

EASTWOOD VILLAGE SHOPPING CENTRE

WHERE OPPORTUNITY TAKES CENTRE STAGE

RITCHIES SUPA IGA plus LIQUOR + 13 SHOPS + 168 CAR PARKING SPACES
15 YEAR LEASE +    + 168 CAR PARKING SPACES



FOR SALE

VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING
THURSDAY 12TH OCTOBER 2017 AT 5.00PM

CBRE VICTORIAN
RETAIL INVESTMENTS

AT THE HEART OF IT ALL,
EASTWOOD VILLAGE IS WELL
POSITIONED TO BENEFIT FROM THE
SURROUNDING COMMUNITY.



HOWITT AVENUE

EVERGREEN WAY



VIBRANT SHOPPING CENTRE

ANCHORED BY STRONG PERFORMING



Full line SUPA IGA Plus Liquor (2,257sqm*) with brand new 15 Year net lease, plus 13 speciality tenants - providing a rich investment opportunity in this fast-growing region.

Ideally positioned to capture a disproportionate share of trade from surrounding catchments east of Bairnsdale, with the Mitchell River acting as a natural barrier and preventing customer leakage to the CBD.



HIGHLY EXPOSED 16,480SQM* LAND PARCEL

Accessible from two street frontages, the centre is within immediate proximity to core community infrastructure including schools, childcare facilities and retirement homes.



IDEAL LOCATION

Positioned to capture a sizeable amount of trade from surrounding rural communities east of Bairnsdale with the Mitchell River acting as a natural barrier and preventing retail leakage to the CBD.



CONVENIENT DESIGN

At-grade car parking for 168 vehicles* (4 cars/100sqm*)



INCOME SECURITY

Weighted Average Lease Expiry (by income) of 6.8 years, with 55% of income derived from Ritchies SUPA IGA Plus Liquor and 30% from strong trading medical uses.



RETURN ON INVESTMENT

Significant depreciation tax benefits and minimum capital expenditure requirements.



ATTRACTIVE LEASE

Specifically structured to benefit outgoings, recoveries and achievable turnover rent threshold.



FULLY LEASED

Net income of **\$978,000 per annum***



Newly built Full Line SUPA IGA Plus Liquor

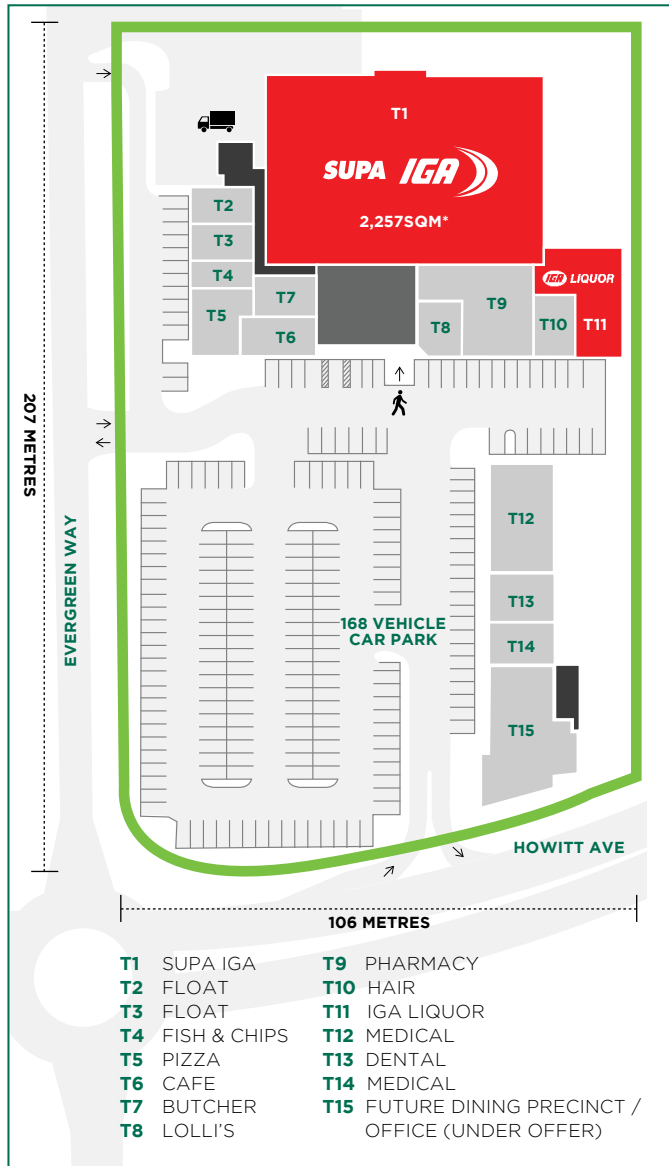


Complemented by nondiscretionary tenants



Convenient access with ample parking for 168 vehicles

*Approx.



FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS

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VICTORIA'S MARKET LEADER IN THE SALE OF SHOPPING CENTRES AND RETAIL INVESTMENT PROPERTIES.

CBRE VICTORIAN RETAIL INVESTMENTS

PHONE: 1300 666 888

LEVEL 34, 8 EXHIBITION STREET, MELBOURNE VICTORIA

*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.