

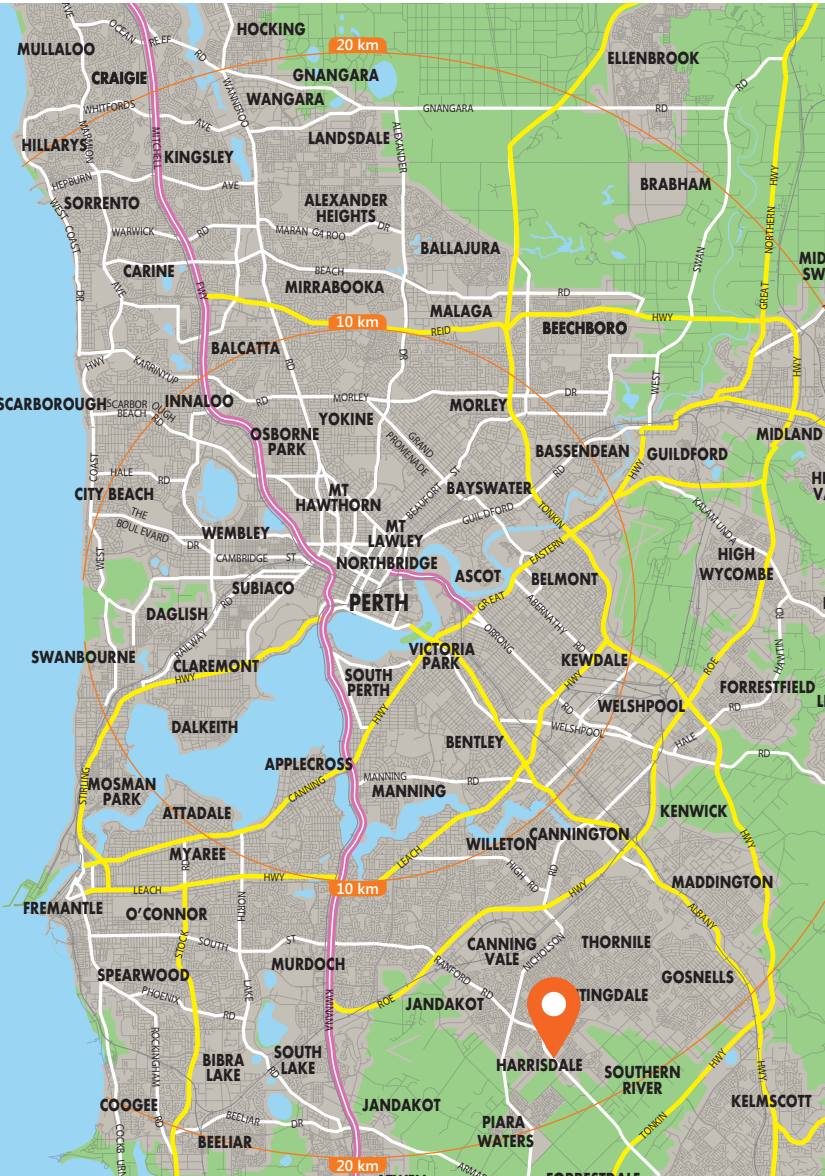


5 & 19 WRIGHT ROAD  
HARRISDALE

**VEND**  
PROPERTY

**THE VILLAGE**  
HARRISDALE

NOW  
LEASING



# LOCATION

The property is located within the “City of Armadale”, approximately 24 kilometres southeast of the Perth CBD and positioned on the corner of Wright Road and Ranford Road (which is a controlled intersection). The Canning Vale markets, and industrial estate are located approximately 5 kilometres north-west along Ranford Road. The property enjoys significant exposure to Ranford Road and is well located at the intersection of two major distributor roads.



**24km**  
From the  
Perth CBD



**25km**  
From the  
Port of Fremantle



**3.7km**  
To Tonkin  
Highway



**24,377**  
Cars passing  
per day (18/19 ABS)

# PROPERTY DETAILS

- **PREMISES:** Various Tenancies
- **SITE AREA:** 2.572 hectares\*
- **ASKING NET RENTAL:** Office/Retail: \$406/sqm + GST
- **GROSS LETTABLE AREA:** 67sqm to 800sqm
- **ZONING:** District Centre
- **CAR PARKING:** 434 bays
- **OUTGOINGS:** \$61.25/sqm (Estimated)
- **AVAILABLE:** August 2022

\* Approx



3 Phase  
Power



Opposite  
Bunnings & Coles



Move in  
August 2022



Pylon  
Sign



Rear  
Loading



NBN

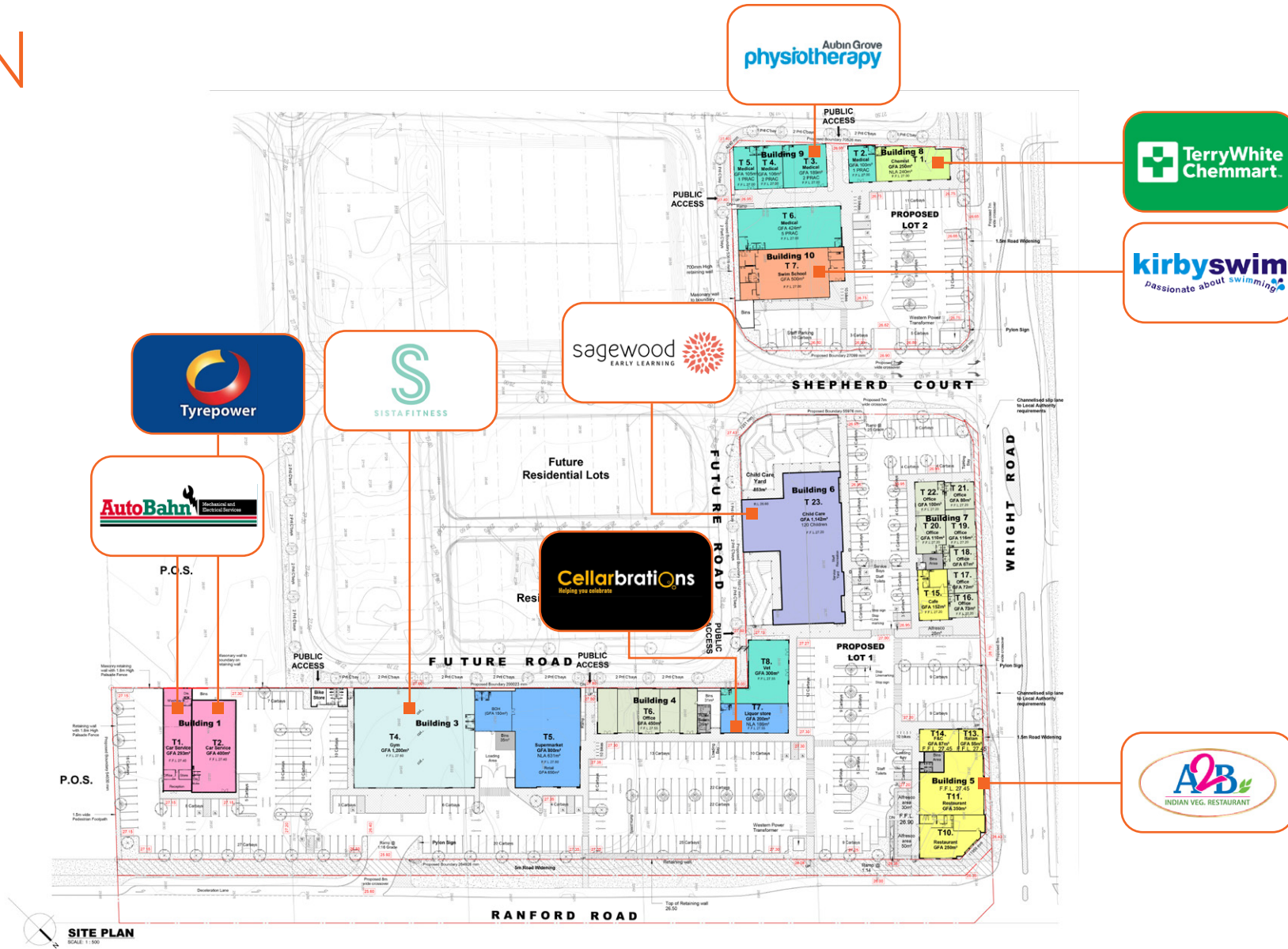


434 Parking  
Bays



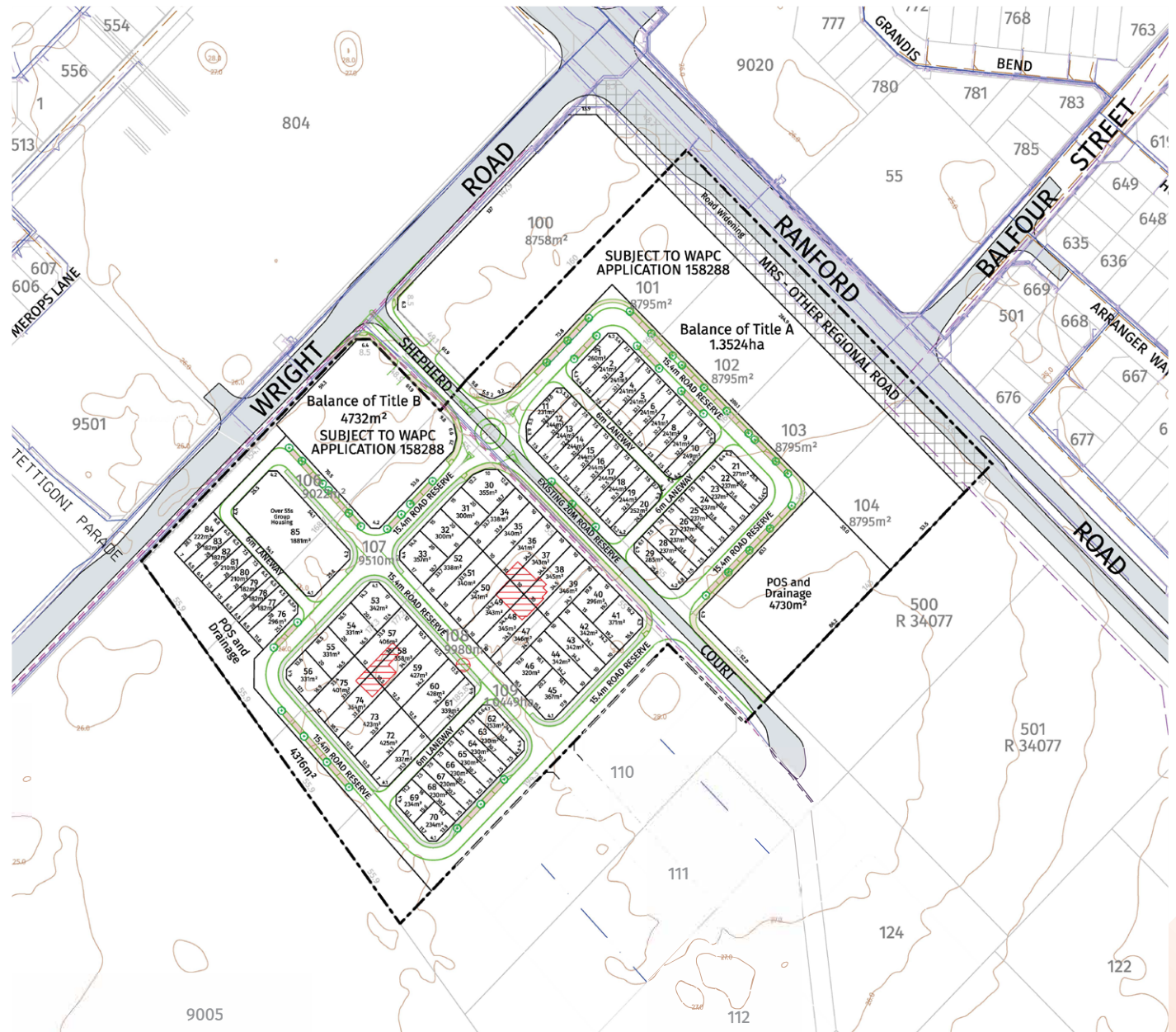
Large  
Fascias

# PLAN

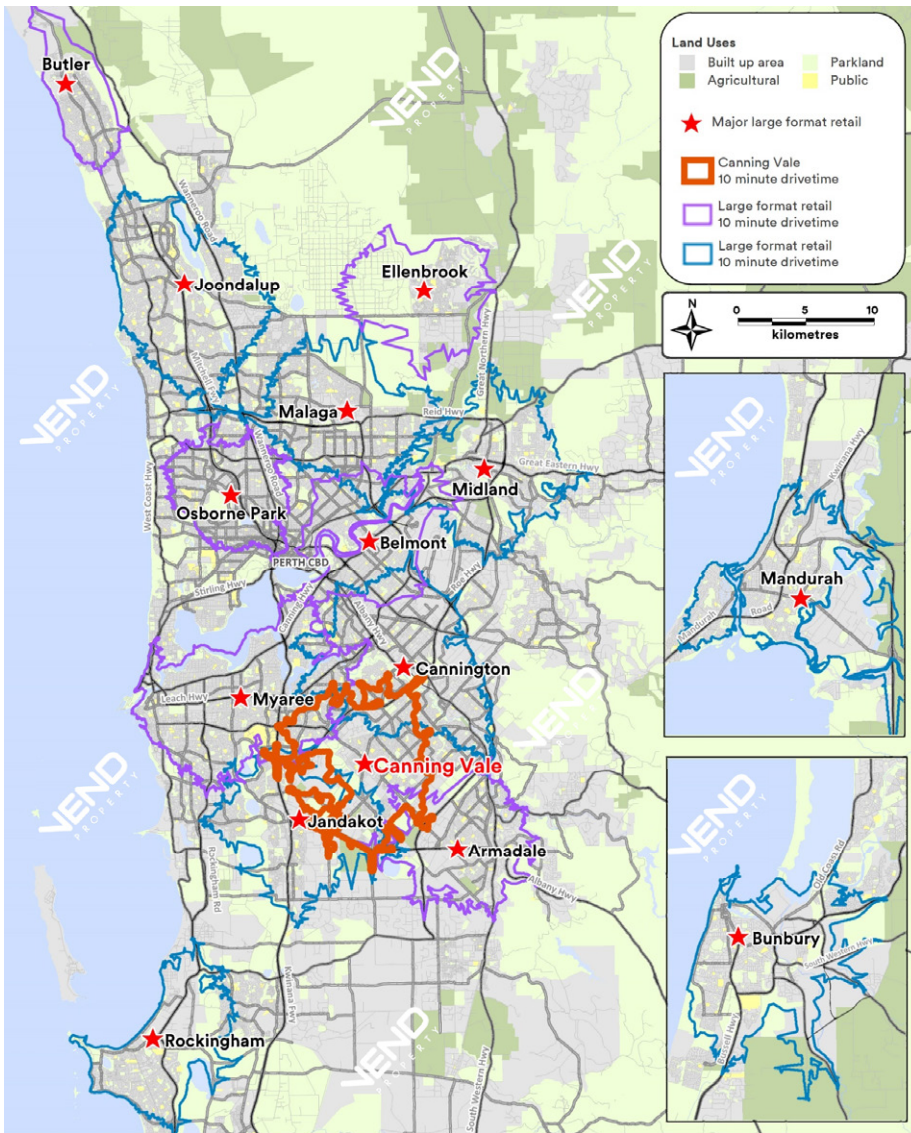


# RESIDENTIAL SUBDIVISION

Prospective retail tenants at The Village, Harirsdale will benefit from the adjacent 89 lot residential subdivision, which has received Development Approval. Sales of the lots will begin mid 2022.



➔ Catchment Area 10 Minute Drivetime



➔ Catchment Area Characteristics

DEMOGRAPHICS (2016 CENSUS)

	Canning Vale	Perth	Australia
<b>Introduction</b>			
Usually resident population	114,213	1,943,858	23,401,892
Total private dwellings	40,379	818,170	9,900,051
* % unoccupied	82%	78%	75%
Average household size <sup>(1)(7)</sup>	3.02	2.60	2.59
Participation rate <sup>(2)</sup>	69%	64%	60%
Unemployment rate <sup>(2)</sup>	8.1%	8.1%	6.9%
White collar workers <sup>(2)</sup>	48%	48%	50%
<b>Age group</b>			
0-9	15%	13%	13%
10-19	14%	12%	12%
20-34	23%	23%	21%
35-49	22%	21%	20%
50-64	17%	17%	18%
65+	9%	14%	16%
Average age	34.5	37.5	38.7
<b>Annual household income<sup>(3)(5)(6)</sup></b>			
<\$33,800	11%	18%	20%
\$33,800 - \$78,200	26%	29%	32%
\$78,200 - \$130,300	30%	26%	32%
\$130,300 - \$182,400	18%	13%	12%
>\$182,400	15%	15%	12%
Average household income	\$113,994	\$103,418	\$94,253
Variation from Australia average	21%	10%	-
Average household loan repayment	\$26,413	\$26,157	\$24,048
% of household income	19%	19%	19%
Average household rent payment	\$21,476	\$19,428	\$18,504
% of household income	23%	23%	23%
<b>Country of birth<sup>(1)</sup></b>			
Australia	52%	61%	72%
England	7%	9%	4%
India	6%	3%	2%
Malaysia	6%	2%	1%
Other	29%	25%	21%
<b>Dwelling tenure<sup>(4)(5)(6)</sup></b>			
Fully owned	28%	29%	32%
Being purchased	54%	43%	36%
Rented	18%	28%	32%
<b>Dwelling type<sup>(4)(7)</sup></b>			
Separate house	91%	77%	74%
Townhouse/semi-detached	8%	0%	13%
Apartment	1%	7%	13%
<b>Household composition<sup>(4)(5)</sup></b>			
Couples with children	48%	35%	33%
Couples without children	25%	27%	27%
One parent family	10%	11%	11%
Lone person	14%	23%	25%
Group	3%	4%	4%
<b>Motor vehicles per dwelling<sup>(6)(8)</sup></b>			
None	2%	5%	8%
One	25%	33%	36%
Two	47%	37%	37%
Three or more	26%	21%	19%

Notes:  
<sup>(1)</sup> Excludes not stated  
<sup>(2)</sup> 15 years and over and excludes not stated  
<sup>(3)</sup> Excludes inadequately described and/or partially stated  
<sup>(4)</sup> Excludes other  
<sup>(5)</sup> Occupied private dwellings  
<sup>(6)</sup> includes visitor only households  
<sup>(7)</sup> Excludes visitor only households  
 Source: Deep End Services; Australian Bureau of Statistics

POPULATION

Measure	2011	2018	2021	2025	2028	2031
<b>Persons</b>						
Persons	99,629	124,150	131,773	140,018	147,518	154,718
Growth no. per annum	-	3,503	2,541	2,061	2,500	2,400
Growth % per annum	-	3.2%	2.0%	1.5%	1.8%	1.6%

Source: Deep End Services; ABS; Forecast id



LARGE FORMAT RETAIL SPENDING PER CAPITA (FY 2021) (inc. GST)

Spending category	Canning Vale	Perth	Australia
Automotive Parts & Accessories	\$481	\$474	\$463
Coverings	\$205	\$196	\$183
Electrical	\$1,316	\$1,352	\$1,380
Furniture	\$483	\$470	\$443
Hardware & Garden	\$1,177	\$1,078	\$910
Homewares	\$336	\$341	\$338
Other Large Format Retail	\$505	\$540	\$461
<b>Total large format retail</b>	<b>\$4,502</b>	<b>\$4,452</b>	<b>\$4,177</b>
Variation from Australian average	7.8%	6.6%	-

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



LARGE FORMAT RETAIL MARKET SIZE (\$m) (inc. GST)

Spending category	2011	2018	2021	2025	2028	2031
Automotive Parts & Accessories	36.9	52.8	63.3	67.3	79.6	91.2
Coverings	17.0	22.3	27.0	27.8	32.8	36.8
Electrical	109.4	134.4	173.4	195.4	234.4	268.7
Furniture	40.1	52.6	63.6	65.5	77.2	86.7
Hardware & Garden	73.7	133.6	155.1	164.7	194.2	228.3
Homewares	27.9	36.6	44.3	45.6	53.7	60.3
Other Large Format Retail	41.0	58.5	66.6	72.5	83.0	92.5
<b>Total large format retail</b>	<b>345.9</b>	<b>490.7</b>	<b>593.3</b>	<b>638.8</b>	<b>754.9</b>	<b>864.5</b>
<b>Average growth (%/pa)</b>	-	5.1%	6.5%	1.9%	5.7%	4.6%

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





# FURTHER INFORMATION

Vend Property are pleased to present this opportunity to lease 5 & 19 Wright Road Harrisdale.

You would like further information about this opportunity please do not hesitate to contact the leasing agents below.



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