

HQ Home Quarter Dandenong

FULLY
LEASED

STRONG TRADING
METROPOLITAN
MELBOURNE

LARGE FORMAT
RETAIL CENTRE

CHIPMUNKS
Playland & Café

rebel

THE
GOOD
GUYS

SUPERCHEAP
AUTO

Clark
RUBBER

allure

Officeworks



170m*

174m*

GODFREYS

SUBWAY

FRANKSTON-DANDENONG ROAD

Corner Dandenong Bypass & Frankston-Dandenong Road

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING
WEDNESDAY 18TH OCTOBER 2017 AT 5.00PM (AEDT)

CBRE VICTORIAN
RETAIL INVESTMENTS

100% LEASED TO ALMOST ALL NATIONAL AND LISTED RETAILERS



High quality ASX listed tenants



At-grade car parking for 275 vehicles*



Fully leased to iconic national retailers



\$290m spent on government revitalisation projects in Dandenong



Highly exposed corner position



100% leased to almost all national and listed retailers, situated at the gateway to a **thriving large format retail precinct** within a major metropolitan Melbourne commercial hub



11 high quality tenants including The Good Guys, Officeworks, Supercheap Auto & Rebel Sports over a total GLA of **12,234sqm***



275* highly convenient at-grade car spaces



Strong WALE of 4.5 years* (by income) with all leases subject to fixed or CPI based annual reviews



Strategic land holding of 3.18 hectares* with over 344m* of main road frontage



Significant, well established and growing population hub of **152,042 people***



Net Income of \$2,240,880* p.a. (currently fully leased)

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

*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.