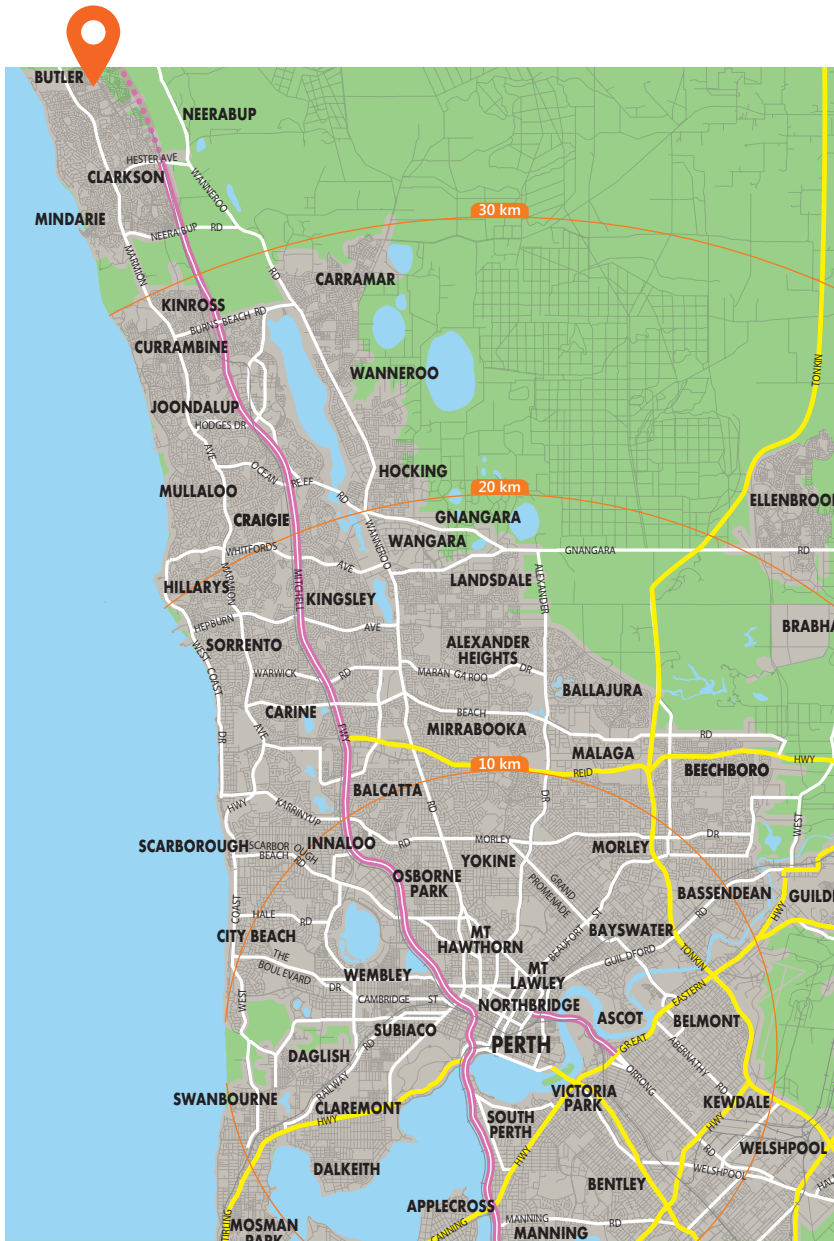




**BUTLER HOMEMAKER CENTRE  
BUTLER WA**



# LOCATION

Located approximately 41.7 kilometres north of Perth's CBD and 17 kilometres from Joondalup, the site is brilliantly placed to take advantage of the burgeoning northern suburbs. This development, together with the surrounding dynamic mix of retail offerings, provide for a unique opportunity within the "City of Wanneroo".

- ➔ The centre will benefit from the recent \$28m upgrade of Butler Boulevard to Yanchep providing easier access to residents north of Butler Boulevard.
- ➔ Adjacent Butler Train Station



**41.7km**  
From the  
Perth CBD



**Road Infrastructure**  
Butler Boulevard to connect  
directly to Mitchell Freeway  
in 2023



**High Profile**  
Join Woolworths &  
Dan Murphy's



**89,110 people**  
Within 10 minute  
drive-time (ABS 2022)



# PROPERTY DETAILS

- **PREMISES:** Various tenancies ranging from 300sqm to 1,500sqm
- **SITE AREA:** 2.74 hectares\*
- **ASKING NET RENTAL:** Showroom: From \$240.00p/sqm / Retail \$370.00p/sqm + GST
- **GROSS LETTABLE AREA:** 13,331sqm\*
- **ZONING:** Centre – Precinct A (Retail/Showrooms Permitted)
- **CAR PARKING:** 319 Car bays
- **OUTGOINGS:** \$47.00 / sqm per annum\*
- **AVAILABLE:** July 2022

\* Approx



3 Phase  
Power



Join the Good Guys,  
Beacon Lighting,  
Goodlife



Move in  
Q3 2022



Pylon  
Signs



Rear  
Loading



NBN



319  
Parking Bays



Large  
Fascias

**Goodlife.**  
HEALTH CLUBS

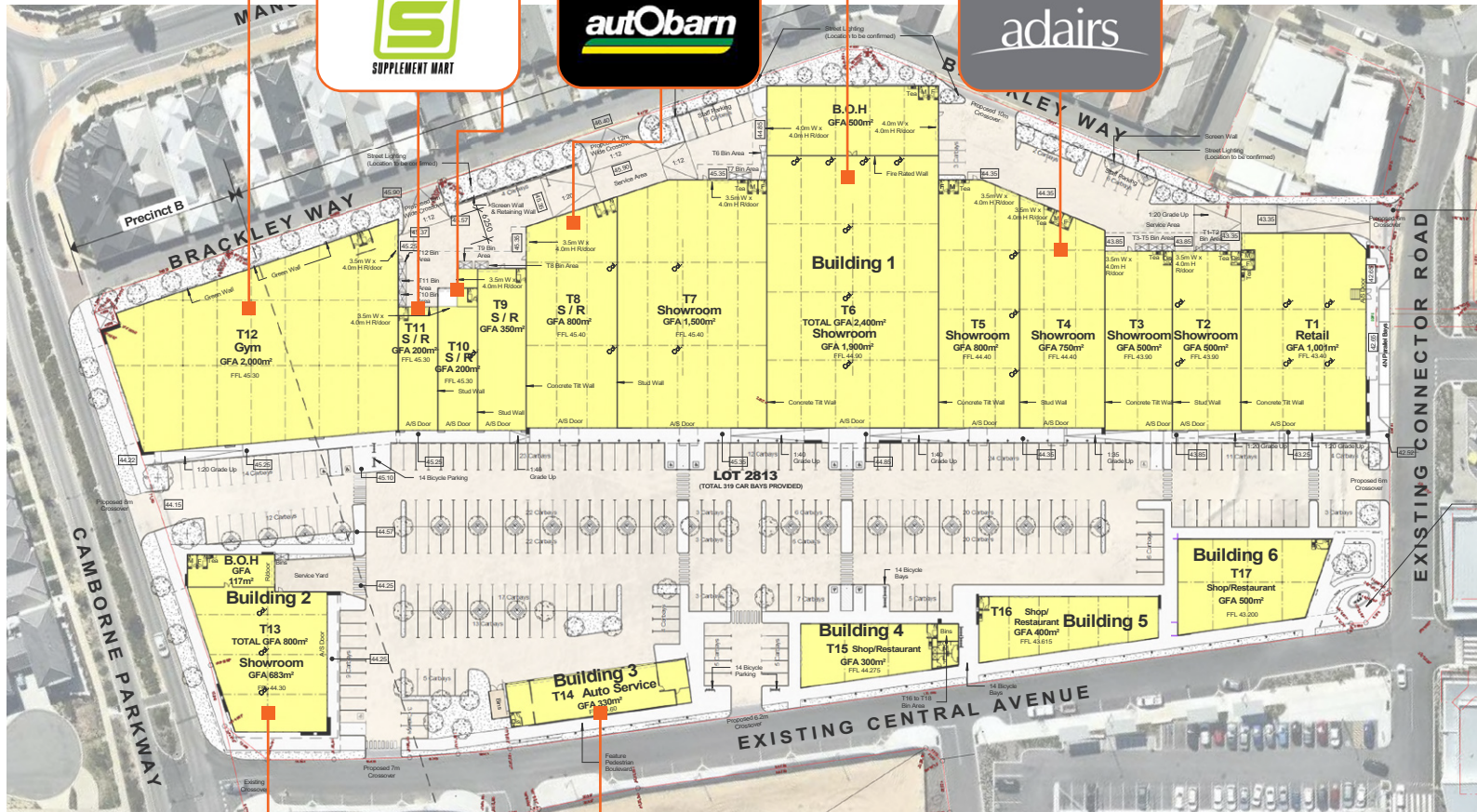
**GODFREYS**  
THE VACUUM & CLEANING SPECIALISTS

**THE GOOD GUYS**

**S**  
SUPPLEMENT MART

**autObarn**

**adairs**



**Beacon**  
LIGHTING

**AutoBahn** Mechanical and Electrical Services

**VEND**  
PROPERTY

**BUTLER HOMEMAKER CENTRE**  
220 CAMBORNE PARKWAY  
BUTLER, WA

**NOW**  
**LEASING**

# ABOUT THE DEVELOPER



Axiom Properties Ltd is an ASX-listed property development and investment business, focused on delivering high-quality property projects for its partners and clients.

The executives and management team at Axiom has developed in excess of 150,000 sq.m of retail space over the last 15 years, demonstrating a strong track record and expertise across the full spectrum of development – from site selection, navigating planning processes and pre-leasing activities right through to builder selection and ultimately delivery of a quality retail centre that exceeds all expectations.

It's Axiom's active, hands-on approach to each development it undertakes that sets it apart from others – an approach that ensures its executive team are available and intimately involved in all aspects of the delivery process to ensure a superior outcome.

Axiom is a proud and long standing Gold member of the Large Format Retailers Association.

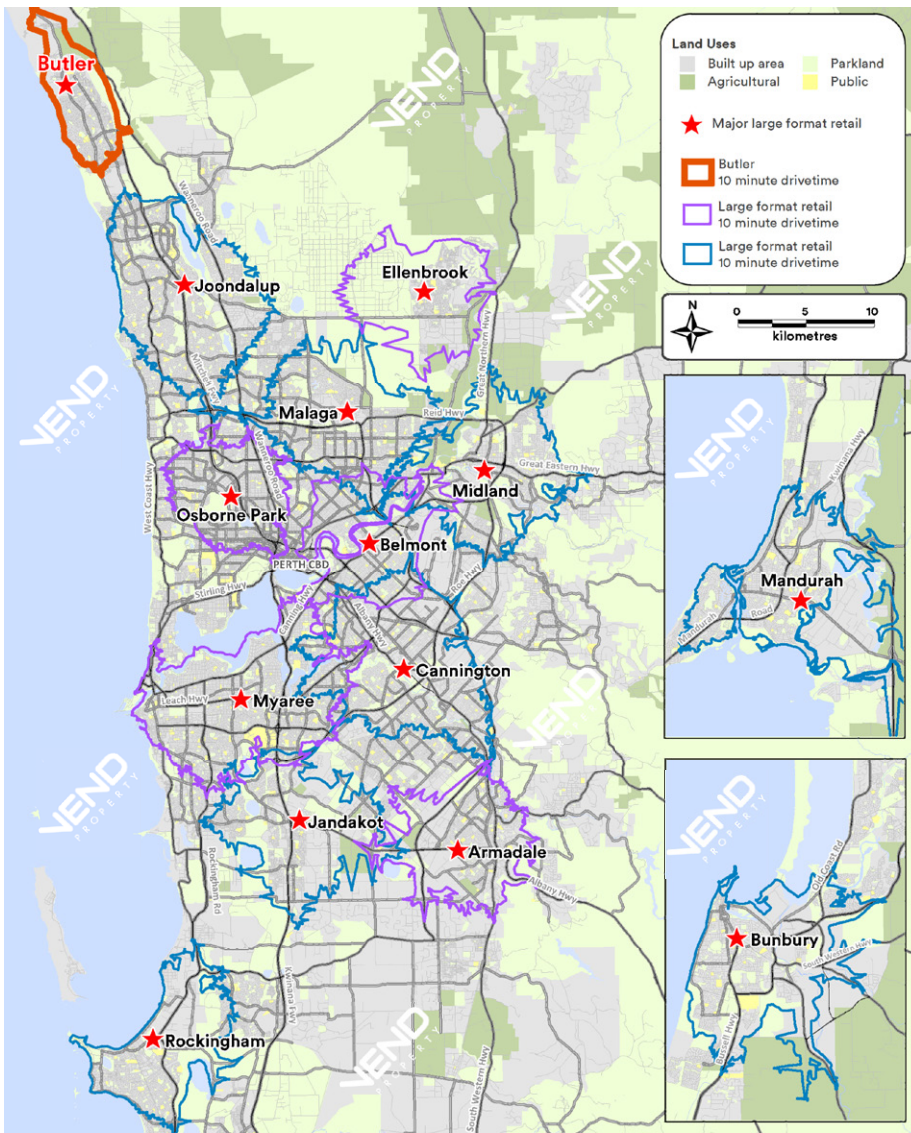


→ Gepps Cross, South Australia



→ Churchill Centre, South Australia

➔ Catchment Area 10 Minute Drivetime



➔ Catchment Area Characteristics

DEMOGRAPHICS (2016 CENSUS)			
<b>Introduction</b>	Butler	Perth	Australia
Usually resident population	58,947	1,943,858	23,401,892
Total private dwellings	22,667	818,170	9,900,051
• % unoccupied	10%	10%	10%
Average household size <sup>(6)(7)</sup>	2.82	2.60	2.69
Participation rate <sup>(8)</sup>	67%	64%	60%
Unemployment rate <sup>(2)</sup>	9.2%	8.1%	6.9%
White collar workers <sup>(3)</sup>	39%	48%	50%
<b>Age group</b>	Butler	Perth	Australia
0-9	16%	13%	13%
10-19	15%	12%	12%
20-34	23%	23%	21%
35-49	23%	21%	20%
50-64	14%	17%	18%
65+	9%	14%	16%
Average age	33.1	37.5	38.7
<b>Annual household income <sup>(6)(5)</sup></b>	Butler	Perth	Australia
<\$33,800	14%	18%	20%
\$33,800 - \$78,200	31%	29%	32%
\$78,200 - \$130,300	30%	26%	24%
\$130,300 - \$182,400	15%	13%	12%
>\$182,400	10%	15%	12%
Average household income	\$99,741	\$103,418	\$94,253
Variation from Australia average	6%	10%	-
Average household loan repayment	\$26,107	\$26,157	\$24,048
% of household income	21%	19%	19%
Average household rent payment	\$19,732	\$19,428	\$18,504
% of household income	26%	23%	23%
<b>Country of birth <sup>(6)</sup></b>	Butler	Perth	Australia
Australia	55%	61%	72%
England	20%	9%	4%
New Zealand	5%	3%	2%
South Africa	5%	2%	1%
Other	16%	24%	21%
<b>Dwelling tenure <sup>(6)(4)(5)(6)</sup></b>	Butler	Perth	Australia
Fully owned	15%	29%	32%
Being purchased	57%	43%	36%
Rented	28%	28%	32%
<b>Dwelling type <sup>(6)(4)(7)</sup></b>	Butler	Perth	Australia
Separate house	91%	77%	74%
Townhouse/semi-detached	8%	16%	13%
Apartment	0%	7%	13%
<b>Household composition <sup>(4)(5)</sup></b>	Butler	Perth	Australia
Couples with children	42%	35%	33%
Couples without children	25%	27%	27%
One parent family	14%	11%	11%
Lone person	17%	23%	25%
Group	3%	4%	4%
<b>Motor vehicles per dwelling <sup>(5)(5)</sup></b>	Butler	Perth	Australia
None	3%	5%	8%
One	33%	33%	36%
Two	43%	40%	37%
Three or more	21%	21%	19%

POPULATION							
Measure	2011	2018	2020	2022	2024	2026	2028
Persons	47,040	70,603	79,826	89,110	98,230	106,973	114,673
Growth no. per annum	-	3,366	4,612	4,642	4,560	4,372	3,850
Growth % per annum	-	6.0%	6.3%	5.7%	5.0%	4.4%	3.5%

Source: Deep End Services; ABS; Forecast id

LARGE FORMAT RETAIL SPENDING PER CAPITA (FY 2018) (inc. GST)			
Spending category	Butler	Perth	Australia
Automotive Parts & Accessories	\$360	\$364	\$377
Coverings	\$169	\$165	\$161
Electrical	\$969	\$1,117	\$1,161
Furniture	\$371	\$395	\$391
Hardware & Garden	\$1,154	\$1,008	\$751
Homewares	\$247	\$287	\$298
Other Large Format Retail	\$424	\$436	\$402
<b>Total large format retail</b>	<b>\$3,694</b>	<b>\$3,773</b>	<b>\$3,541</b>
Variation from Australian average	4.3%	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	16.9	25.4	29.1	33.2	37.9	42.1	45.2
Coverings	8.0	12.0	13.8	16.0	18.2	20.2	21.8
Electrical	45.6	68.4	78.7	90.4	103.5	114.7	123.8
Furniture	17.4	26.2	30.3	35.1	39.9	44.2	47.6
Hardware & Garden	36.5	81.5	95.9	114.0	134.0	153.1	170.5
Homewares	11.6	17.4	20.2	23.4	26.6	29.4	31.7
Other Large Format Retail	19.9	29.9	33.7	37.7	42.0	45.6	48.2
<b>Total large format retail</b>	<b>155.9</b>	<b>260.8</b>	<b>301.7</b>	<b>349.7</b>	<b>402.2</b>	<b>449.2</b>	<b>488.8</b>
<b>Average growth (%/pa)</b>	-	<b>7.6%</b>	<b>7.6%</b>	<b>7.7%</b>	<b>7.2%</b>	<b>5.7%</b>	<b>4.3%</b>

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

**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



## FURTHER INFORMATION

Vend Property and Axiom Properties Limited are pleased to present this opportunity to lease at 220 Camborne Parkway Butler.

If you would like further information, or to discuss this opportunity in more detail please do not hesitate to contact the leasing agent below.



**PAUL DAVISON**

0419 022 334

[paul.davison@vendproperty.com.au](mailto:paul.davison@vendproperty.com.au)



**JEFF KLOPPER**

0418 945 759

[jeff.klopfer@vendproperty.com.au](mailto:jeff.klopfer@vendproperty.com.au)