

FOR SALE

HEALESVILLE WALK SHOPPING CENTRE

coles + 13 SHOPS

YARRA VALLEY'S ICONIC SHOPPING DESTINATION



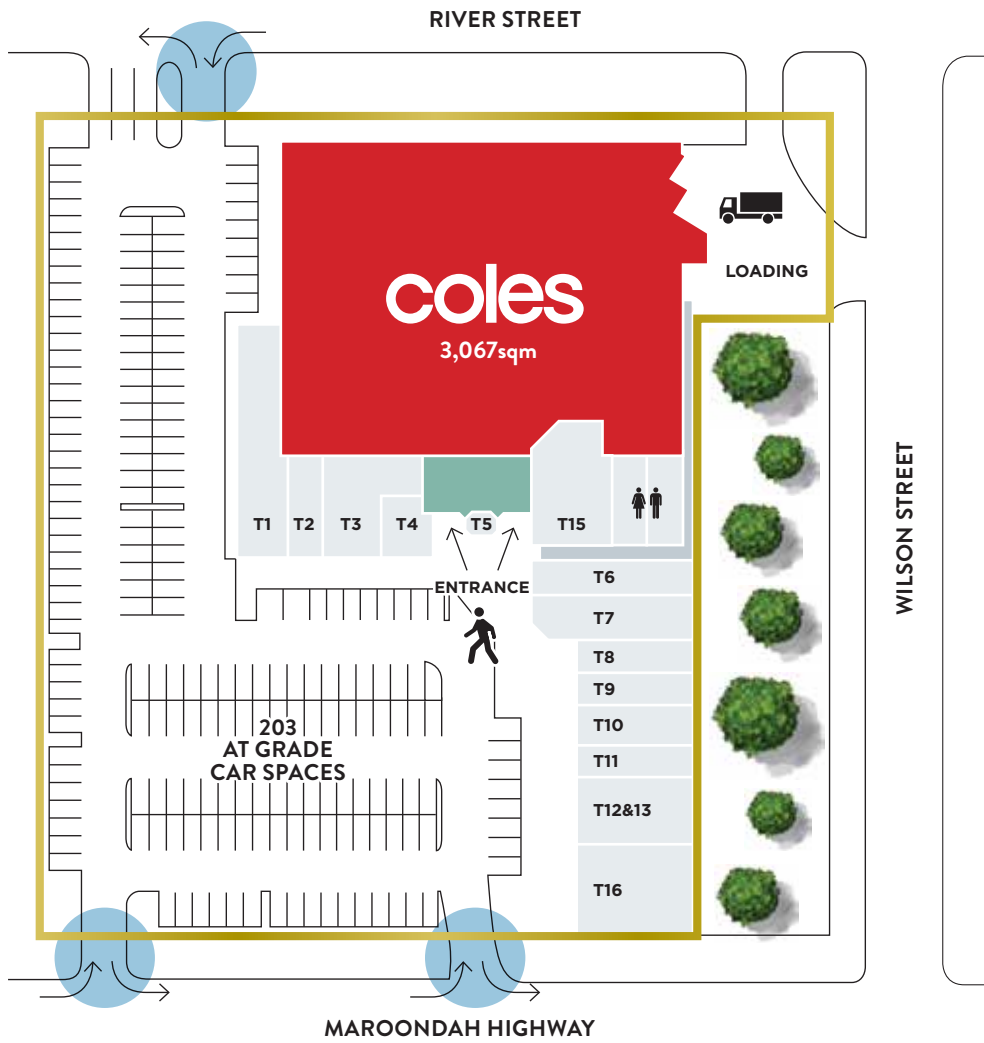
MAROONDAH HIGHWAY
PASSED BY OVER 10,000 CARS DAILY

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING THURSDAY 22ND SEPTEMBER AT 5.00PM AEST

CBRE VICTORIAN
RETAIL INVESTMENTS

“ Visitors spend over 1 million nights in the iconic Yarra Valley region per annum and contribute close to \$324 million to the local economy ”





- | | | | |
|----|----------------------------------|--------|----------------------------|
| T1 | Cellarbrations | T9 | Sanctuary Bakehouse |
| T2 | Chips Ahoy Fish and Chippery | T10 | Yarra Valley Quality Meats |
| T3 | Healesville Healthsense Pharmacy | T11 | Carousel Ice Cream |
| T4 | Bakers Delight | T12&13 | NAB Bank |
| T5 | Sanctuary TattsLotto | T15 | Liquorland |
| T6 | Lease Offering | T16 | Degani Bakery Cafe |
| T7 | Commonwealth Bank | ● | Vehicle Access |
| T8 | Sammy's Charcoal Chicken | ● | Internal Mall |



An iconic neighbourhood shopping centre of **4,972sqm** GLA, anchored by a strong performing



Complemented by **13** non-discretionary focused specialty tenants and 1 kiosk



Highly convenient at grade car parking for **203 vehicles*** (4.1 cars /100sqm)



Spanning over a **13,290sqm** land parcel, the centre benefits from 3 street frontages and 4 vehicle access points



Servicing an established growing catchment area of **15,380** people, with food retail spending per capita **7.7%** over the metropolitan average**



Benefiting from over **416,000** visitors a year to the Healesville Sanctuary alone**



Fully leased net income of **\$1,767,393** per annum*



COMPLEMENTED BY AN ABUNDANCE NATIONAL RETAILERS



COLES PERFORMING IN PERCENTAGE RENT



SERVICING ESTABLISHED AND GROWING CATCHMENT AREA

**Macroplan Dimasi



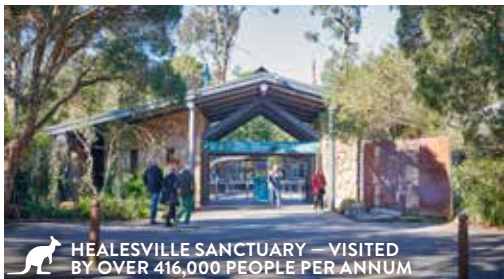
YARRA VALLEY CHOCOLATERIE – SELLS OVER 5 TONNES OF CHOCOLATE PER WEEK



INNOCENT BYSTANDER – GOLD MEDAL, MELBOURNE WINE AWARDS 2015



YARRA VALLEY WINE REGION – VISITED BY OVER 2 MILLION PEOPLE PER ANNUM



HEALESVILLE SANCTUARY – VISITED BY OVER 416,000 PEOPLE PER ANNUM

“ An Exceptionally Well Performing Victorian Neighbourhood Shopping Centre, positioned in the heart of one of Victoria’s most iconic Tourist Destinations ”



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**FOR MORE INFORMATION
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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.

CBRE VICTORIAN RETAIL INVESTMENTS – VICTORIA’S MARKET LEADER IN THE SALE OF SHOPPING CENTRES AND RETAIL INVESTMENT PROPERTIES