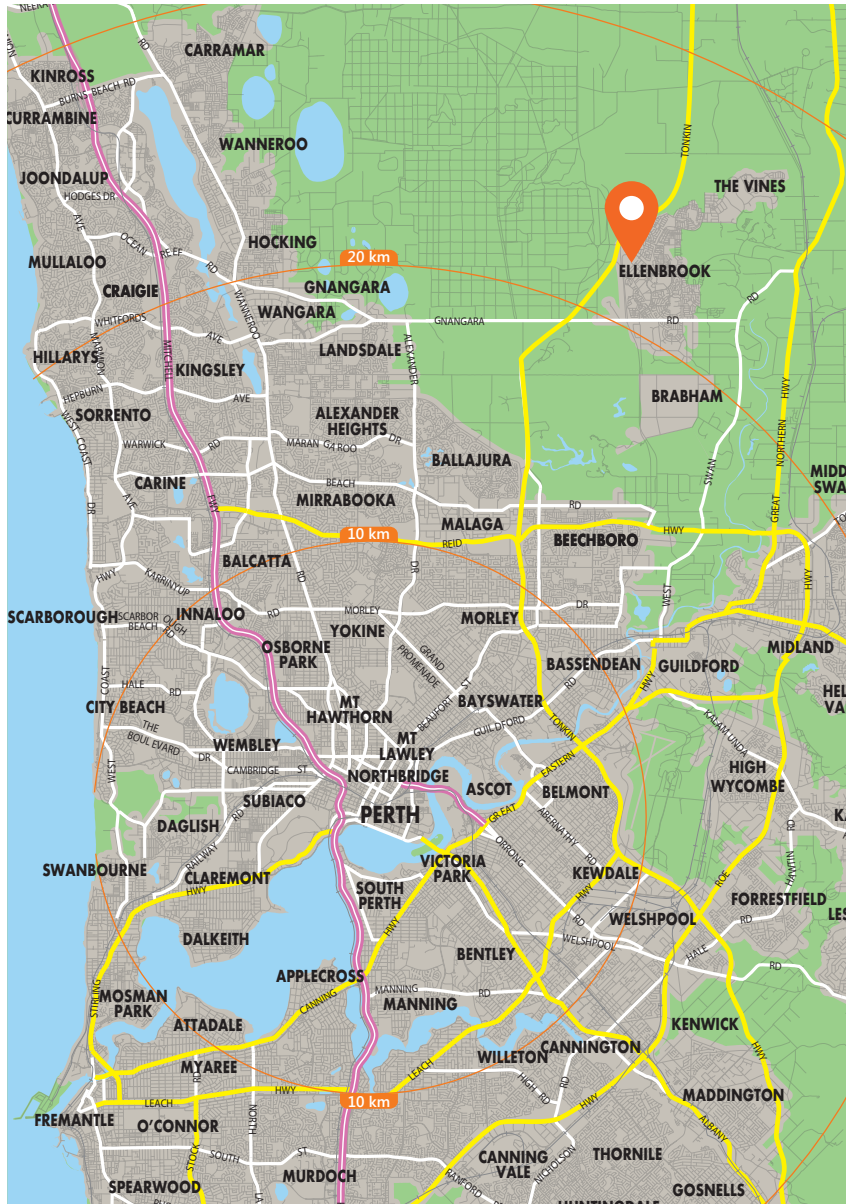# VEND
PROPERTY

125 THE PROMENADE

ELLENBROOK - WA

LOCATION

Ellenbrook is a north eastern suburb of Perth located 21 kilometers from the Perth CBD with access via Tonkin Highway. Ellenbrook was estimated to have a population of over 54,000 people in a 10 minute drive time as at the 2021 Census and the wider catchment.

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 further 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

> Northern Section: Ellenbrook to Muchea

21 km
From the Perth CBD

High Profile
Join – Bunnings, Spotlight, Sydney Tools, Beacon Lighting, Autobarn, BCF

Road Infrastructure
North Link completed in August 2021

52,738 people
Within 10 minute drive-time (ABS 2022)

PROPERTY DETAILS

VEND
PROPERTY

> **Premises:** Various tenancies ranging from 496sqm to 800sqm

> **Site Area:** 2.1953 hectares*

> **Asking Net Rental:** Showroom from $265.00p/sqm

> **Gross Lettable Area:** 8,848 square metres*

> **Zoning:** Centre – Precinct A (Retail/Showrooms Permitted)

> **Car Parking:** 245 Car bays

> **Outgoings:** $66.41 / sqm per annum*

> **Available:** Q2 2025

*Approx

3 Phase Power
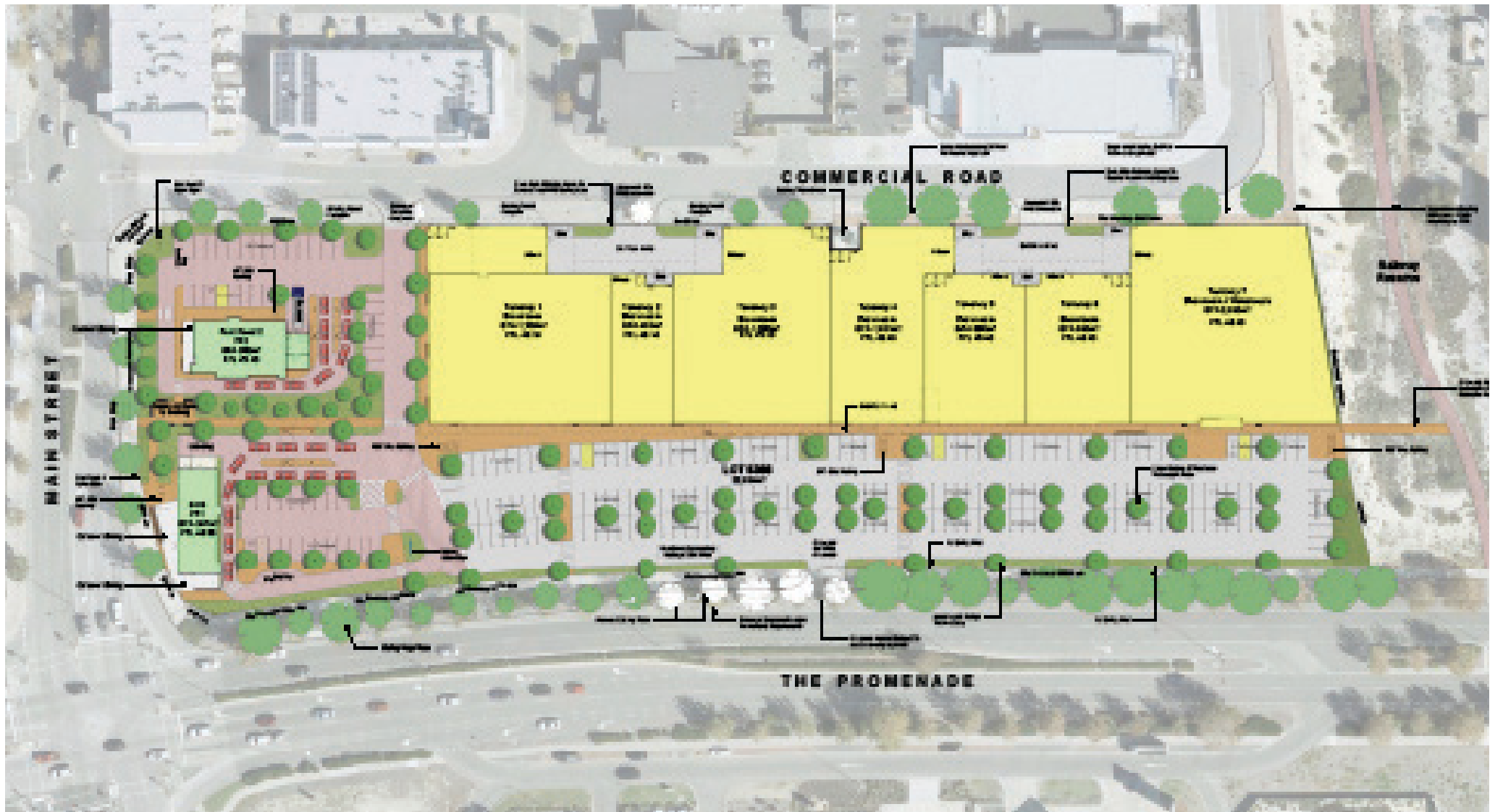
Join Carls Jr & GYG

Move in Q2 2025

Pylon Sign

Rear Loading

NBN

245 Parking Bays

Large Fascias

CENTRE PLAN

COMMERCIAL ROAD

MAIN STREET

THE PROMENADE

* Plan subject to change

THE DEVELOPER

Satterley is Australia's largest and most trusted private residential land developer, drawing on decades of experience to create vibrant and connected residential communities catering to both the current and future needs of consumers.

Established in 1980, Satterley has a proven track record of excellence including the creation of over 190 communities, with over 100 industry awards to their name. With more than 43 years' experience developing multi award-winning, market-leading residential communities, Satterley honours its promise to maximise long-term profit and returns to our investor partners.

Satterley operates in three Australian states, dominating the West Australian land market and rapidly gaining market share in Victoria and expanding operations in Queensland. Satterley's team is multi-disciplined, with depth and breadth of experience, strong industry knowledge, and a focus on mitigating risk while delivering value.
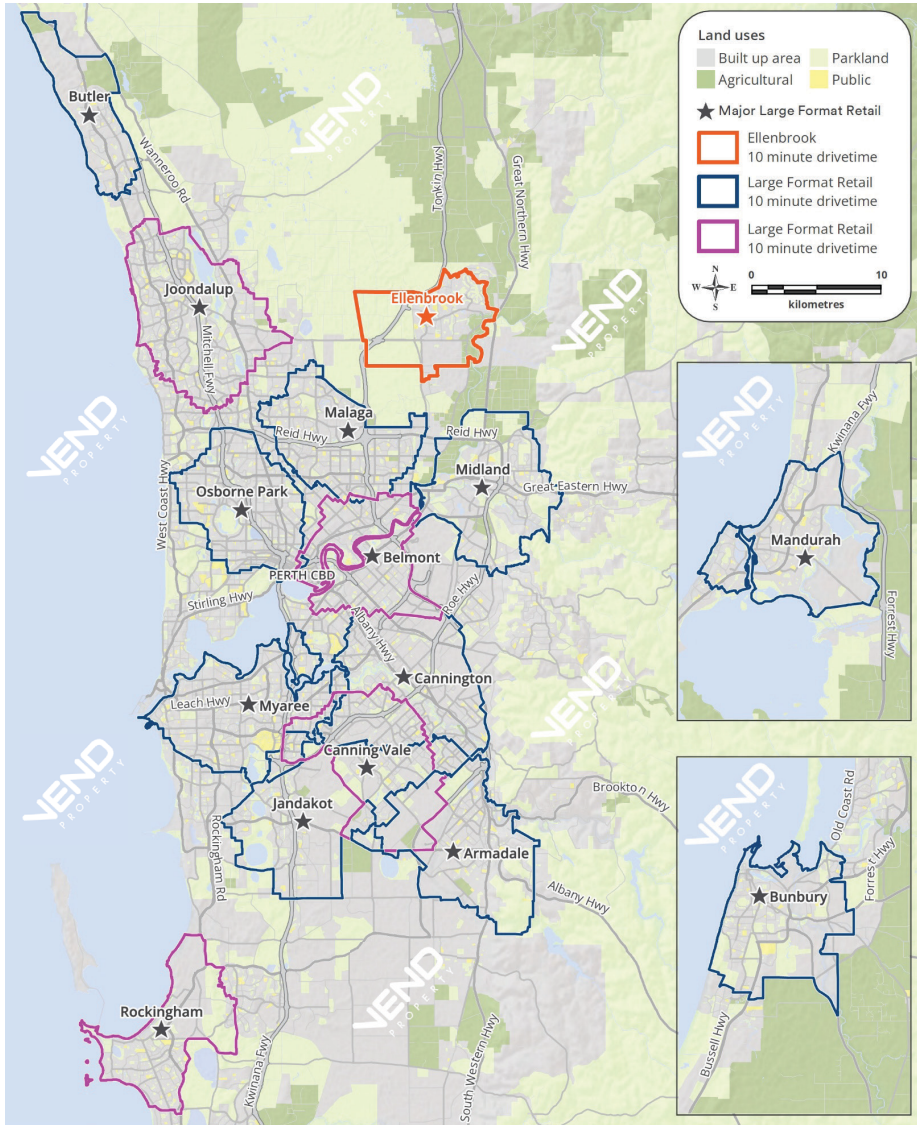
🔍 **www.https://satterley.com.au**

> 4 Clayton Street, Midland

> South Central, 87 Armadale Road, Jandakot

CATCHMENT DEMOGRAPHICS

Land uses
- Built up area
- Agricultural
- Parkland
- Public
- ★ Major Large Format Retail
- Ellenbrook 10 minute drivetime
- Large Format Retail 10 minute drivetime
- Large Format Retail 10 minute drivetime

DEMOGRAPHICS (2021 CENSUS)

Introduction	Ellenbrook	Perth	Australia
Usually resident population	45,769	2,116,647	25,422,788
Total private dwellings	16,421	882,376	10,852,204
% unoccupied	6%	8%	10%
Average household size	2.87	2.52	2.54
Participation rate	72%	65%	61%
Unemployment rate	5.1%	5.3%	5.1%
White collar workers	39%	49%	51%
Age group	**Ellenbrook**	**Perth**	**Australia**
0-9	17%	13%	12%
10-19	15%	12%	12%
20-34	21%	21%	20%
35-49	23%	21%	20%
50-64	15%	18%	18%
65+	9%	16%	17%
Average age	33.3	39.1	40.0
Annual household income	**Ellenbrook**	**Perth**	**Australia**
<$33,800	9%	16%	17%
$33,800 - $78,200	25%	26%	28%
$78,200 - $130,300	30%	24%	24%
$130,300 - $182,400	20%	15%	14%
>$182,400	16%	19%	18%
Average household income	$120,350	$117,791	$112,941
Variation from Australia average	7%	4%	-
Average household loan repayment	$25,032	$24,984	$25,272
% of household income	18%	16%	17%
Average household rent payment	$19,795	$19,468	$20,879
% of household income	22%	20%	21%
Country of birth	**Ellenbrook**	**Perth**	**Australia**
Australia	66%	62%	71%
England	7%	8%	4%
India	5%	3%	3%
New Zealand	5%	3%	2%
Other	17%	23%	20%
Dwelling tenure	**Ellenbrook**	**Perth**	**Australia**
Fully owned	16%	29%	32%
Being purchased	63%	43%	36%
Rented	21%	27%	32%
Dwelling type	**Ellenbrook**	**Perth**	**Australia**
Separate house	92%	78%	73%
Townhouse/semi-detached	7%	14%	13%
Apartment	1%	8%	14%
Household composition	**Ellenbrook**	**Perth**	**Australia**
Couples with children	44%	34%	32%
Couples without children	23%	27%	27%
One parent family	13%	11%	11%
Lone person	18%	25%	26%
Group	2%	4%	4%
Motor vehicles per dwelling	**Ellenbrook**	**Perth**	**Australia**
None	2%	5%	7%
One	30%	35%	37%
Two	45%	40%	37%
Three or more	23%	20%	19%

Source: Deep End Services; Australian Bureau of Statistics

POPULATION

Measure	2016	2023	2025	2027	2029	2031
Persons	40,516	52,738	57,963	63,009	67,876	72,742
Growth no. per annum	-	1,746	2,613	2,523	2,433	2,433
Growth % per annum	-	3.8%	4.8%	4.3%	3.8%	3.5%

Source: Deep End Services; ABS; Government of Western Australia

LARGE FORMAT RETAIL SPEND PER CAPITA
(FY 2023) (inc. GST)

Spending category	Ellenbrook	Perth	Australia
Automotive Parts & Accessories	$466	$464	$465
Coverings	$212	$187	$184
Electrical	$1,273	$1,401	$1,452
Furniture	$459	$451	$454
Hardware & Garden	$1,160	$1,069	$885
Homewares	$287	$324	$345
Other Large Format Retail	$572	$552	$479
Total Large Format Retail	**$4,429**	**$4,447**	**$4,265**
Variation from Australia average	**3.8%**	**4.3%**	**-**

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

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

Spending category	2016	2023	2025	2027	2029	2031
Automotive Parts & Accessories	18.8	24.6	28.5	33.5	39.1	44.4
Coverings	8.8	11.2	13.0	15.2	17.6	19.7
Electrical	44.2	67.2	79.1	93.7	110.3	124.5
Furniture	19.0	24.2	28.1	32.8	38.2	42.6
Hardware & Garden	45.8	61.2	70.0	82.6	96.6	112.5
Homewares	11.9	15.1	17.5	20.5	23.8	26.6
Other Large Format Retail	23.0	30.2	34.7	40.0	45.7	50.9
Total Large Format Retail	**171.4**	**233.6**	**270.7**	**318.2**	**371.5**	**421.3**
Growth % per annum	**-**	**4.5%**	**7.7%**	**8.4%**	**8.0%**	**6.5%**

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

FURTHER INFORMATION

Vend Property and Satterley are pleased to present this opportunity to lease at Lot 9340 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
Managing Director

0418 945 759

jeff.klopper@vendproperty.com.au

Another quality development by:

We're in **your** space.

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vendproperty.com.au