

**600
RANFORD RD**

FORRESDALE - WA



LOCATION

This high-profile site offers excellent access and visibility and is situated within Forrestdale Business Park East and is only meters from Bunnings.

The significant land holding is located 35 kilometres by road from the Perth CBD and boasts quick access to Tonkin Highway (over 14,500 cars passing per day).



33.3km
From the
Perth CBD



35.8 km
From the
Port of Fremantle

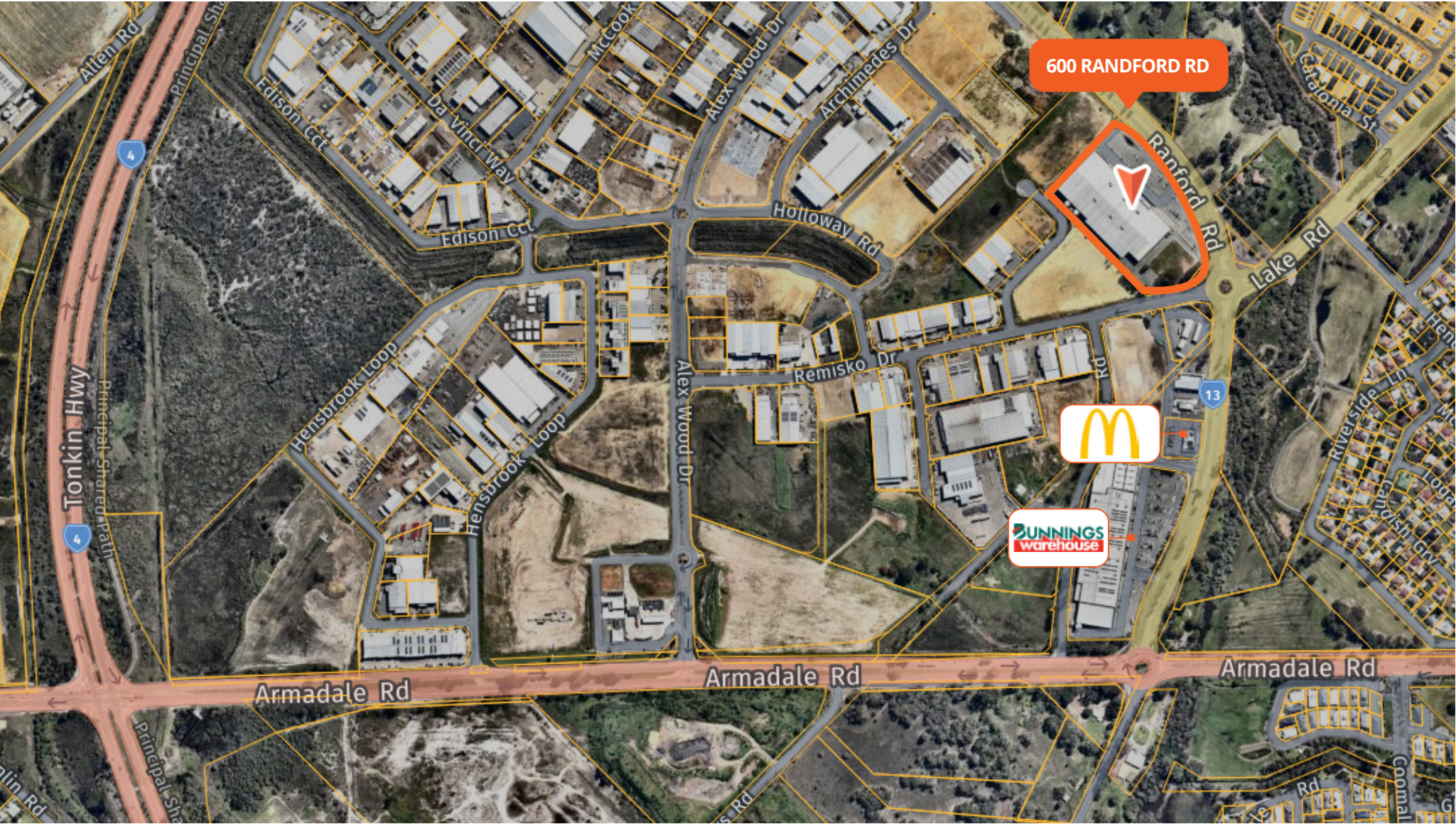


1.5km
To Tonkin Hwy



149,864 people
Within 10 minute
drive-time (ABS 2022)

LOCATION



PROPERTY DETAILS

- > **Premises:** Showroom
- > **Site Area:** 30,300 sqm
- > **Asking Net Rental:** From \$245 / sqm + GST
- > **Gross Lettable Area:** Tenancy 5: 2,312 sqm,
Tenancy 6: 2,192 sqm
- > **Zoning:** Showroom Approved
- > **Car Parking:** 324 bays
- > **Outgoings:** \$45.00 / sqm per annum



**3 Phase
Power**



**Next to
Sydney Tools, RSEA,
Repco & AMX**



**Move in
Now!**



**Pylon
Sign**



**Rear
Loading**



NBN



**324
Parking Bays**

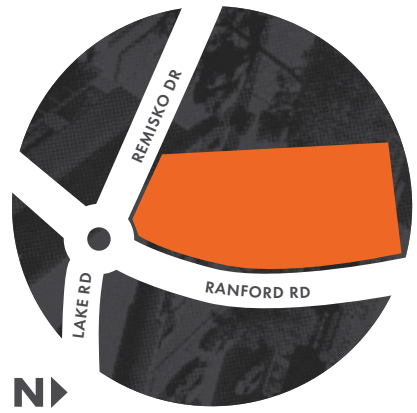
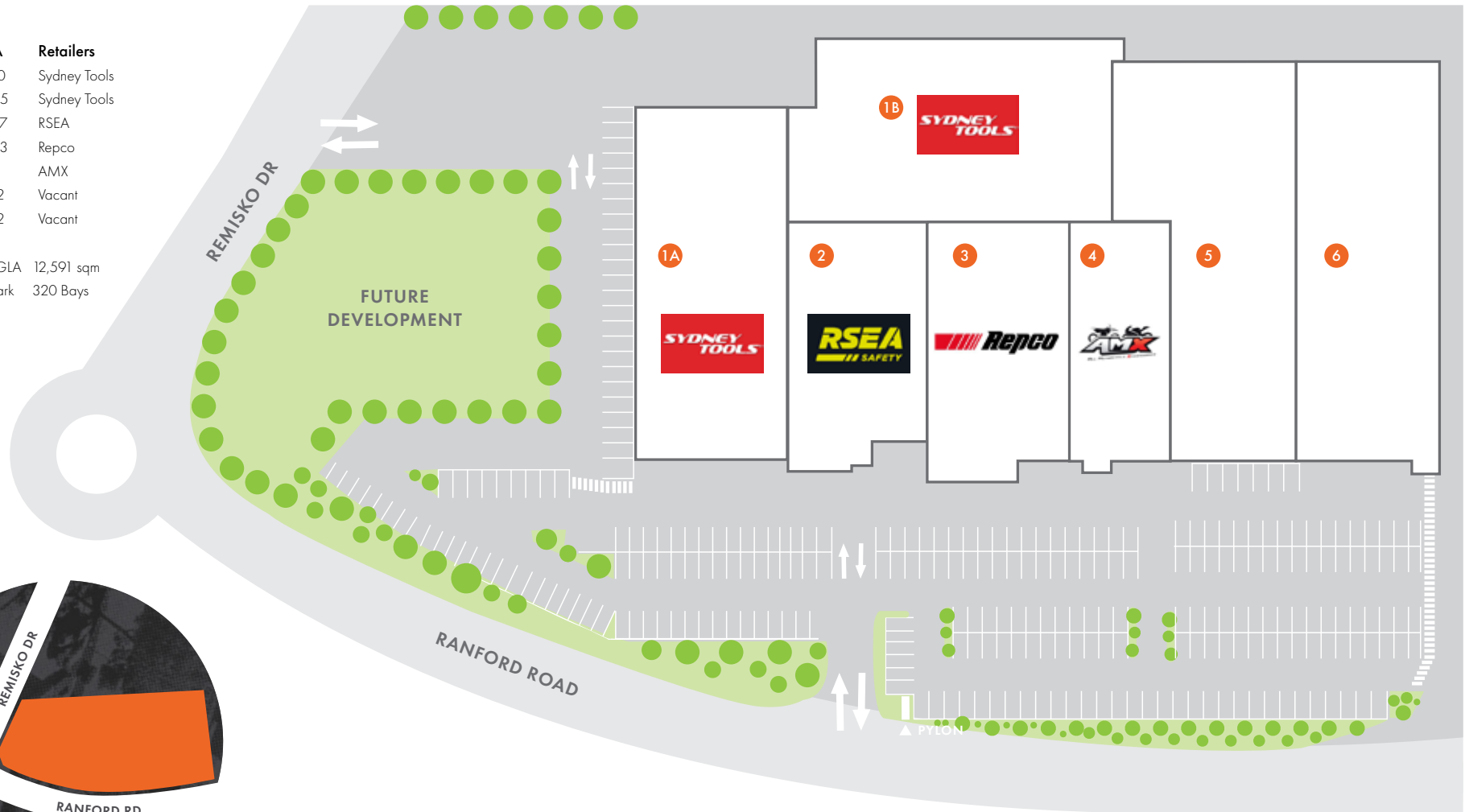


**Large
Fascias**



TENANT MIX

Tenancy	GLA	Retailers
1A	2,160	Sydney Tools
1B	2,345	Sydney Tools
2	1,307	RSEA
3	1,303	Repco
4	972	AMX
5	2,312	Vacant
6	2,192	Vacant
Total GLA		12,591 sqm
Car Park		320 Bays

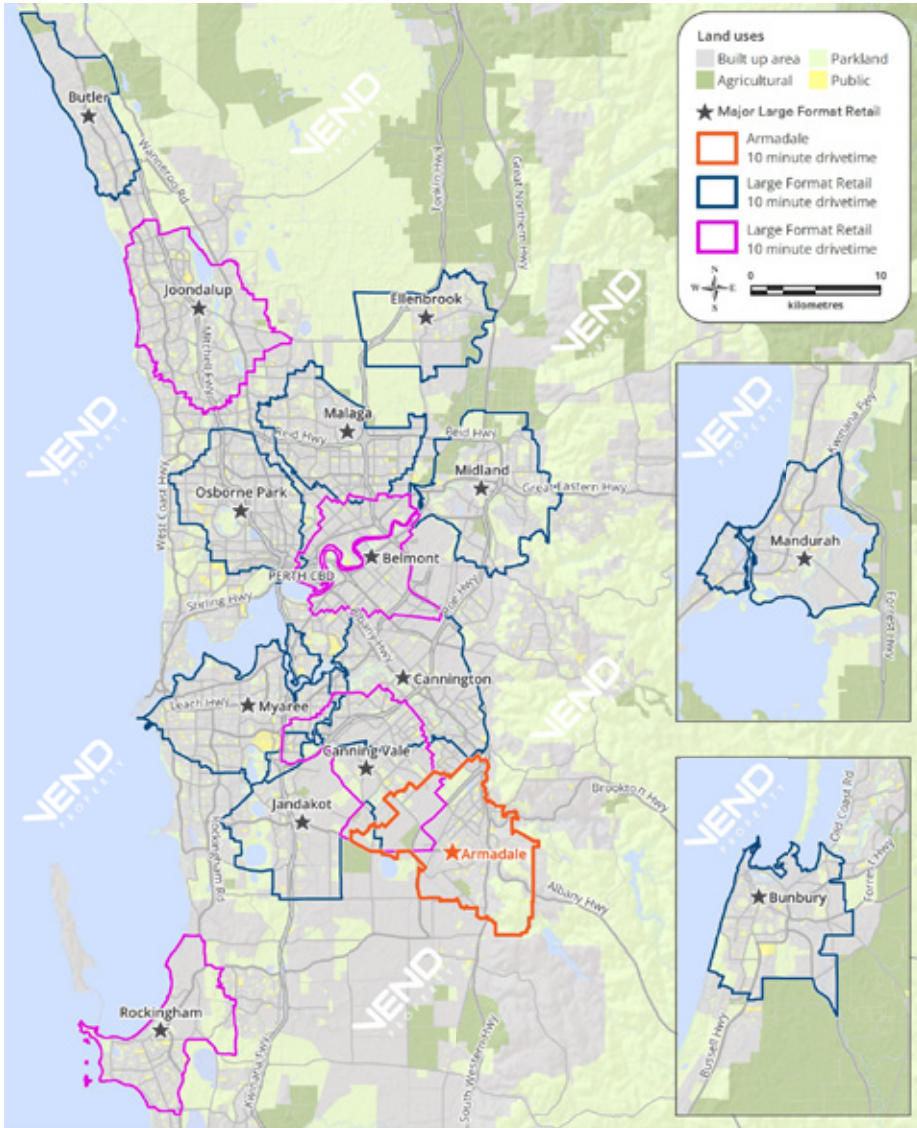


*Plans are not to scale and are subject to change

* Plan subject to change

NOW LEASING 600 RANFORD ROAD, FORRESTDALE

CATCHMENT DEMOGRAPHICS



DEMOGRAPHICS (2021 CENSUS)

	Armadale	Perth	Australia
Introduction			
Usually resident population	69,702	2,116,647	25,422,788
Total private dwellings	27,911	882,376	10,852,204
% unoccupied	7%	8%	10%
Average household size	2.64	2.52	2.54
Participation rate	63%	65%	61%
Unemployment rate	7.4%	5.3%	5.1%
White collar workers	37%	49%	51%
Age group			
0-9	16%	13%	12%
10-19	13%	12%	12%
20-34	22%	21%	20%
35-49	21%	21%	20%
50-64	15%	18%	18%
65+	13%	16%	17%
Average age	35.9	39.1	40.0
Annual household income			
<\$33,800	17%	16%	17%
\$33,800 - \$78,200	31%	26%	28%
\$78,200 - \$130,300	27%	24%	24%
\$130,300 - \$182,400	15%	15%	14%
>\$182,400	10%	19%	18%
Average household income	\$97,302	\$117,791	\$112,941
Variation from Australia average	-14%	4%	-
Average household loan repayment	\$21,553	\$24,984	\$25,272
% of household income	17%	16%	17%
Average household rent payment	\$16,021	\$19,468	\$20,879
% of household income	23%	20%	21%
Country of birth			
Australia	64%	62%	71%
England	8%	8%	4%
India	5%	3%	3%
New Zealand	4%	3%	2%
Other	19%	23%	20%
Dwelling tenure			
Fully owned	22%	29%	32%
Being purchased	51%	43%	36%
Rented	26%	27%	32%
Dwelling type			
Separate house	88%	78%	73%
Townhouse/semi-detached	11%	14%	13%
Apartment	1%	8%	14%
Household composition			
Couples with children	34%	34%	32%
Couples without children	23%	27%	27%
One parent family	14%	11%	11%
Lone person	25%	25%	26%
Group	3%	4%	4%
Motor vehicles per dwelling			
None	5%	5%	7%
One	34%	35%	37%
Two	40%	40%	37%
Three or more	20%	20%	19%

Source: Deep End Services; Australian Bureau of Statistics

POPULATION

Measure	2016	2023	2025	2027	2029	2031
Persons	60,673	77,567	82,787	88,169	93,716	99,262
Growth no. per annum	-	2,413	2,610	2,691	2,773	2,773
Growth % per annum	-	3.6%	3.3%	3.2%	3.1%	2.9%

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



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

Spending category	Armadale	Perth	Australia
Automotive Parts & Accessories	\$409	\$464	\$465
Coverings	\$185	\$187	\$184
Electrical	\$1,215	\$1,401	\$1,452
Furniture	\$404	\$451	\$454
Hardware & Garden	\$941	\$1,069	\$885
Homewares	\$273	\$324	\$345
Other Large Format Retail	\$500	\$552	\$479
Total Large Format Retail	\$3,927	\$4,447	\$4,265
Variation from Australia average	-7.9%	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	24.7	31.8	35.7	41.2	47.5	53.3
Coverings	11.4	14.3	16.1	18.5	21.2	23.4
Electrical	63.1	94.3	107.8	125.2	145.4	162.1
Furniture	25.0	31.3	35.3	40.4	46.4	51.1
Hardware & Garden	55.6	73.0	81.0	93.7	108.2	124.6
Homewares	16.9	21.1	23.8	27.3	31.3	34.5
Other Large Format Retail	30.2	38.8	43.3	48.9	55.1	60.7
Total Large Format Retail	227.0	304.6	343.0	395.1	455.1	509.7
Growth % per annum	-	4.3%	6.1%	7.3%	7.3%	5.8%

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



FURTHER INFORMATION



Vend Property and Eva Investments are pleased to present this opportunity to lease at 600 Ranford Road, Forrestdale.

If you would like to arrange an inspection, or request further information please do not hesitate to contact the leasing agent below.



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Join:





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We're in **your** space.