

**FOR SALE**

**coles**

**BENDIGO CITY CENTRAL**

✓ **LOW RISK ASSET**  
✓ **LEASED UNTIL 2029**  
✓ **NET LEASE TO COLES**

**MYERS STREET**

**WILLIAMSON STREET**



**97%** LEASED TO NATIONAL TENANTS



MULTI FRONTAGE **LAND**



GROWING CATCHMENT OF **65,800 PEOPLE**

**FOR SALE** BY PUBLIC TENDER CLOSING TUESDAY 15TH DECEMBER 5PM

**CBRE** VICTORIAN RETAIL INVESTMENTS

# coles

## BENDIGO CITY CENTRAL

- Highly convenient neighbourhood shopping centre (4,803sqm\* GLA) anchored by a 4,295sqm\* Coles supermarket plus 5 specialty shops (fully leased)
- Coles lease extended until November 2030 (15 years remaining), plus 2 further options of 10 years
- Located in the heart of the Bendigo CBD, servicing a vast and growing catchment of 65,800 people\*\*
- The supermarket has been operating successfully from the site since 1983 (over 30 years)
- Adjoining in excess of 281 car parks, plus an abundance of street parking
- Net income of \$1,165,000 pa\*

\*Approximately  
\*\*Source: Macroplan Dimasi

# LOCATED IN THE CENTRE OF THE BENDIGO CBD



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

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**CBRE**

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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.