



180 THE PROMENADE
ELLENBROOK

VEND
PROPERTY

NOW
LEASING

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 Muchea.



28km
From the
Perth CBD



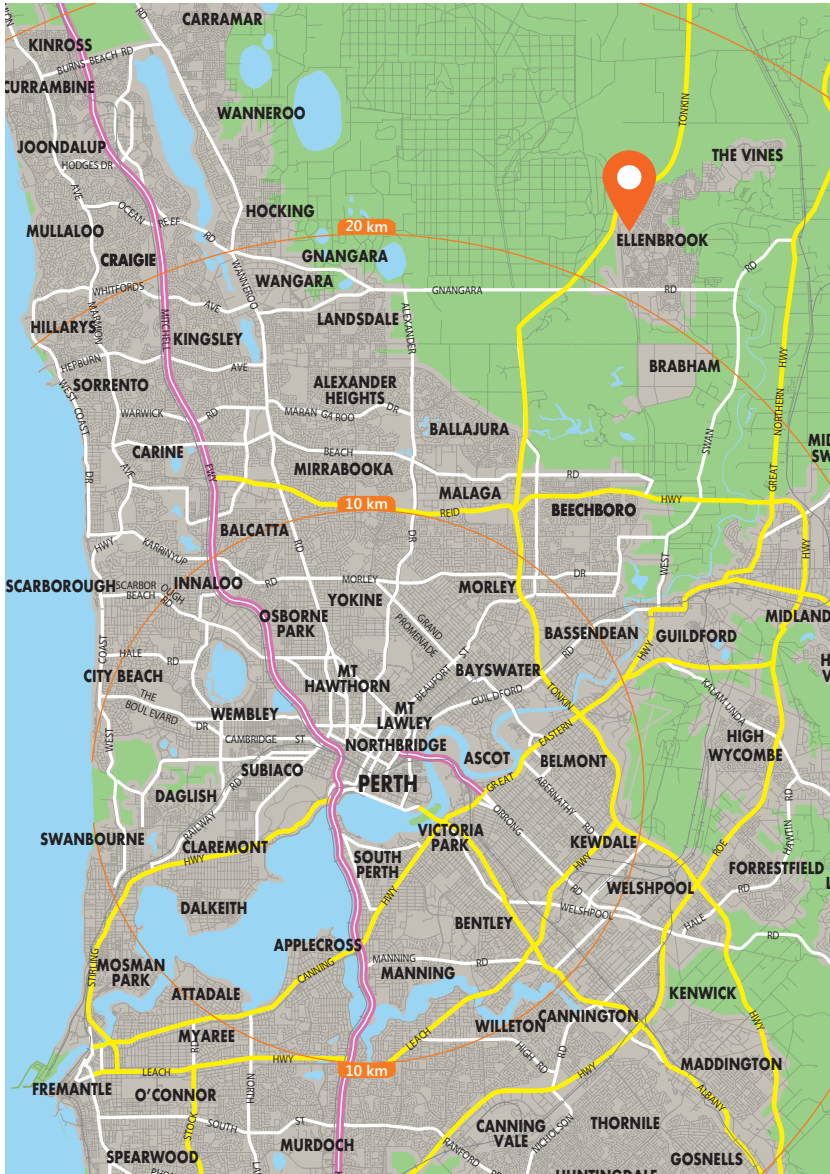
50km
From the
Port of Fremantle



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 349 to 1,500 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



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

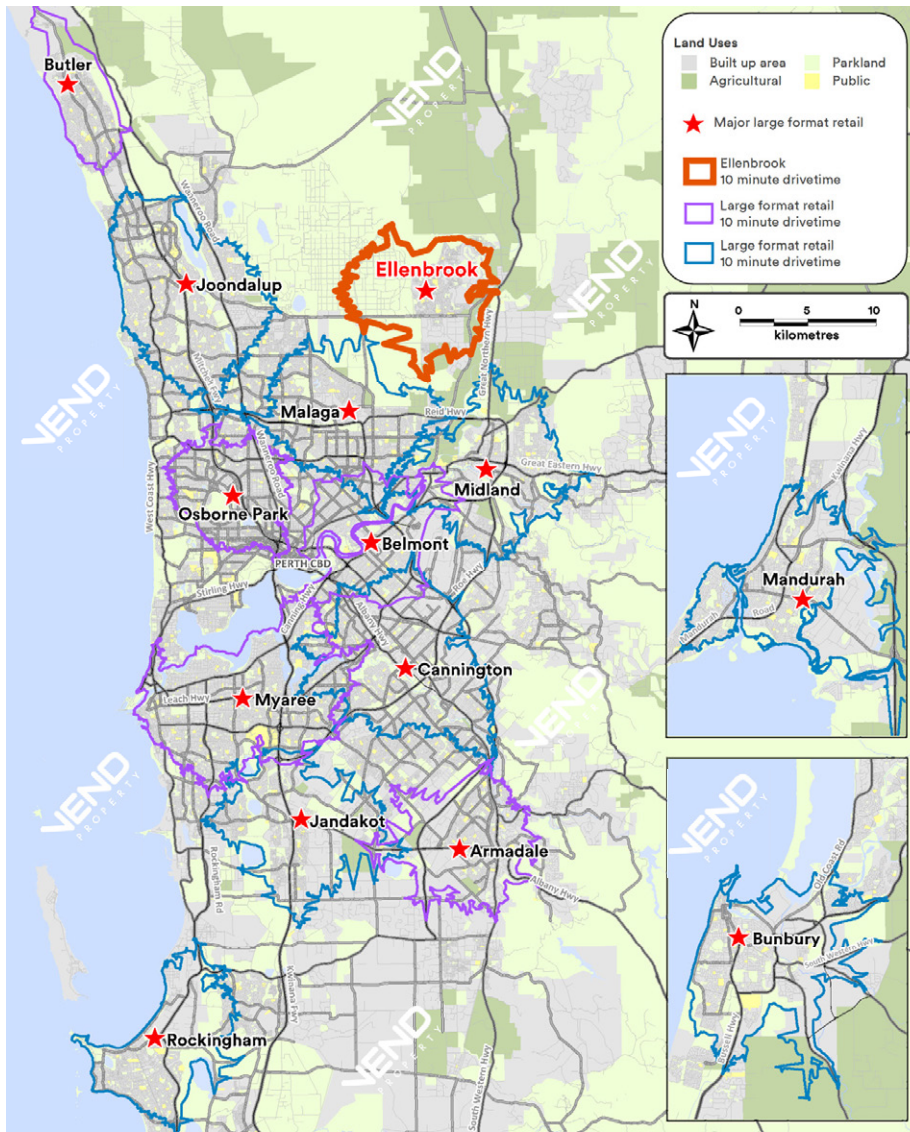


Primewest Osborne Park



Primewest Cockburn East

Catchment Area 10 Minute Drivetime



Catchment Area Characteristics

DEMOGRAPHICS (2016 CENSUS)

Introduction	Ellenbrook	Perth	Australia
Usually resident population	41,424	1,943,858	23,401,892
Total private dwellings	15,078	818,170	9,900,051
• % unoccupied	8%	10%	10%
Average household size ⁽⁶⁾⁽⁷⁾	2.92	2.60	2.59
Participation rate ⁽⁸⁾	71%	64%	60%
Unemployment rate ⁽²⁾	7.8%	8.1%	6.9%
White collar workers ⁽³⁾	41%	48%	50%
Age group	Ellenbrook	Perth	Australia
0-9	18%	13%	13%
10-19	14%	12%	12%
20-34	25%	23%	21%
35-49	23%	21%	20%
50-64	12%	17%	18%
65+	7%	14%	16%
Average age	31.6	37.5	38.7
Annual household income ⁽⁶⁾⁽⁹⁾⁽⁵⁾	Ellenbrook	Perth	Australia
<\$33,800	10%	18%	20%
\$33,800 - \$78,200	27%	29%	32%
\$78,200 - \$130,300	34%	26%	24%
\$130,300 - \$182,400	17%	13%	12%
>\$182,400	11%	15%	12%
Average household income	\$107,270	\$103,418	\$94,253
Variation from Australia average	14%	10%	-
Average household loan repayment	\$27,153	\$26,157	\$24,048
% of household income	22%	19%	19%
Average household rent payment	\$20,229	\$19,428	\$18,504
% of household income	25%	23%	23%
Country of birth ⁽⁶⁾	Ellenbrook	Perth	Australia
Australia	65%	61%	72%
England	8%	9%	4%
New Zealand	5%	3%	2%
India	4%	3%	2%
Other	17%	24%	20%
Dwelling tenure ⁽⁶⁾⁽⁴⁾⁽⁵⁾⁽⁶⁾	Ellenbrook	Perth	Australia
Fully owned	14%	29%	32%
Being purchased	66%	43%	36%
Rented	20%	28%	32%
Dwelling type ⁽⁶⁾⁽⁴⁾⁽⁷⁾	Ellenbrook	Perth	Australia
Separate house	86%	77%	74%
Townhouse/semi-detached	13%	16%	13%
Apartment	1%	7%	13%
Household composition ⁽⁴⁾⁽⁵⁾	Ellenbrook	Perth	Australia
Couples with children	45%	35%	33%
Couples without children	26%	27%	27%
One parent family	12%	11%	11%
Lone person	15%	23%	25%
Group	2%	4%	4%
Motor vehicles per dwelling ⁽⁶⁾⁽⁵⁾	Ellenbrook	Perth	Australia
None	2%	5%	8%
One	28%	33%	36%
Two	48%	40%	37%
Three or more	22%	21%	19%

Notes:

⁽²⁾ Excludes not stated

⁽³⁾ 15 years and over and excludes not stated

⁽⁶⁾ Excludes inadequately described and/or partially stated

⁽⁴⁾ Excludes other

⁽⁵⁾ Occupied private dwellings

⁽⁶⁾ Includes visitor only households

⁽⁷⁾ Excludes visitor only households

Source: Deep End Services; Australian Bureau of Statistics

POPULATION

Measure	2011	2018	2020	2022	2024	2026	2028
Persons	27,594	47,833	51,031	53,799	56,341	58,778	61,266
Growth no. per annum	-	2,891	1,599	1,384	1,271	1,218	1,244
Growth % per annum	-	8.2%	3.3%	2.7%	2.3%	2.1%	2.1%

Source: Deep End Services; ABS; Forecast id



LARGE FORMAT RETAIL SPENDING PER CAPITA (FY 2018) (inc. GST)

Spending category	Ellenbrook	Perth	Australia
Automotive Parts & Accessories	\$372	\$364	\$377
Coverings	\$192	\$165	\$161
Electrical	\$1,029	\$1,117	\$1,161
Furniture	\$401	\$395	\$391
Hardware & Garden	\$1,140	\$1,008	\$751
Homewares	\$259	\$287	\$298
Other Large Format Retail	\$459	\$436	\$402
Total large format retail	\$3,852	\$3,773	\$3,541
Variation from Australian average	8.8%	6.5%	-

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



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

Spending category	2011	2018	2020	2022	2024	2026	2028
Automotive Parts & Accessories	10.3	17.8	19.2	20.7	22.5	23.9	25.0
Coverings	5.3	9.2	10.0	11.0	11.9	12.6	13.2
Electrical	28.4	49.2	53.4	58.0	63.0	67.0	70.2
Furniture	11.1	19.2	20.9	22.9	24.8	26.2	27.5
Hardware & Garden	21.1	54.5	60.6	68.0	75.9	83.1	90.0
Homewares	7.1	12.4	13.5	14.8	16.0	17.0	17.8
Other Large Format Retail	12.6	21.9	23.4	24.7	26.2	27.3	28.1
Total large format retail	95.9	184.2	201.1	220.1	240.3	257.0	271.8
Average growth (%/pa)	-	9.8%	4.5%	4.6%	4.5%	3.4%	2.8%

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





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

0418 945 759

jeff.kloppe@vendproperty.com.au

VEND
PROPERTY

VEND
PROPERTY

180 THE PROMENADE
ELLENBROOK

**NOW
LEASING**