

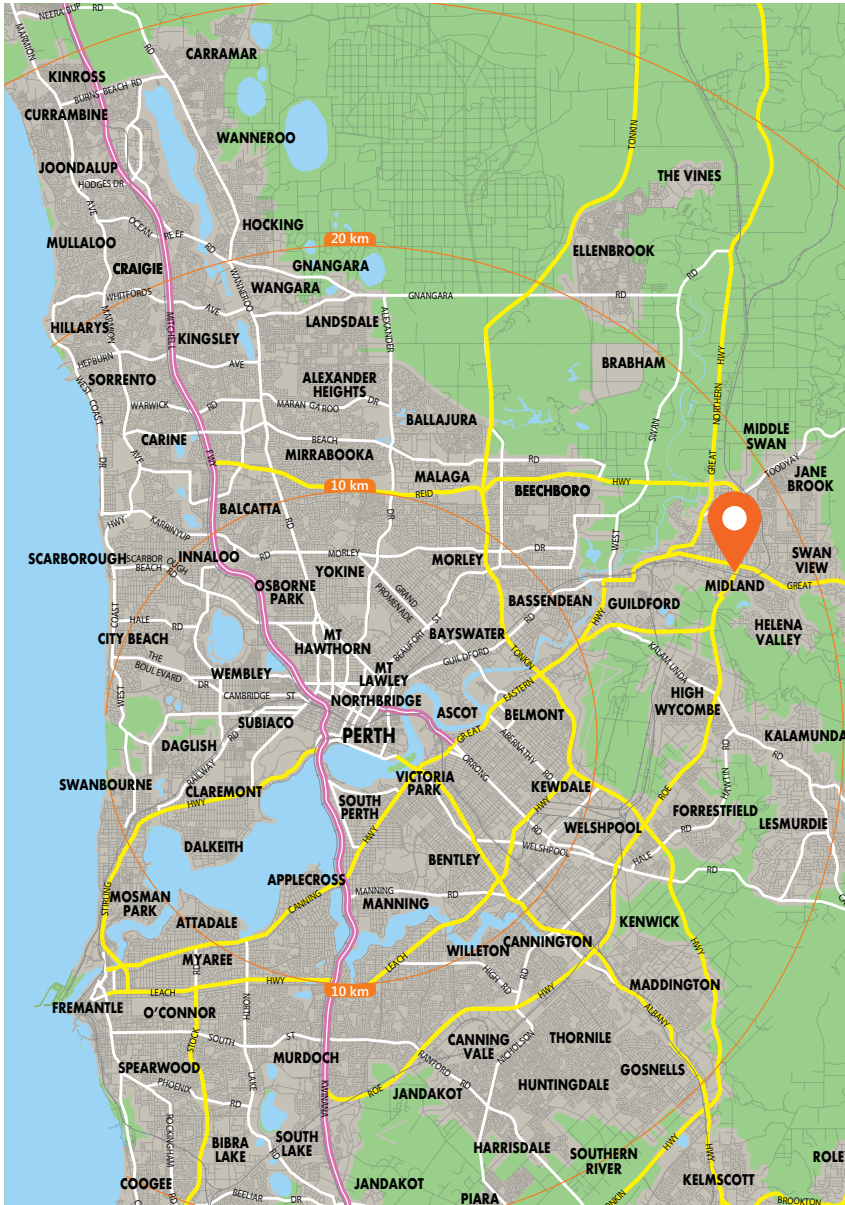
AIGLE ROYAL

**THE
SALEYARD
8 CLAYTON ST**

MIDLAND - WA



LOCATION



Anchored by WA's largest Bunnings and situated in a prime location on the corner of Clayton Street and Lloyd Street in Midland, The Saleyard will be one of the largest homemaker centres in the Perth metro area delivering over 50,000 sqm of large format retail, food & beverage, light industry, and office.

The site is exposed to approximately 22,000 cars per day (Main Roads WA 2021/22) with Midland having a resident population of 70,392.

- > Anchored by WA's largest Bunnings Warehouse.
- > Strategically located within the retail focal point of Midland.
- > Highly visible, accessible, and prominent location on the corner of Clayton Street and Lloyd Street.
- > Delivering over 50,000m² of large format retail, food & beverage, light industry and office spaces.
- > Growing to become one of Perth's largest homemaker centres.



15 km
From the
Perth CBD



46 km
From the
Port of Fremantle



0.863 km
To Roe
Highway



66,109 people
Within 10 minute
drive-time (ABS 2022)

LOCATION



PROPERTY DETAILS

- > **Premises:** Whole Building
- > **Site Area:** 6,400 sqm
- > **Asking Net Rental:** From \$245 / sqm + GST
- > **Gross Lettable Area:** Tenancies from 1,200 sqm to 3,110 sqm
- > **Zoning:** Light Industrial
- > **Car Parking:** 1,250 Car Bays
- > **Outgoings:** \$45.00 / sqm per annum
- > **Available:** Q2 2024



3 Phase
Power



Next to
Bunnings



Move in
Q2 2024



Pylon
Sign



Rear
Loading



NBN



XXX
Parking Bays



Large
Fascias



TENANT MIX



* Plan subject to change

NOW LEASING 8 CLAYTON STREET, MIDLAND

THE DEVELOPER

Aigle Royal Group is one of Perth's leading private residential and commercial property developer.

The group's diversified investments are focused on building a substantial portfolio of strategic residential and commercial assets.

Our integrated approach allows us to deliver high quality outcomes across the entire lifecycle of a project – from acquisition through to planning, from design through to construction and from marketing through to sales and asset management.

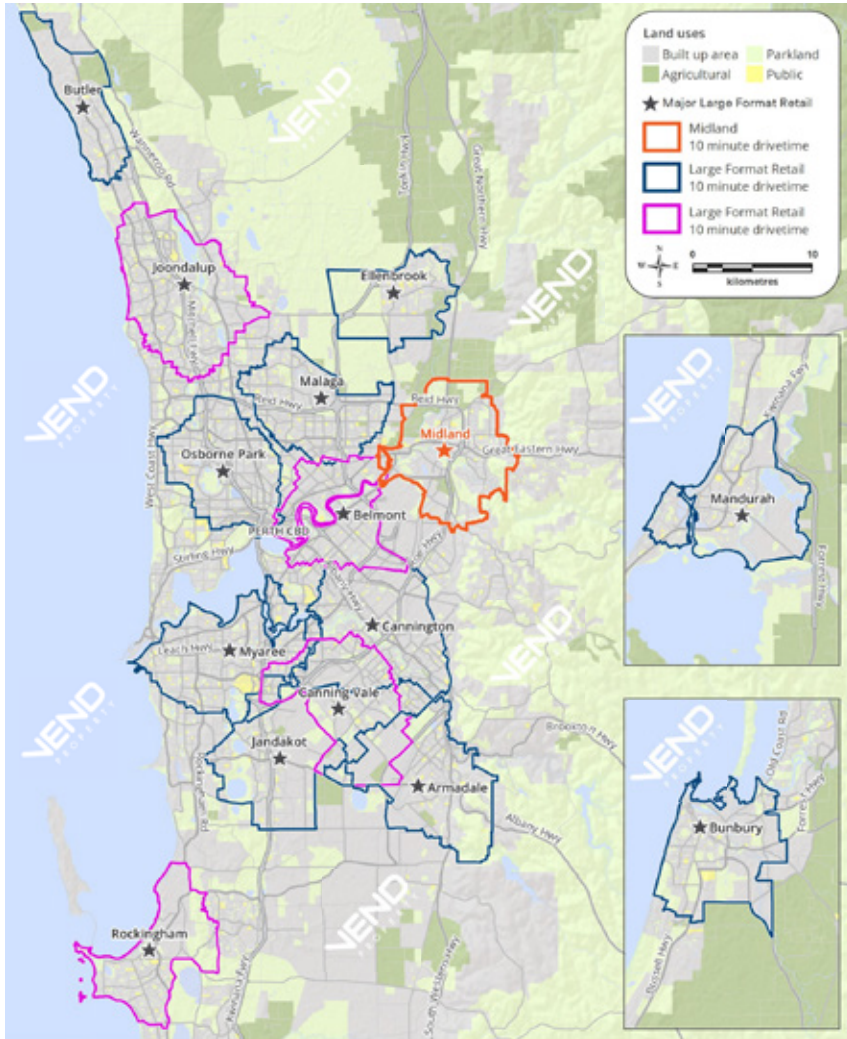
As part of our passion for putting lifestyle, community and environment at the forefront of our vision, we also actively support local community groups, events and charity organisations.



<https://www.aigleroyal.com.au/>

AIGLE ROYAL

CATCHMENT DEMOGRAPHICS



DEMOGRAPHICS (2021 CENSUS)

	Midland	Perth	Australia
Introduction			
Usually resident population	62,086	2,116,647	25,422,788
Total private dwellings	27,405	882,376	10,852,204
% unoccupied	8%	8%	10%
Average household size	2.39	2.52	2.54
Participation rate	63%	65%	61%
Unemployment rate	5.1%	5.3%	5.1%
White collar workers	43%	49%	51%
Age group			
0-9	12%	13%	12%
10-19	12%	12%	12%
20-34	20%	21%	20%
35-49	20%	21%	20%
50-64	19%	18%	18%
65+	18%	16%	17%
Average age	40.6	39.1	40.0
Annual household income			
<\$33,800	18%	17%	17%
\$33,800 - \$78,200	29%	26%	28%
\$78,200 - \$130,300	24%	24%	24%
\$130,300 - \$182,400	15%	15%	14%
>\$182,400	14%	19%	18%
Average household income	\$104,925	\$117,791	\$112,941
Variation from Australia average	-7%	4%	-
Average household loan repayment	\$23,130	\$24,984	\$25,272
% of household income	16%	16%	17%
Average household rent payment	\$17,007	\$19,468	\$20,879
% of household income	22%	20%	21%
Country of birth			
Australia	74%	62%	71%
England	8%	8%	4%
New Zealand	4%	4%	2%
Philippines	2%	2%	1%
Other	13%	25%	22%
Dwelling tenure			
Fully owned	30%	29%	32%
Being purchased	44%	43%	36%
Rented	26%	27%	32%
Dwelling type			
Separate house	84%	78%	73%
Townhouse/semi-detached	13%	14%	13%
Apartment	3%	8%	14%
Household composition			
Couples with children	29%	34%	32%
Couples without children	27%	27%	27%
One parent family	13%	11%	11%
Lone person	29%	25%	26%
Group	3%	4%	4%
Motor vehicles per dwelling			
None	6%	5%	7%
One	35%	35%	37%
Two	38%	40%	37%
Three or more	22%	20%	19%

Source: Deep End Services; Australian Bureau of Statistics

POPULATION

Measure	2016	2023	2025	2027	2029	2031
Persons	60,419	66,109	67,927	69,776	71,656	73,535
Growth no. per annum	-	813	909	925	940	940
Growth % per annum	-	1.3%	1.4%	1.4%	1.3%	1.3%

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



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

Spending category	Midland	Perth	Australia
Automotive Parts & Accessories	\$461	\$464	\$465
Coverings	\$189	\$187	\$184
Electrical	\$1,310	\$1,401	\$1,452
Furniture	\$410	\$451	\$454
Hardware & Garden	\$992	\$1,069	\$885
Homewares	\$299	\$324	\$345
Other Large Format Retail	\$519	\$552	\$479
Total Large Format Retail	\$4,179	\$4,447	\$4,265
Variation from Australia average	-2.0%	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	27.7	30.5	33.0	36.7	40.9	44.5
Coverings	11.7	12.5	13.5	15.0	16.6	17.7
Electrical	67.8	86.6	95.3	106.7	119.8	129.4
Furniture	25.3	27.1	29.3	32.4	35.9	38.4
Hardware & Garden	58.4	65.6	70.1	78.2	87.3	97.3
Homewares	18.4	19.7	21.4	23.6	26.2	28.0
Other Large Format Retail	31.1	34.3	36.8	40.0	43.6	46.5
Total Large Format Retail	240.4	276.3	299.5	332.7	370.4	401.9
Growth % per annum	-	2.0%	4.1%	5.4%	5.5%	4.2%

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



FURTHER INFORMATION



Vend Property and Aigle Royal Group are pleased to present this opportunity to lease at 8 Clayton Street, Midland.

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:

AIGLE ROYAL

NOW LEASING 8 CLAYTON STREET, MIDLAND



Vend Property

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We're in **your** space.