

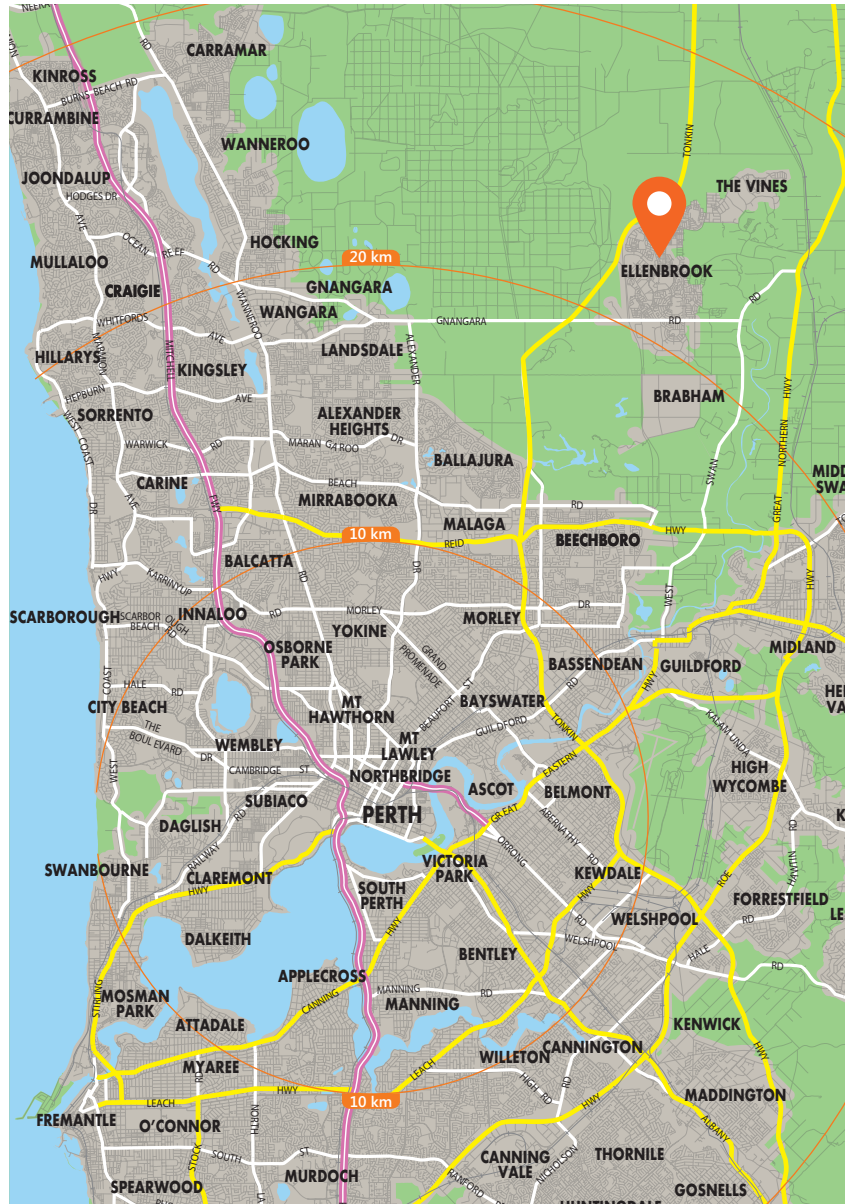
# Centuria

186 - 192  
THE PROMENADE

ELLENBROOK - WA



# LOCATION



Ellenbrook is a northeastern suburb of Perth located 21 kilometres from the Perth CBD with access via Gnangara Road, Main Street and The Promenade.

Ellenbrook was estimated to have a population of over 54,000 people in a 10 minute drive time as at the 2021 Census and the wider catchment.

The subject property will benefit from the newly completed NorthLink WA extension, which is a long term vision to cater for the traffic volumes associated with a further Perth population of 3.5 million people.

The Federal and State Government have invested \$1.12 billion with construction occurring in three sections: -

- > Southern Section: Guildford Road to Reid Highway
- > Central Section: Reid Highway to Ellenbrook
- > Northern Section: Ellenbrook to Muchea



**28 km**  
From the Perth CBD



**23,000 Vehicles**  
Passing traffic per day  
(Main Roads 2019 / 2020)



**1.9km**  
To Tonkin Highway



**53,799 people**  
Within 10 minute drive-time (ABS 2022)

# LOCATION



TONKIN HIGHWAY

186 -192  
THE PROMENADE

BUNNINGS

180 THE PROMENADE

SPOTLIGHT  
& SPUDSHED

# PROPERTY DETAILS

- > **Premises:** Tenancies 2 to 4
- > **Site Area:** 17,902 sqm
- > **Asking Net Rental:** From \$275 / sqm
- > **Gross Lettable Area:** 484 sqm – 1,484 sqm
- > **Zoning:** Mixed Use (Fastfood/Showroom approved)
- > **Car Parking:** 203 bays
- > **Outgoings:** \$70.70 / sqm per annum
- > **Available:** Q2 2024



3 Phase Power



Join KFC, Taco Bell, Revo Fitness & Hungry Jacks



Move in Q2 2024



Pylon Sign



Rear Loading



NBN

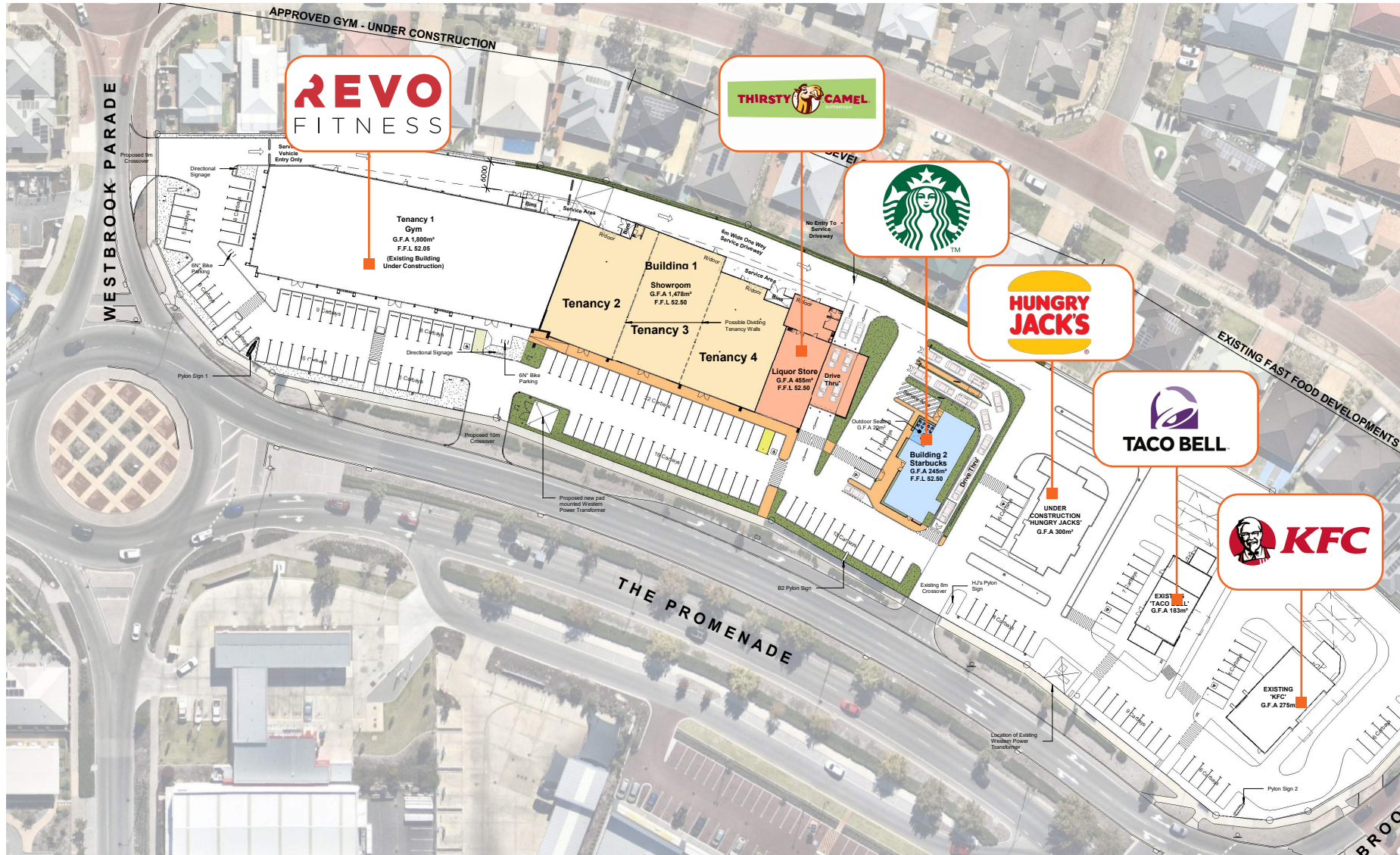


203 Parking Bays



Large Fascias

# TENANT MIX



\* Plan subject to change

# THE DEVELOPER

## Centuria

Exceeding 20 years of corporate, architectural, construction and project management experience, Centuria commands a strong presence in the Australian property market.

Centuria aims to develop strong and lasting relationships delivering optimum outcome for our partners. We listen to our client's requirements and understand their business, allowing us to deliver high performing assets.

Our hands on approach is through all stages of site selection, analysis, leasing, design, procurement and asset management. Centuria is a market leader, seeking innovation in environmental sustainable design within our assets and is well versed in delivering Green Star and NABERS developments.

With Centuria's highly talented team, we have the ability to deliver an end to end service for our partners, from inception to completion and ongoing asset management. We take away the need for you to navigate the complex design and construction process.



<https://centuria.com.au>

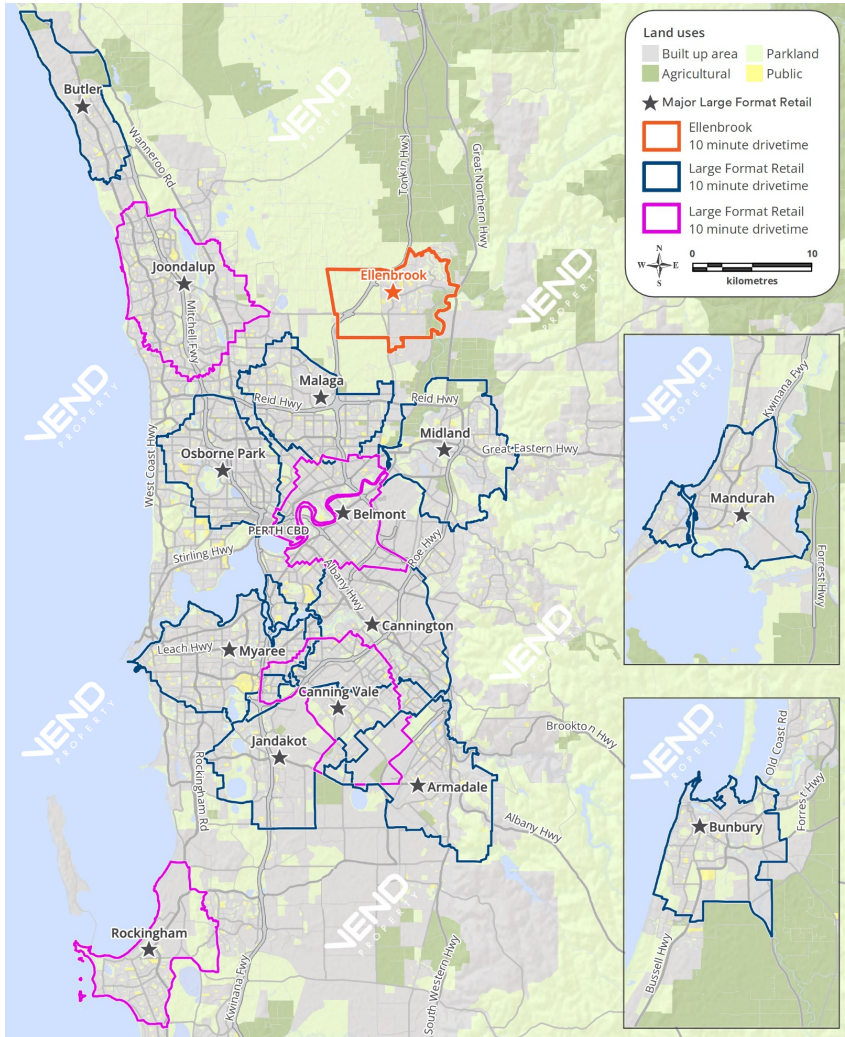


> Centuria Myaree



> Centuria Osborne Park

# CATCHMENT DEMOGRAPHICS



## DEMOGRAPHICS (2021 CENSUS)

	Ellenbrook	Perth	Australia
<b>Introduction</b>			
Usually resident population	45,769	2,116,647	25,422,788
Total private dwellings	16,421	882,376	10,852,204
% unoccupied	6%	8%	10%
Average household size	2.87	2.52	2.54
Participation rate	72%	65%	61%
Unemployment rate	5.1%	5.3%	5.1%
White collar workers	39%	49%	51%
<b>Age group</b>			
0-9	17%	13%	12%
10-19	15%	12%	12%
20-34	21%	21%	20%
35-49	23%	21%	20%
50-64	15%	18%	18%
65+	9%	16%	17%
Average age	33.3	39.1	40.0
<b>Annual household income</b>			
<\$33,800	9%	16%	17%
\$33,800 - \$78,200	25%	26%	28%
\$78,200 - \$130,300	30%	24%	24%
\$130,300 - \$182,400	20%	15%	14%
>\$182,400	16%	19%	18%
Average household income	\$120,350	\$117,791	\$112,941
Variation from Australia average	7%	4%	-
Average household loan repayment	\$25,032	\$24,984	\$25,272
% of household income	18%	17%	17%
Average household rent payment	\$19,795	\$19,468	\$20,879
% of household income	22%	20%	21%
<b>Country of birth</b>			
Australia	66%	62%	71%
England	7%	8%	4%
India	5%	3%	3%
New Zealand	5%	3%	2%
Other	17%	23%	20%
<b>Dwelling tenure</b>			
Fully owned	16%	29%	32%
Being purchased	63%	43%	36%
Rented	21%	27%	32%
<b>Dwelling type</b>			
Separate house	92%	78%	73%
Townhouse/semi-detached	7%	14%	13%
Apartment	1%	8%	14%
<b>Household composition</b>			
Couples with children	44%	34%	32%
Couples without children	23%	27%	27%
One parent family	13%	11%	11%
Lone person	18%	25%	26%
Group	2%	4%	4%
<b>Motor vehicles per dwelling</b>			
None	2%	5%	7%
One	30%	30%	35%
Two	45%	40%	37%
Three or more	23%	20%	19%

Source: Deep End Services; Australian Bureau of Statistics

## POPULATION

Measure	2016	2023	2025	2027	2029	2031
Persons	40,516	52,738	57,963	63,009	67,876	72,742
Growth no. per annum	-	1,746	2,613	2,523	2,433	2,433
Growth % per annum	-	3.8%	4.8%	4.3%	3.8%	3.5%

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



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

Spending category	Ellenbrook	Perth	Australia
Automotive Parts & Accessories	\$466	\$464	\$465
Coverings	\$212	\$187	\$184
Electrical	\$1,273	\$1,401	\$1,452
Furniture	\$459	\$451	\$454
Hardware & Garden	\$1,160	\$1,069	\$885
Homewares	\$287	\$324	\$345
Other Large Format Retail	\$572	\$552	\$479
<b>Total Large Format Retail</b>	<b>\$4,429</b>	<b>\$4,447</b>	<b>\$4,265</b>
Variation from Australia average	3.8%	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	18.8	24.6	28.5	33.5	39.1	44.4
Coverings	8.8	11.2	13.0	15.2	17.6	19.7
Electrical	44.2	67.2	79.1	93.7	110.3	124.5
Furniture	19.0	24.2	28.1	32.8	38.2	42.6
Hardware & Garden	45.8	61.2	70.0	82.6	96.6	112.5
Homewares	11.9	15.1	17.5	20.5	23.8	26.6
Other Large Format Retail	23.0	30.2	34.7	40.0	45.7	50.9
<b>Total Large Format Retail</b>	<b>171.4</b>	<b>233.6</b>	<b>270.7</b>	<b>318.2</b>	<b>371.5</b>	<b>421.3</b>
Growth % per annum	-	4.5%	7.7%	8.4%	8.0%	6.5%

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



# FURTHER INFORMATION



Vend Property and Centuria are pleased to present this opportunity to lease at 186 - 192 The Promenade, Ellenbrook.

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

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Another quality development by:

# Centuria





**Vend Property**

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We're in **your** space.