

# NOW LEASING STAGE 2



STAGE 1 NOW OPEN

## GLENROSE VILLAGE SHOPPING CENTRE, BELROSE

# ABOUT THE CENTRE



Glenrose Village Shopping Centre, Belrose has been an integral part of the Belrose, Davidson and Forestville community for over 25 years providing convenient shopping and a strong community town centre.

After re-development the centre has now re-opened anchored by Woolworths latest full line supermarket. Following re-development, the centre also features the North Shore's best retailers in fresh food, casual dining and lifestyle services. Now is your chance to join the likes of Chop Artisan Butchers, Costi and Bakers Delight along with Stella Blu, Three Beans and The New Civic.

“Customers have embraced the retail and services now open, the **alfresco dining** and the convenient 519 parking spaces available upon completion.”

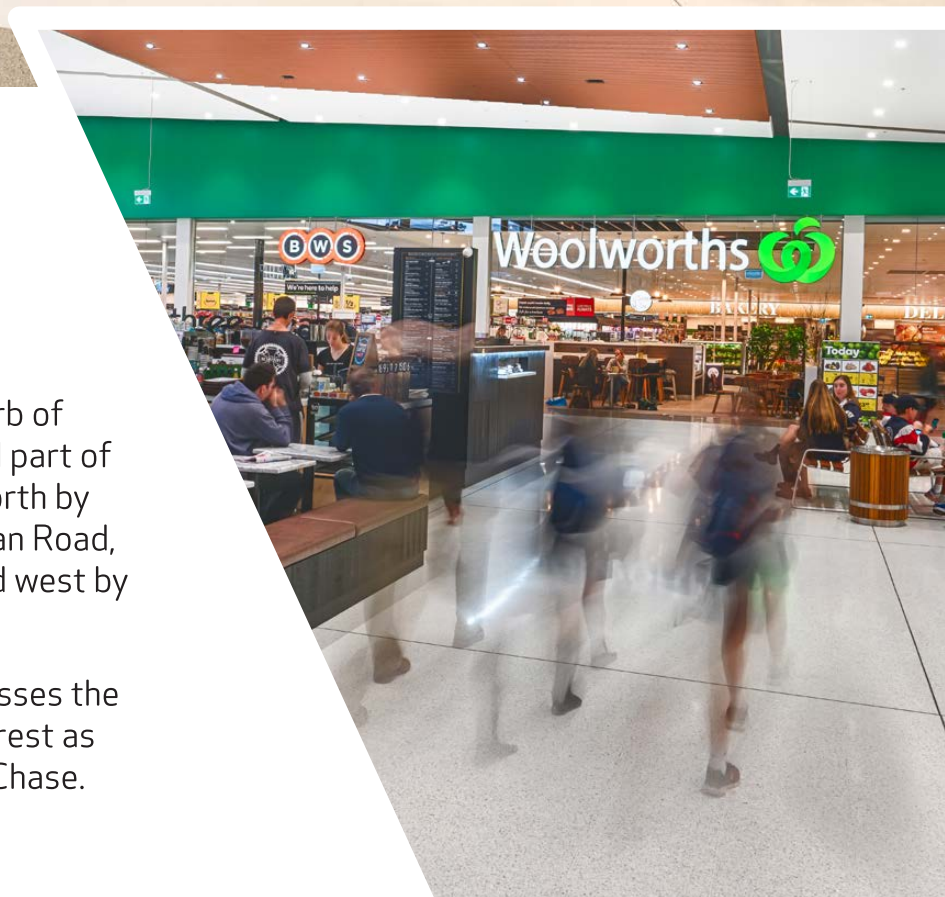
# TRADE AREA



## TRADE AREA

The primary sector includes the suburb of Davidson, the majority of Belrose and part of Frenchs Forest and is bound to the north by Mona Vale Road, to the east by Morgan Road, south by the suburb of Forestville and west by the suburb of St Ives.

The secondary north sector encompasses the suburbs of Terrey Hills and Duffys Forest as well as a large portion of Ku-ring-gai Chase.



# REGIONAL CONTEXT



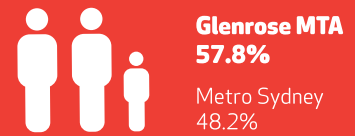
**GLENROSE VILLAGE SHOPPING CENTRE**

SYDNEY CBD  
20 kms

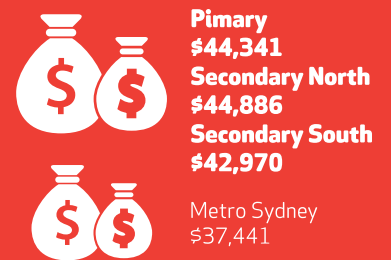
## TOTAL RETAIL SPENDING PER ANNUM



## COUPLES WITH DEPENDANT CHILDREN



## PER CAPITA INCOME



## TRADE AREA MAP



# TRADE AREA DEMOGRAPHIC FACTS

**“Higher than average**

**Sydney household income and high home ownership”**



- Average household income \$133,620 per annum.
- The average per capita and household income levels in the main trade area are 17% and 29.2% above the respective metropolitan Sydney average.
- The average age of main trade area residents, at 39.5 years, is older the metropolitan Sydney average of 37.1 years.
- Home ownership levels in the main trade area are above average, being 86.5% compared to the metropolitan Sydney average of 66.8%.
- The proportion of main trade area residents who are Australian born (71.3%) is well above average (63.6%).
- The total retail expenditure generated by main trade area residents is currently \$566.3 million and is estimated to reach \$663.5 million by 2026.
- Per capita spending in the main trade area is 12.5% above the metropolitan Sydney benchmark.
- Supermarket floor space is currently undersupplied in this trade area.

\*Source: MacroPlan DiMasi Report, November, 2013, Stockland Glenrose, NSW

# CENTRE PLANS

## Ground Floor



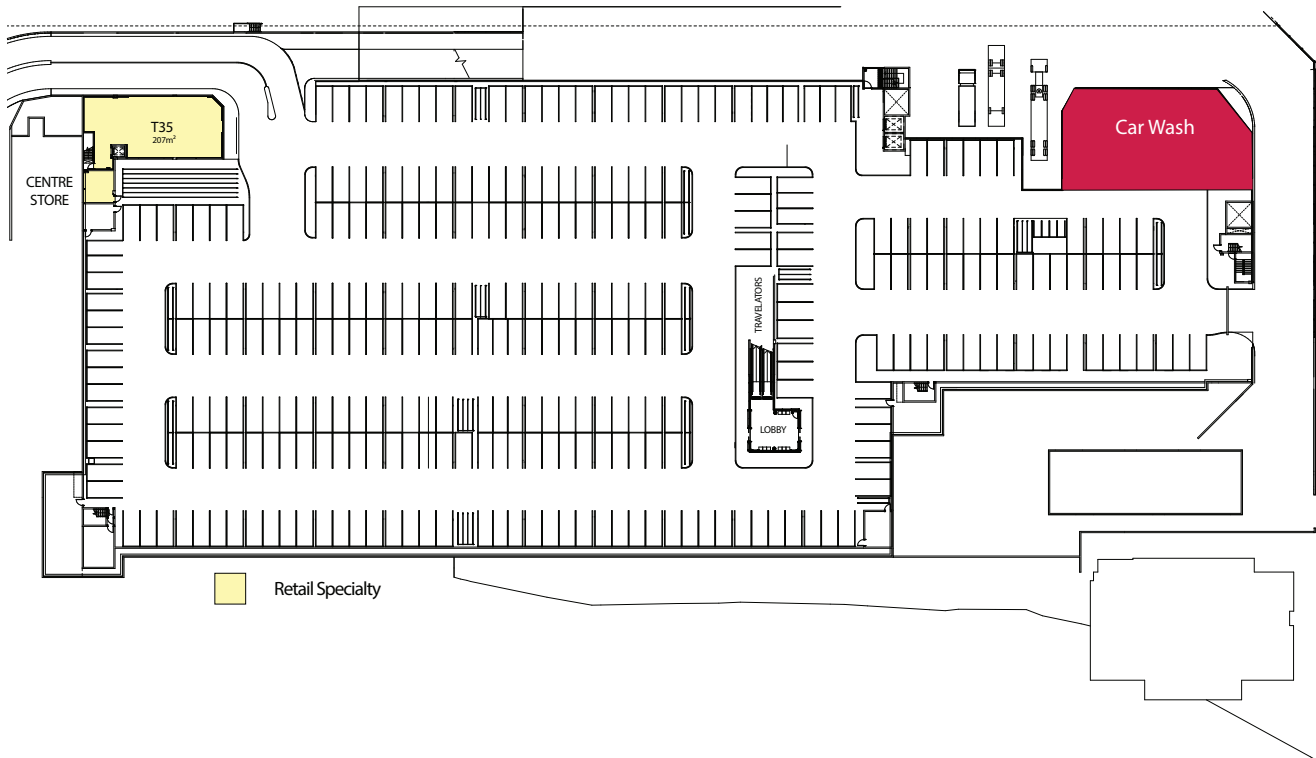
## CENTRE FACTS

- New full line Woolworths
- Aldi opening April 2017
- Key retailers include: Chop Artisan Butchers, Costi Seafood Co, Belrose Pharmacy, Zjoosh, BWS, Forestway Optometry
- Strong fresh food and services offer
- 30+ specialty shops

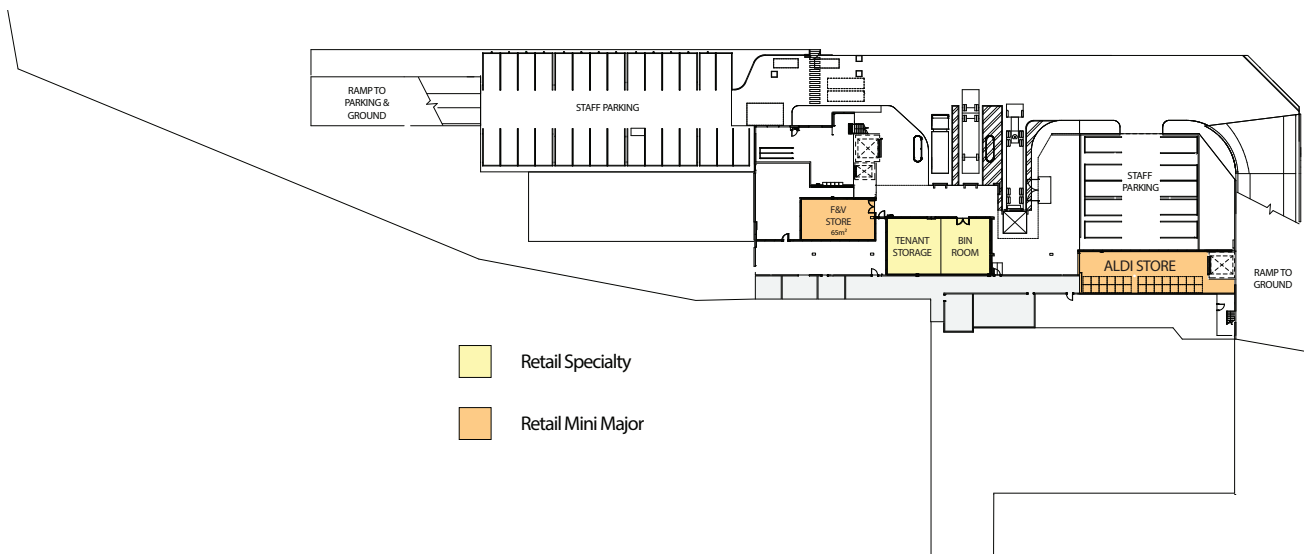
- New restaurants now trading including Stella Blu and The New Civic
- Purpose designed and built alfresco dining area
- Parents room
- High quality finishes
- Approx 519 car spaces

# CENTRE PLANS

## Car Park Level



## Basement Level





# LEASING ENQUIRIES :

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August 2016