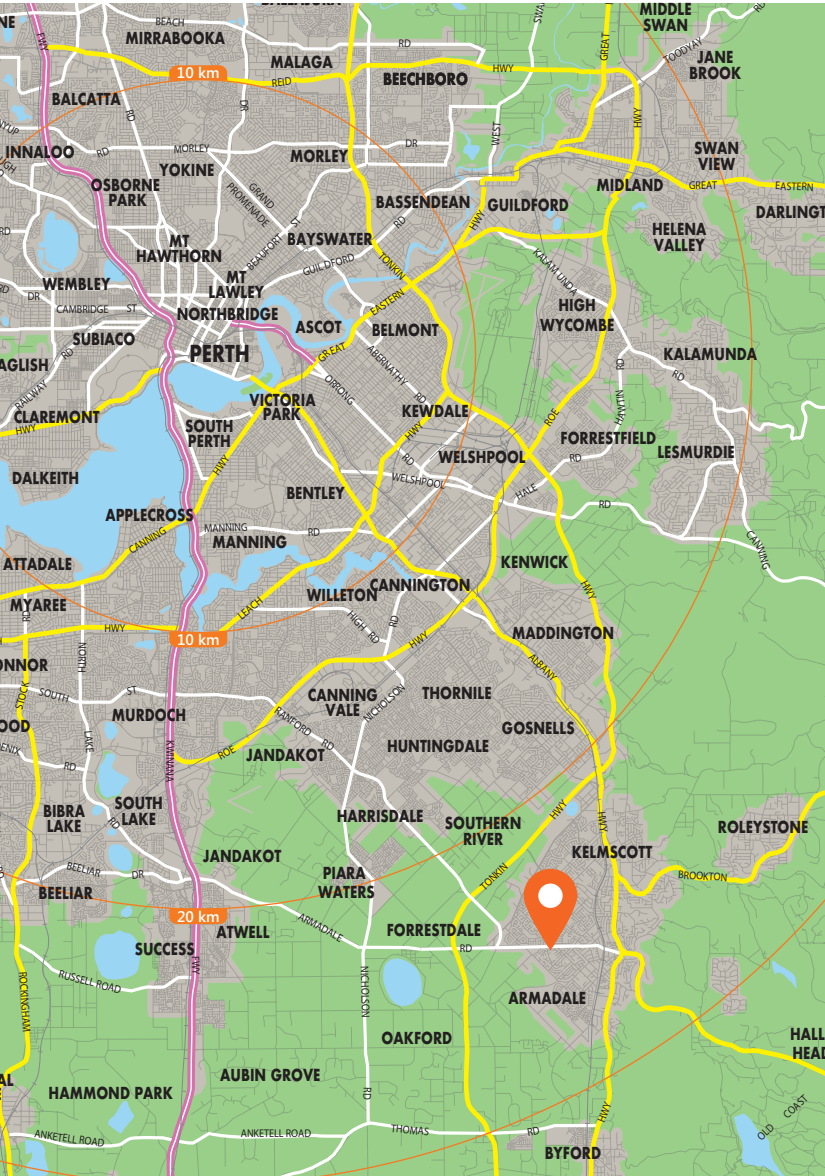STAGE 2
HAYNES HOMEMAKER CENTRE
1280 ARMADALE ROAD
ARMADALE, WA

VEND
PROPERTY

NOW
LEASING

LOCATION

Armadale is located 34 kilometres south east of the Perth CBD in one of WA's fastest growing areas. The existing population of approximately 64,382 is set to almost double over the next 20 years. The subject site borders the largest residential growth pocket in WA. The land directly west and south of the Centre will eventually have up to 40,000 new residents, a population equivalent to regional Bunbury. Armadale Road is a major thoroughfare connecting the eastern population to the Kwinana Freeway and onto Cockburn to the west. The Centre offers outstanding exposure to over 196,000 vehicles per week, benefiting from Armadale Roads position as a main arterial route and a $160 million federal government funded upgrade.

34km
From the
Perth CBD

31.6km
From the
Port of Fremantle

2.1km
To Tonkin
Highway

28,053
Cars passing
per day (19/20 ABS)

HAYNES HOMEMAKER CENTRE
1280 ARMADALE ROAD
ARMADALE, WA

2

NOW
LEASING

VEND PROPERTY

Bunnings

Coles

Armadale Road

Future Aldi

STAGE 2

1280 Armadale Road

PROPERTY DETAILS

- → **PREMISES:** Stage 2
- → **SITE AREA:** 2.3921 hectares*
- → **ASKING NET RENTAL:** $225 / sqm + GST
- → **GROSS LETTABLE AREA:** 500 sqm to 2,969 sqm
- → **ZONING:** Local Centre
- → **CAR PARKING:** 261 car bays*
- → **OUTGOINGS:** $45.85 / sqm per annum
- → **AVAILABLE:** Mid 2022

* Approx

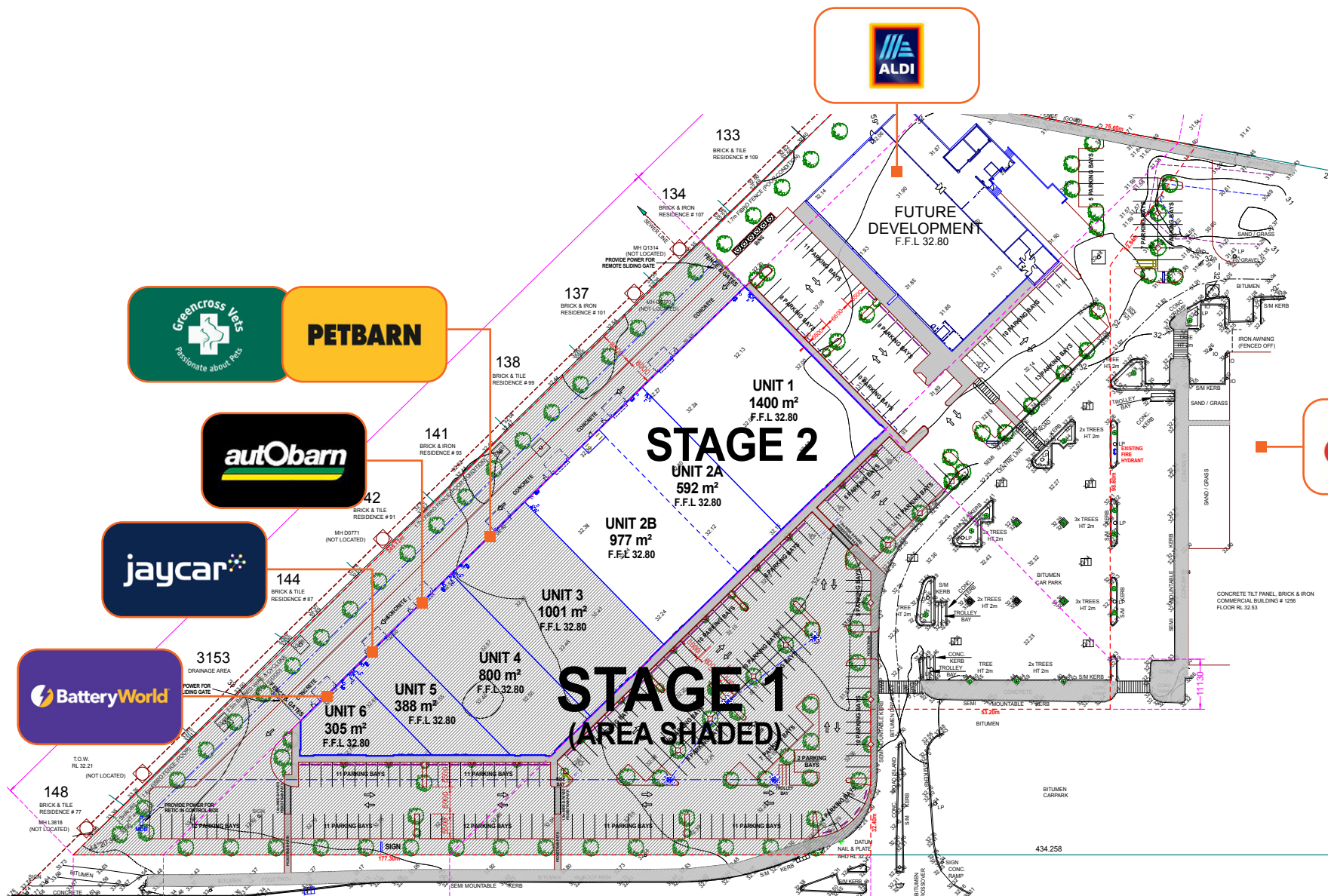| 3 Phase Power	Join Autobarn, Petbarn, Coles	Move in mid 2022	Pylon Sign
Rear Loading	NBN	261 Parking Bays	Large Fascias

ALDI

FUTURE DEVELOPMENT
F.F.L 32.80

133
BRICK & TILE
RESIDENCE # 109

134
BRICK & IRON
RESIDENCE # 107

137
BRICK & IRON
RESIDENCE # 101

Greencross Vets
Passionate about Pets

PETBARN

138
BRICK & TILE
RESIDENCE # 99

autObarn

141
BRICK & IRON
RESIDENCE # 93

142
BRICK & TILE
RESIDENCE # 91

jaycar

144
BRICK & TILE
RESIDENCE # 87

BatteryWorld

3153
DRAINAGE AREA

148
BRICK & TILE
RESIDENCE # 77

coles

UNIT 1
1400 m²
F.F.L 32.80

STAGE 2

UNIT 2A
592 m²
F.F.L 32.80

UNIT 2B
977 m²
F.F.L 32.80

UNIT 3
1001 m²
F.F.L 32.80

UNIT 4
800 m²
F.F.L 32.80

UNIT 5
388 m²
F.F.L 32.80

STAGE 1
(AREA SHADED)

UNIT 6
305 m²
F.F.L 32.80

* Plan subject to change

Future Aldi

Coles

STAGE 2

FURTHER INFORMATION

Vend Property are pleased to present this opportunity to lease at 1280 Armadale Road, Armadale.

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

JEFF KLOPPER

0418 945 759

jeff.klopper@vendproperty.com.au

VEND
PROPERTY

HAYNES HOMEMAKER CENTRE
1280 ARMADALE ROAD
ARMADALE, WA

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LEASING