

FOR SALE

METROPOLITAN MELBOURNE  
NEIGHBOURHOOD SHOPPING CENTRE

**20 YEAR  
LEASE TO**  
**coles** + 15 SHOPS  
+ CHILDCARE  
+ GYM  
+ MASSIVE 2.1 HA  
LAND HOLDING



**SPRINGHILL**  
shopping centre

CORNER THOMPSONS ROAD AND SPRINGHILL DRIVE, CRANBOURNE

PRIME ● PROVEN ● PERFORMING

FOR SALE BY PUBLIC EXPRESSIONS OF INTEREST  
CLOSING WEDNESDAY 30TH NOVEMBER 2016 AT 5PM

**CBRE** VICTORIAN  
RETAIL INVESTMENTS



# SPRINGHILL

shopping centre



Prime Melbourne metropolitan neighbourhood shopping centre, anchored by a 4,037sqm\* full line Coles Supermarket and Liquorland (20 year initial lease), plus 15 predominately non-discretionary specialty tenants, gym and childcare centre, providing a total GLA of 7,100sqm\*



Highly exposed 21,020sqm\* land parcel, conveniently accessed from its 4 street frontages, with a 199m\* frontage to Thompsons Road, carrying an average of 23,000 cars per day\*\*



Conveniently designed at grade car parking for 280 vehicles\* (4 cars /100sqm)



Highly exposed location on the corner of two primary thoroughfares servicing the City of Casey which is consistently one of Victoria's fastest growing municipalities



Exceptional income security via a WALE (by area) of 11 years, with 71% of the income derived from national retailers, and 57% derived from ASX listed companies



Opened in 2012, designed by leading architecture firm NH Architects and developed by Australand, providing significant depreciation tax benefits and minimal capital expenditure requirements



Densely populated and growing MTA of 23,570 residents, expected to increase to 32,740 residents by 2026, reflecting robust average annual growth of 3.9% per annum\*\*



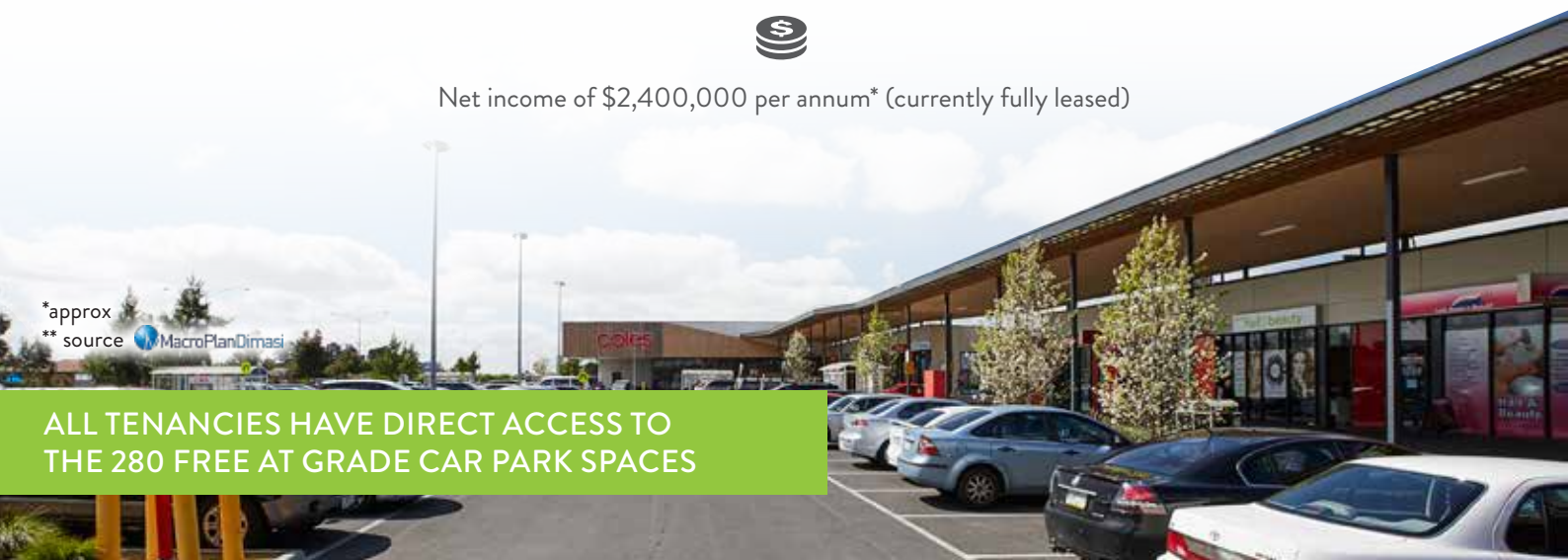
Attractive Coles lease structure with regards to outgoings recoveries and turnover rent threshold



Net income of \$2,400,000 per annum\* (currently fully leased)

\*approx  
\*\* source 

ALL TENANCIES HAVE DIRECT ACCESS TO  
THE 280 FREE AT GRADE CAR PARK SPACES





# UNDERPINNED BY OUTSTANDING DEMOGRAPHICS

CITY OF CASEY POPULATION TO REACH

**396,000 BY 2026**

MAKING IT ONE OF THE

**FASTEST GROWING**

MUNICIPALITIES IN THE NATION



STRONG AVERAGE ANNUAL POPULATION  
**GROWTH RATE OF 3.9%**  
FOR THE MAIN TRADE AREA TO 2026



**RETAIL SPENDING CAPACITY**

OF THE MAIN TRADE AREA POPULATION  
IS PROJECTED TO INCREASE FROM

**\$284 MILLION AT 2016 TO**

**\$503 MILLION AT 2026**



THE CITY OF CASEY IS HOME TO THE  
LARGEST BABY BOOM, RECORDING  
**86 NEWBORNS EACH WEEK**

BY 2035, IT IS EXPECTED

**137 CHILDREN**

WILL BE BORN WEEKLY

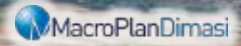
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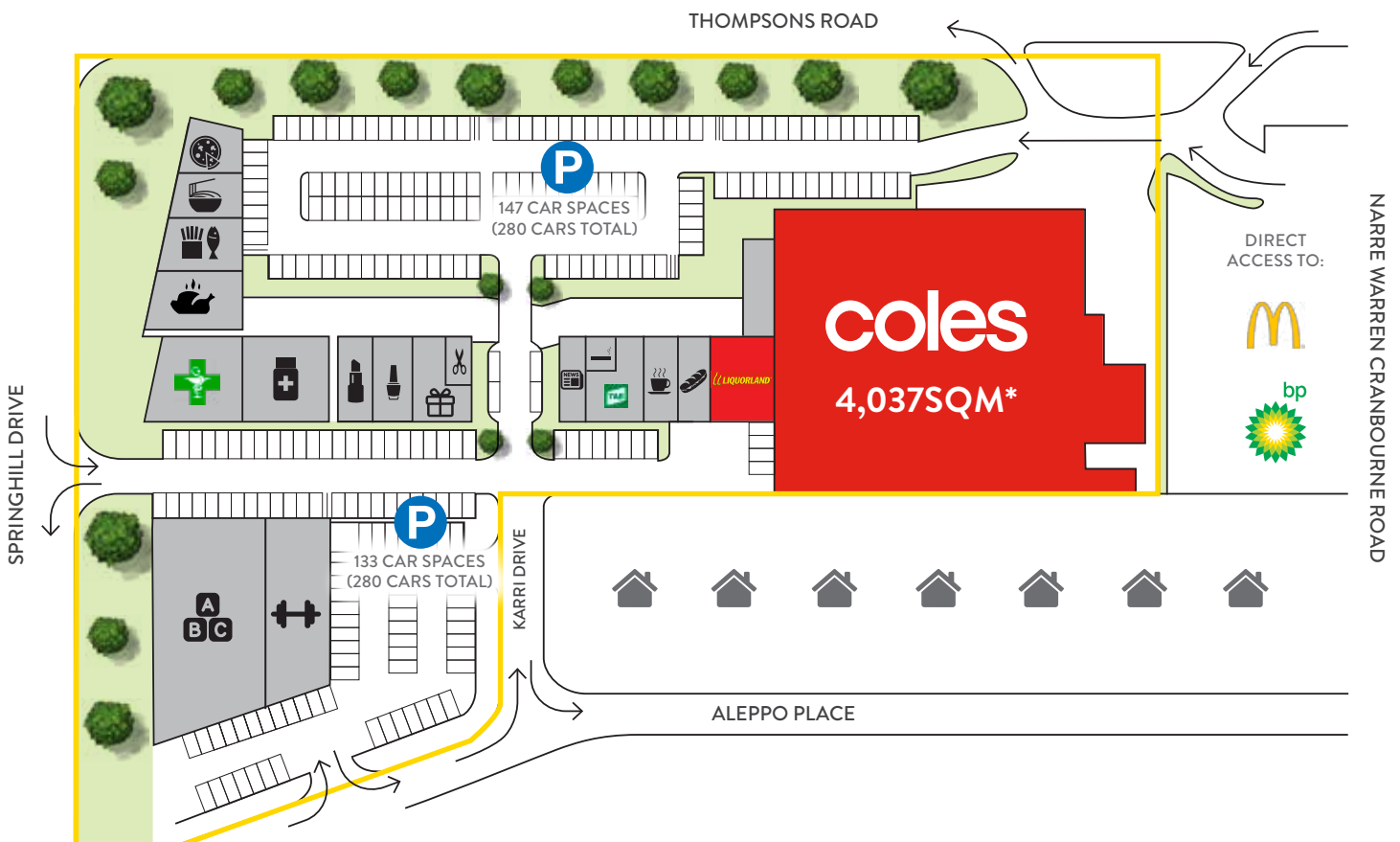
*“A strategically designed convenience based  
neighbourhood shopping centre supported by key service  
and non-discretionary focused specialty retailers”*



“LAND HOLDINGS SITUATED OPPOSITE SPRINGHILL SHOPPING CENTRE HAVE THE POTENTIAL TO ACCOMMODATE AROUND 750 DWELLINGS AND HOUSE SOME 2,250 RESIDENTS”



CATCHMENT POPULATION 2016: 23,570\*\*  
CATCHMENT POPULATION 2026: 32,740\*\*





# FOUR PILLARS OF INCOME SECURITY

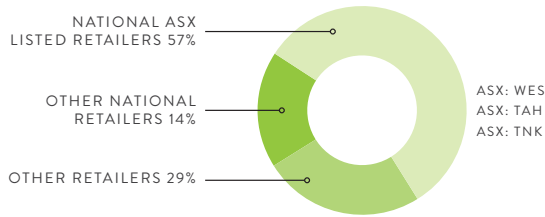
## 1. SUBSTANTIAL WALE

**11 YEARS**  
WALE BY AREA

## 2. FULLY LEASED CENTRE WITH:

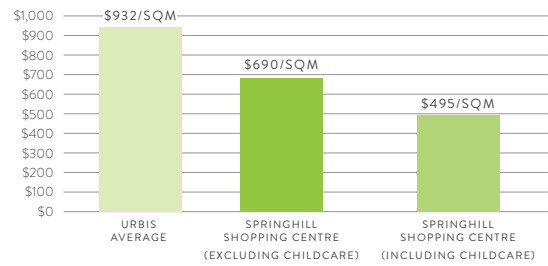
**14 OUT OF 15**  
BUSINESSES TRADING SINCE CENTRE OPENING

## 3. INCOME SECURED BY ASX LISTED COMPANIES (BY INCOME)



## 4. SUSTAINABLE RENTAL LEVELS

(AVERAGE GROSS RENTS OF ALL TENANTS EXCEPT COLES)



AT GRADE PARKING FOR 280 VEHICLES\*



STRATEGICALLY DESIGNED FOR MAXIMUM CONVENIENCE



HIGH PROPORTION OF FOOD AND BEVERAGE RETAILERS



LARGEST SUPERMARKET (4,037SQM\*) IN THE MAIN TRADE AREA



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*The Coles supermarket anchoring Springhill Shopping Centre is the largest supermarket in the main trade area, and is the only Coles supermarket in the local area.*



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FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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\*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.

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