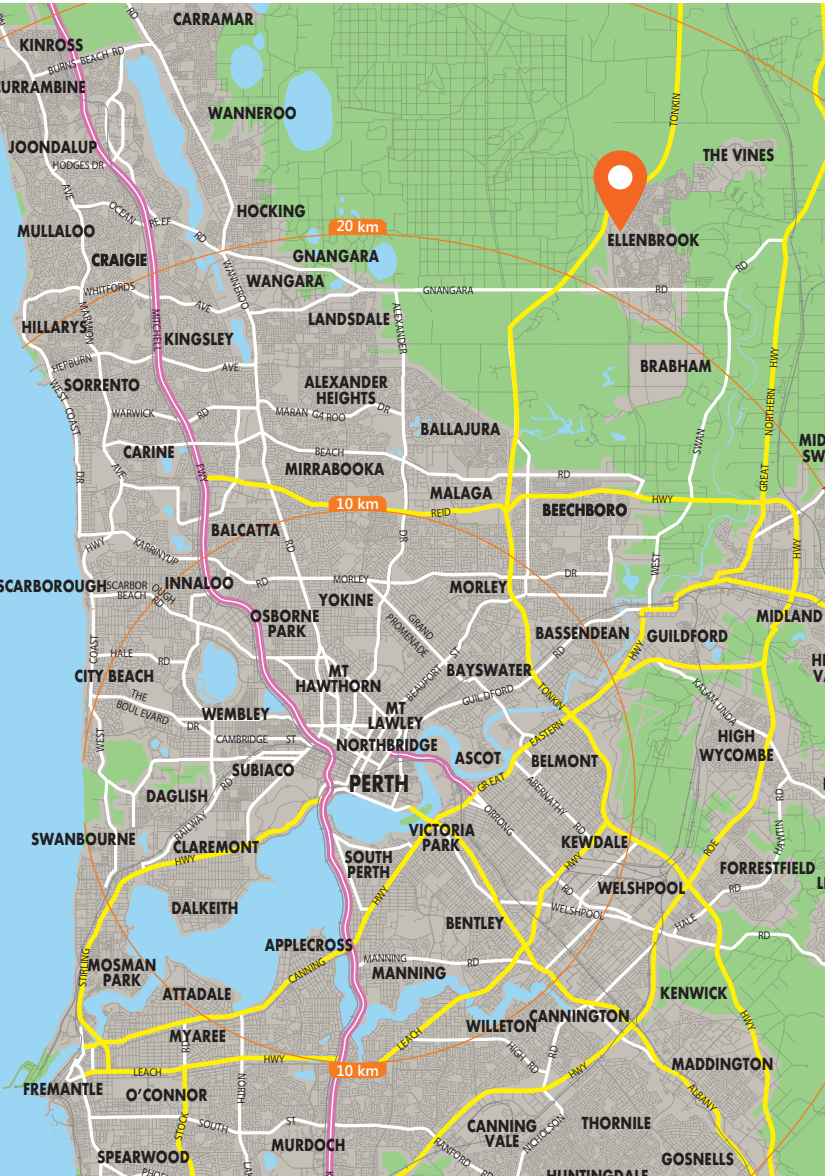




180 THE PROMENADE  
ELLENBROOK



# LOCATION

Ellenbrook is a northeastern suburb of Perth located 21 kilometres from the CBD and is governed by the City of Swan. Access to Ellenbrook is via Gnangara Road, Main Street and The Promenade. Ellenbrook has been designed and developed as a self-sustainable community due to its relative isolation and distance from the Perth CBD. Ellenbrook was estimated to have a population of over 39,000 people as at the 2016 Census and the wider catchment area, City of Swan, is estimated to have a population of over 140,000 people as at 2017. 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 future 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; and
- ➔ **Northern Section:** Ellenbrook to Muchoa.



**28km**  
From the Perth CBD



**50km**  
From the Port of Fremantle



**1.9km**  
To Tonkin Highway



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





Tonkin Highway  
1.9km

Bunnings

Spotlight &  
Spudshed

The Promenade



# PROPERTY DETAILS

- **PREMISES:** Whole Building
- **SITE AREA:** 18,656 sqm
- **ASKING NET RENTAL:** From \$240 / sqm + GST
- **GROSS LETTABLE AREA:** Tenancies from 375 sqm to 1,600 sqm
- **ZONING:** Showroom approved
- **CAR PARKING:** 194 bays
- **OUTGOINGS:** \$44.98 / sqm per annum
- **AVAILABLE:** 1 April 2021



3 Phase  
Power



Opposite  
Bunnings



Move in  
Q2 2021



Pylon  
Sign



Rear  
Loading



NBN



194  
Parking Bays



Large  
Fascias





\* Plan subject to change



# ABOUT THE DEVELOPER



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

Primewest 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. Primewest 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 Primewest'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.



Primewest Myaree



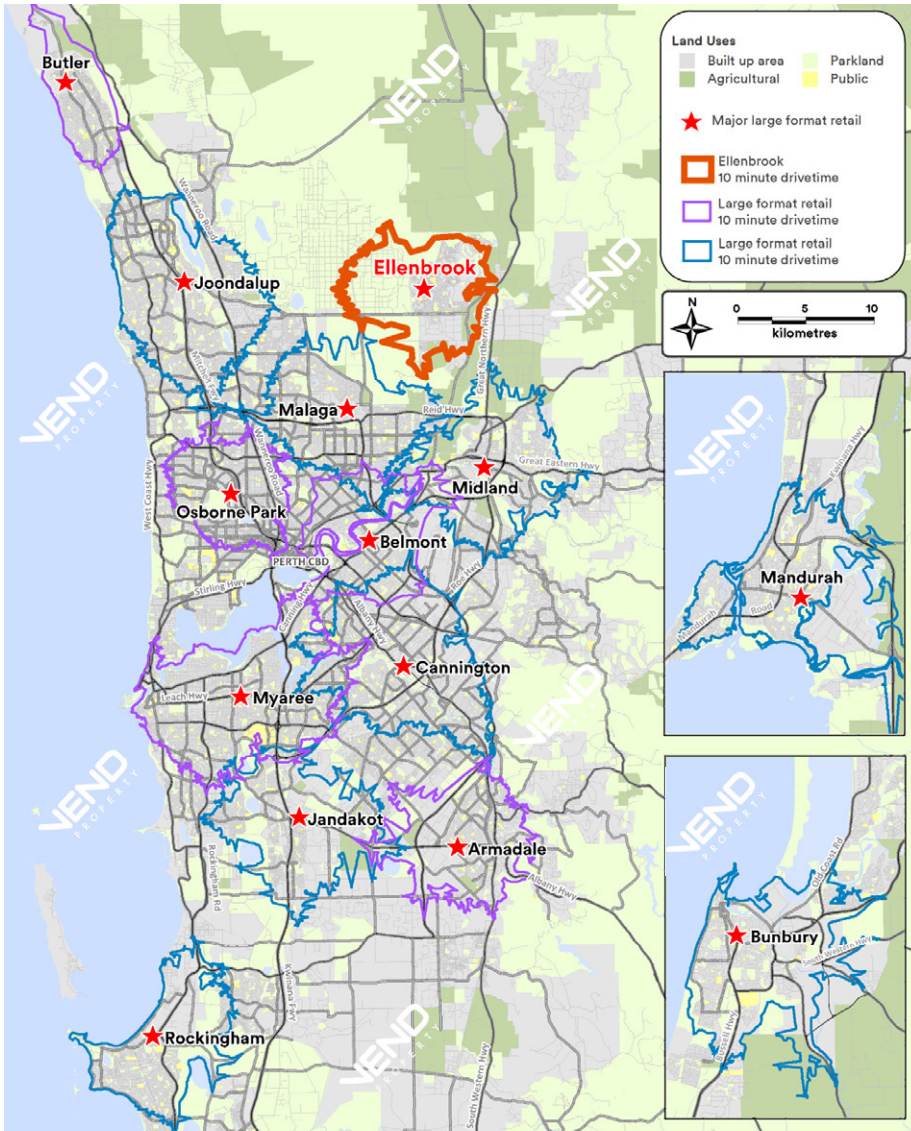
Primewest Osborne Park



Primewest Cockburn East



➔ Catchment Area 10 Minute Drivetime



➔ Catchment Area Characteristics

DEMOGRAPHICS (2016 CENSUS)				POPULATION							
<b>Introduction</b>	<b>Ellenbrook</b>	<b>Perth</b>	<b>Australia</b>	<b>Measure</b>	<b>2011</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>	<b>2026</b>	<b>2028</b>
Usually resident population	41,424	1,943,858	23,401,892	Persons	27,594	47,833	51,031	53,799	56,341	58,778	61,266
Total private dwellings	15,078	818,170	9,900,051	Growth no. per annum	-	2,891	1,599	1,384	1,271	1,218	1,244
• % unoccupied	8%	10%	10%	Growth % per annum	-	8.2%	3.3%	2.7%	2.3%	2.1%	2.1%
Average household size <sup>(6)(7)</sup>	2.92	2.60	2.69	Source: Deep End Services; ABS; Forecast id							
Participation rate <sup>(5)</sup>	71%	64%	60%								
Unemployment rate <sup>(2)</sup>	7.8%	8.1%	6.9%								
White collar workers <sup>(3)</sup>	41%	48%	50%	<b>LARGE FORMAT RETAIL SPENDING PER CAPITA (FY 2018) (inc. GST)</b>							
<b>Age group</b>	<b>Ellenbrook</b>	<b>Perth</b>	<b>Australia</b>	<b>Spending category</b>	<b>Ellenbrook</b>	<b>Perth</b>	<b>Australia</b>				
0-9	18%	13%	13%	Automotive Parts & Accessories	\$372	\$364	\$377				
10-19	14%	12%	12%	Coverings	\$192	\$165	\$161				
20-34	25%	23%	21%	Electrical	\$1,029	\$1,117	\$1,161				
35-49	23%	21%	20%	Furniture	\$401	\$395	\$391				
50-64	12%	17%	18%	Hardware & Garden	\$1,140	\$1,008	\$751				
65+	7%	14%	16%	Homewares	\$259	\$287	\$298				
Average age	31.6	37.5	38.7	Other Large Format Retail	\$459	\$436	\$402				
<b>Annual household income <sup>(6)(5)</sup></b>	<b>Ellenbrook</b>	<b>Perth</b>	<b>Australia</b>	<b>Total large format retail</b>	<b>\$3,852</b>	<b>\$3,773</b>	<b>\$3,541</b>				
<\$33,800	10%	18%	20%	<b>Variation from Australian average</b>	<b>8.8%</b>	<b>6.5%</b>	<b>-</b>				
\$33,800 - \$78,200	27%	29%	32%	Source: Deep End Services; ABS; Market Data Systems; Deloitte Access Economics							
\$78,200 - \$130,300	34%	26%	24%								
\$130,300 - \$182,400	17%	13%	12%								
>\$182,400	11%	15%	12%	<b>LARGE FORMAT RETAIL MARKET SIZE (\$m) (inc. GST)</b>							
Average household income	\$107,270	\$103,418	\$94,253	<b>Spending category</b>	<b>2011</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>	<b>2026</b>	<b>2028</b>
Variation from Australia average	14%	10%	-	Automotive Parts & Accessories	10.3	17.8	19.2	20.7	22.5	23.9	25.0
Average household loan repayment	\$27,153	\$26,157	\$24,048	Coverings	5.3	9.2	10.0	11.0	11.9	12.6	13.2
% of household income	22%	19%	19%	Electrical	28.4	49.2	53.4	58.0	63.0	67.0	70.2
Average household rent payment	\$20,229	\$19,428	\$18,504	Furniture	11.1	19.2	20.9	22.9	24.8	26.2	27.5
% of household income	25%	23%	23%	Hardware & Garden	21.1	54.5	60.6	68.0	75.9	83.1	90.0
<b>Country of birth <sup>(6)</sup></b>	<b>Ellenbrook</b>	<b>Perth</b>	<b>Australia</b>	Homewares	7.1	12.4	13.5	14.8	16.0	17.0	17.8
Australia	65%	61%	72%	Other Large Format Retail	12.6	21.9	23.4	24.7	26.2	27.3	28.1
England	8%	9%	4%	<b>Total large format retail</b>	<b>95.9</b>	<b>184.2</b>	<b>201.1</b>	<b>220.1</b>	<b>240.3</b>	<b>257.0</b>	<b>271.8</b>
New Zealand	5%	3%	2%	<b>Average growth (%/pa)</b>	<b>-</b>	<b>9.8%</b>	<b>4.5%</b>	<b>4.6%</b>	<b>4.5%</b>	<b>3.4%</b>	<b>2.8%</b>
India	4%	3%	2%	Source: Deep End Services; ABS; Market Data Systems; Deloitte Access Economics							
Other	17%	24%	20%								
<b>Dwelling tenure <sup>(6)(4)(5)(6)</sup></b>	<b>Ellenbrook</b>	<b>Perth</b>	<b>Australia</b>								
Fully owned	14%	29%	32%	<b>Notes:</b>							
Being purchased	66%	43%	36%	<sup>(1)</sup> Excludes not stated							
Rented	20%	28%	32%	<sup>(2)</sup> 15 years and over and excludes not stated							
<b>Dwelling type <sup>(6)(4)(7)</sup></b>	<b>Ellenbrook</b>	<b>Perth</b>	<b>Australia</b>	<sup>(3)</sup> Excludes inadequately described and/or partially stated							
Separate house	86%	77%	74%	<sup>(4)</sup> Excludes other							
Townhouse/semi-detached	13%	16%	13%	<sup>(5)</sup> Occupied private dwellings							
Apartment	1%	7%	13%	<sup>(6)</sup> Includes visitor only households							
<b>Household composition <sup>(4)(5)</sup></b>	<b>Ellenbrook</b>	<b>Perth</b>	<b>Australia</b>	<sup>(7)</sup> Excludes visitor only households							
Couples with children	45%	35%	33%	Source: Deep End Services; Australian Bureau of Statistics							
Couples without children	26%	27%	27%								
One parent family	12%	11%	11%								
Lone person	15%	23%	25%								
Group	2%	4%	4%								
<b>Motor vehicles per dwelling <sup>(5)(5)</sup></b>	<b>Ellenbrook</b>	<b>Perth</b>	<b>Australia</b>								
None	2%	5%	8%								
One	28%	33%	36%								
Two	48%	40%	37%								
Three or more	22%	21%	19%								





## FURTHER INFORMATION

Vend Property and Primewest are pleased to present this opportunity to lease at 180 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**

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180 THE PROMENADE  
ELLENBROOK

**NOW  
LEASING**