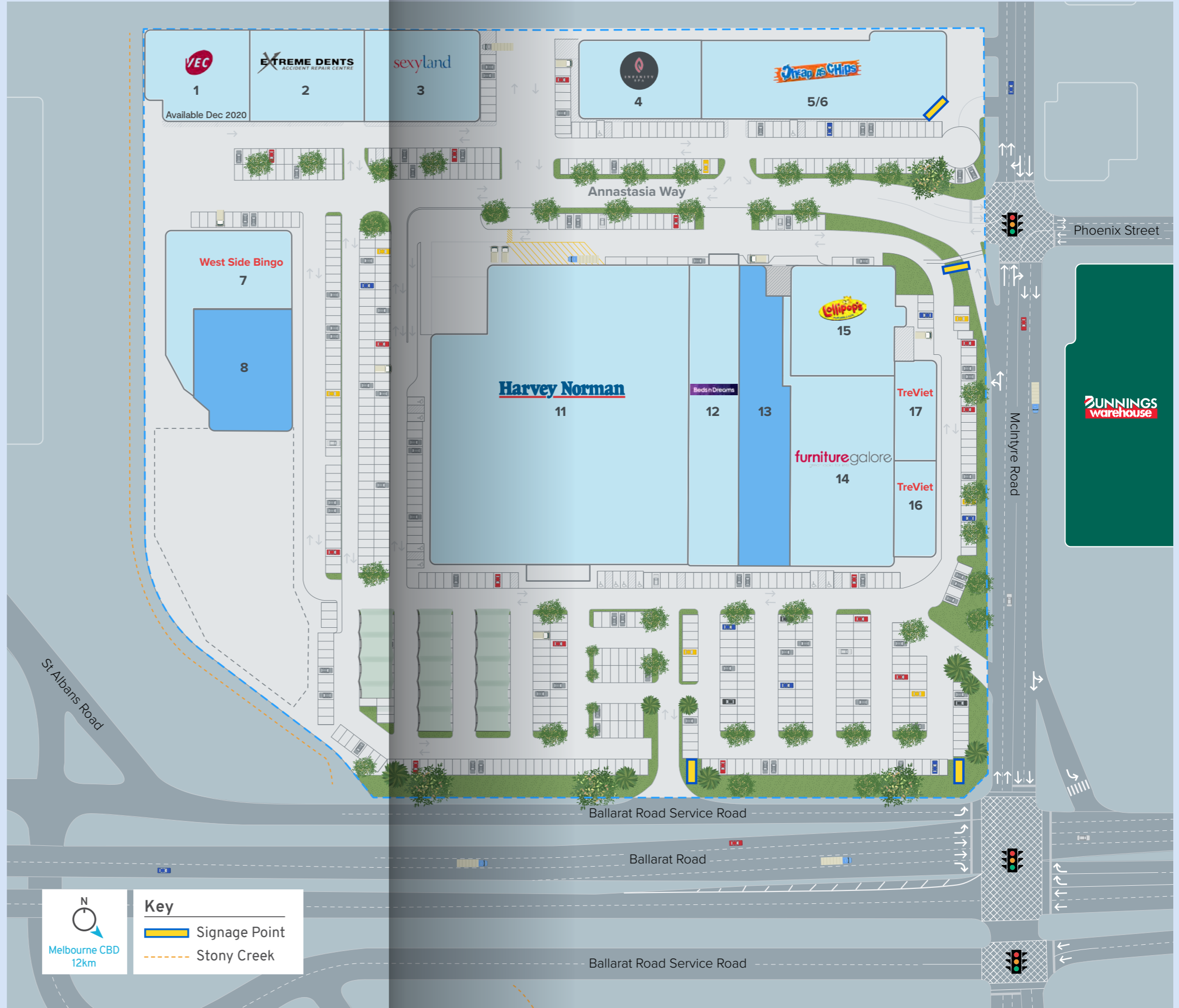
Food

16/17	TreViet Restaurant	804m ²
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Available to Lease

8	1,132m ²
13	1,368m ²

Total Lettable Area	22,393m²
Total Parking Bays	803



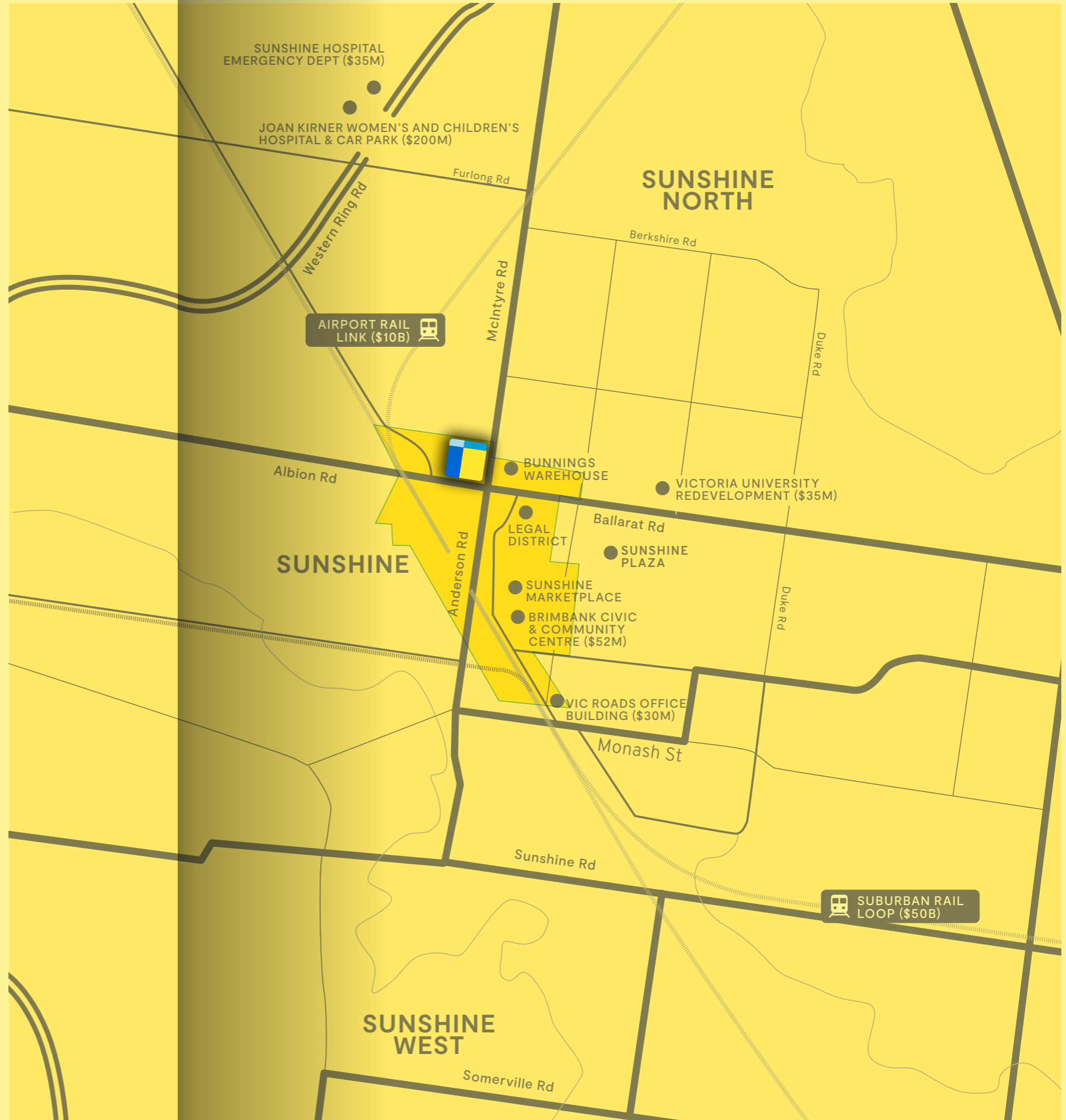
Disclaimer: The information and dimensions included are approximate only and are for illustrative purpose. To the best of our knowledge it is accurate at the time of publication. Interested parties must make their own enquiries and no liability will be accepted for any error or omission herein.

The future capital of the West.

The Sunshine Town Centre has been identified in local, state and federal strategies as the Future Capital of Melbourne's West. In the Sunshine Rising Action Plan 2019-2024, the Council has provided key strategic directions to help strengthen and promote the area's retail offerings to capture greater local patronage and expenditure.

Sunshine itself has been earmarked for an infrastructure boom that will transform the suburb into a significant commercial hub. This includes the creation of the Sunshine Super Hub, which will help to reinvent the local area as a thriving economic centre.

Sunshine Square is strategically positioned for retailers wanting to maximise exposure to this forecast increase in consumer traffic today and into the future.



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MELBOURNE CBD 12KM

BALLARAT ROAD

BUNNINGS

MCINTYRE ROAD

Sunshine Square

SUNSHINE TOWN CENTRE

SUNSHINE STATION

ANDERSON ROAD

ALBION STATION


BALLARAT ROAD


A golden opportunity.


Sunshine's population is diverse, family-friendly and rapidly growing. The State Government has forecast that Sunshine Square's catchment area will contain 235,294 residents by 2031.


This population growth, along with the upcoming infrastructure and transportation upgrades, indicates a future increase in local retail expenditure.

Key Infrastructure Upgrades


Suburban Rail Loop (\$50b) 

Ballarat Fast Track Rail 

Geelong Fast Track Rail (\$4b) 

Airport Rail Link and Sunshine Super Station (\$10b) 

Sunshine Hospital Emergency Dept (\$35m) 

Electrification of Lines to Melton and Wyndham Vale 

Population Growth

213,109

Currently living in the catchment

235,294

Expected to be living in the catchment by 2031

Residents in Primary Catchment

37%

Couples with children

46%

Percentage of the population aged 20-49 years old

Households in Sunshine

30,316

Total private dwellings

3,943

New dwellings approved

Traffic

27,000

Number of vehicles driving on McIntyre Road each day

1.7

Average number of vehicles per household

56,000

Number of vehicles driving on Ballarat Road each day

A new dawn.

Sunshine Square is currently home to such prominent lifestyle brands as Harvey Norman and Furniture Galore, with Bunnings Warehouse conveniently located adjacent to the site. This location not only ensures that the centre is popular with local shoppers, but it positions the centre as a prominent retail destination.



Sunshine Square plays a strategic role in the development of the Sunshine Town Centre and wider community. Cadence is committed to enhancing the experience at the Centre for retailers and customers through an extensive upgrade across the site. Leedwell Property are engaged to orchestrate and execute a strategic leasing campaign to revitalise the assets performance.

Cadence have committed funds to undertake a comprehensive upgrade on site including:

Car park and line marking



Marketing strategy and improved digital communication



New signage and wayfinding



Landscaping and customer journey



Active asset management



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Cadence Property Group.

Cadence Property Group specialises in the development, construction and management of commercial, retail and industrial property. The group has developed and transacted about \$600 million worth of assets throughout Australia and secured a comprehensive development pipeline of over \$800 million worth of projects in planning or nearing construction. Cadence purchased Sunshine Square as City West Plaza in May 2020. Since this time, Cadence has commenced plans to revitalise the retail centre in order to improve its performance for its tenants and shareholders alike. Cadence believes that Sunshine Square will play a strategic role in the development of the Sunshine Town Centre and the greater area.

Cadence

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Enquire now —

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LEEDWELL

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