

NOW LEASING

Kingsford Village Shopping Centre

BULLSBROOK



The Centre

ARRIVING LATE 2025 TO THE TOWN OF BULLSBROOK IS KINGSFORD VILLAGE SHOPPING CENTRE – A NEW CONVENIENCE-BASED SHOPPING CENTRE THAT WILL SERVICE THE EXPANDING NORTH EASTERN CORRIDOR OF THE PERTH METROPOLITAN AREA.

The Centre is anticipated to feature;

- Full-line Woolworths Supermarket
- BWS liquor
- Pharmacy
- Butcher
- Bakery
- Café
- Newsagent
- Barber
- Hairdresser
- Beauty services
- Takeaway food operators and other specialty retailers

The town of Bullsbrook is located approximately 35km to the north east of the Perth CBD.



Main Trade Area of

11,130

with forecasted growth

33,590 by 2041



18 stores



356 car bays

including 116 covered (shade sail) spaces



Nearest full-line supermarkets in Ellenbrook some

15 kms away

Average

8,333

vehicles

travel along Great Northern Highway daily

Location & Surrounding Competition

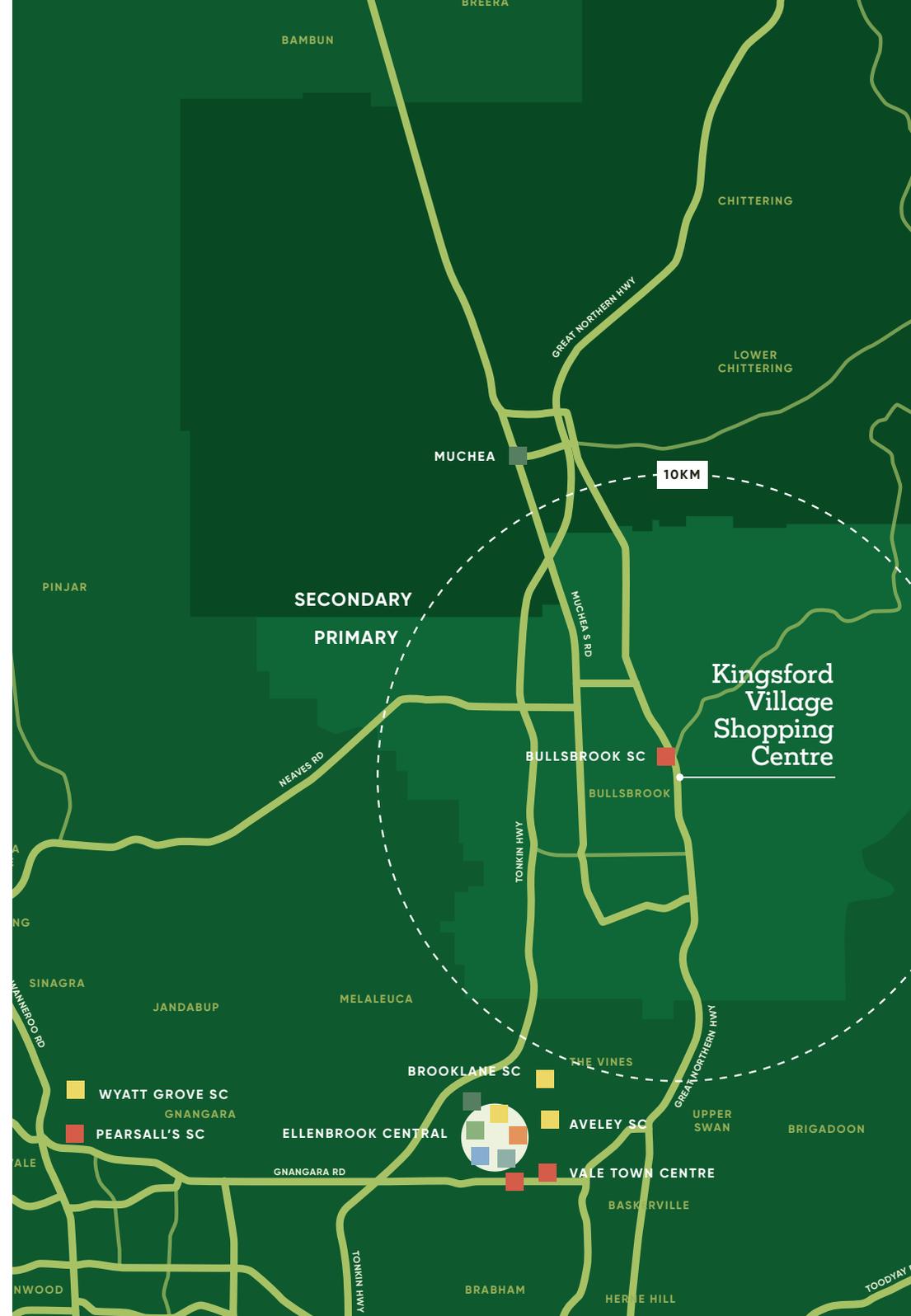
BULLSBROOK CURRENTLY RELIES SOLELY ON A MODEST 500SQM IGA SUPERMARKET, CATERING PRIMARILY TO BASIC LOCAL SHOPPING NEEDS.

Kingsford Village SC aims to address this gap by providing a more comprehensive shopping experience and attracting residents who presently travel 15 kilometers south to Ellenbrook for their weekly shopping, offering a broader array of products and services.

There are currently no significant retail facilities provided within the main trade area. One full-line supermarket is typically provided every 8,000 – 10,000 persons, which indicates that the main trade area population of 11,130 persons can support one full-line supermarket currently.

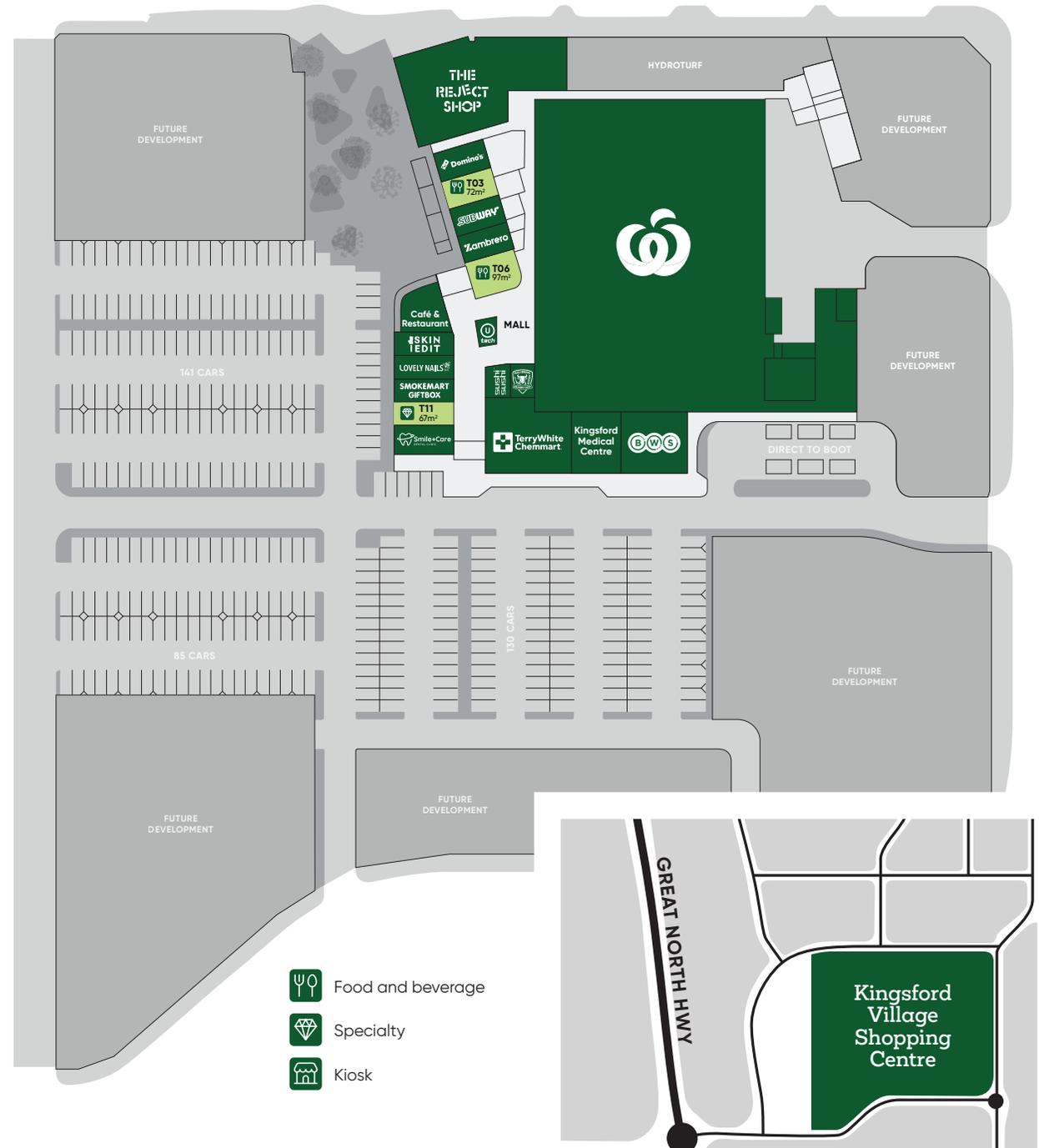


Data sourced from Location IQ Trade Area Assessment 2024



Centre Plan

T01	600m ²	Leased – The Reject Shop
T02	72m ² + 21m ² Alfresco	Leased – Domino's Pizza
T03	72m ² + 21m ² Alfresco	Food & Beverage
T04	72m ² + 21m ² Alfresco	Under Offer – Subway
T05	70m ² + 13m ² Alfresco	Under Offer – Zambreno
T06	97m ²	Newsagency
T07	85m ² + 44m ² Alfresco	Under Offer – Cafe & Restaurant (Trading name to be confirmed)
T08	68m ²	Leased – The Skin Edit
T09	66m ²	Leased – Lovely Nails WA
T10	66m ²	Leased – Smokemart & Giftbox
T11	67m ²	General Retail
T12	88m ²	Leased – Smile and Care Dental
T13A	41m ²	Leased – Sushi Sushi
T13B	41m ²	Leased – Bullsbrook Barber Shop
T14	297m ²	Leased – TerryWhite Chemmart
T15	150m ²	Under Offer – Kingsford Medical Centre
T16	200m ²	Leased – BWS
K01	25m ²	Leased – U-Tech Phone Repair



Kingsford Village Shopping Centre

MIDLAND 20 MINS

PERTH AIRPORT 25 MINS

PERTH CBD 40 MINS

ELLENBROOK 10 MINS

JOONDALUP 30 MINS

STOCK ROAD

BULLSBROOK INDUSTRIAL PARK

TONKIN HIGHWAY

PEARCE AIR FORCE BASE

FUTURE PRIMARY SCHOOL

EXISTING SHOPS

RAILWAY PARADE

COMMUNITY CENTRE

BULLSBROOK COLLEGE

GREAT NORTHERN HIGHWAY

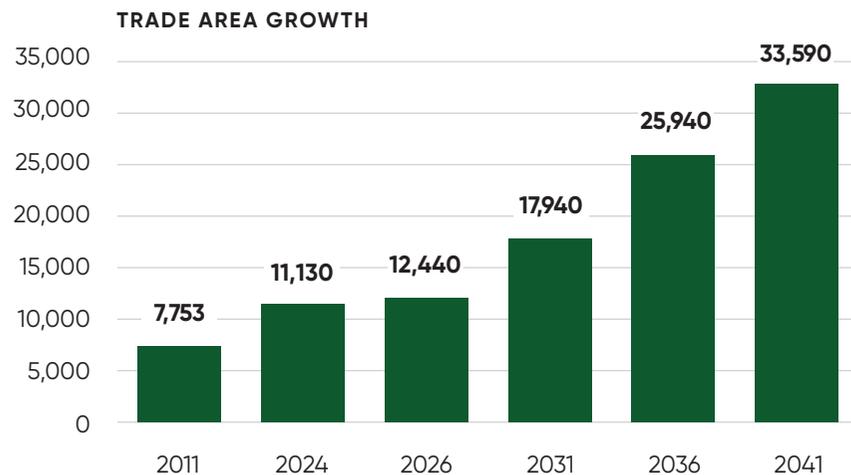
CHITTERING ROAD

MUCHEA 10 MINS



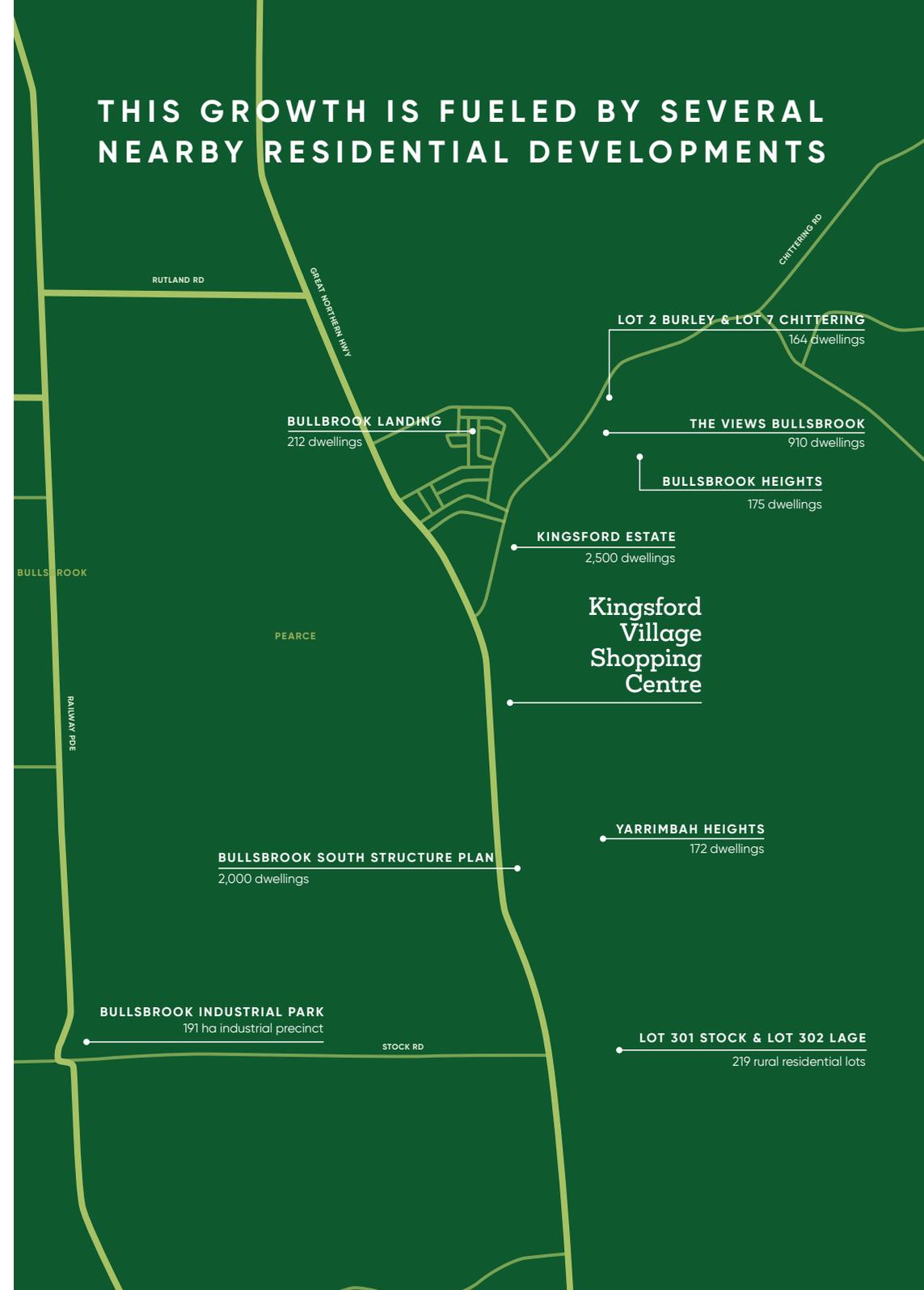
Trade Area & Growth

KINGSFORD VILLAGE SC WILL SERVE AN ESTABLISHED ESTIMATED LOCAL COMMUNITY OF 11,130, WITH FORECASTED GROWTH TO 33,590 BY 2041.



Data sourced from Location IQ Trade Area Assessment 2024. Pinned development locations are approximate

THIS GROWTH IS FUELED BY SEVERAL NEARBY RESIDENTIAL DEVELOPMENTS



The Customer

DEMOGRAPHICS & CUSTOMER SPEND

BULLSBROOK, AS A GREENFIELD DEVELOPMENT ZONE, CURRENTLY COMPRISES A MAIN TRADE AREA OF PREDOMINANTLY MIDDLE-INCOME, YOUNG FAMILIES WHO ARE MOSTLY HOMEOWNERS WITH RELATIVELY LARGE HOUSEHOLDS.

With further planned residential development, the area is expected to see expansion of this trend, comparable with early years of Ellenbrook.

As at the 2021 Census, the main trade area included 3,800 workers, with around 1,400 workers within 2.5 km of the subject site. Major areas of employment include the RAAF Pearce base, and the Bullsbrook Town Centre. The worker population is projected to increase to around 8,800 persons by 2041 – with the significant planning and government investment across the region.

Main trade area retail spending is estimated at

 **\$286m** in 2024

and expected to increase to

 **\$1.22b** by 2041

at an average growth rate of

 **8.98%** p.a.

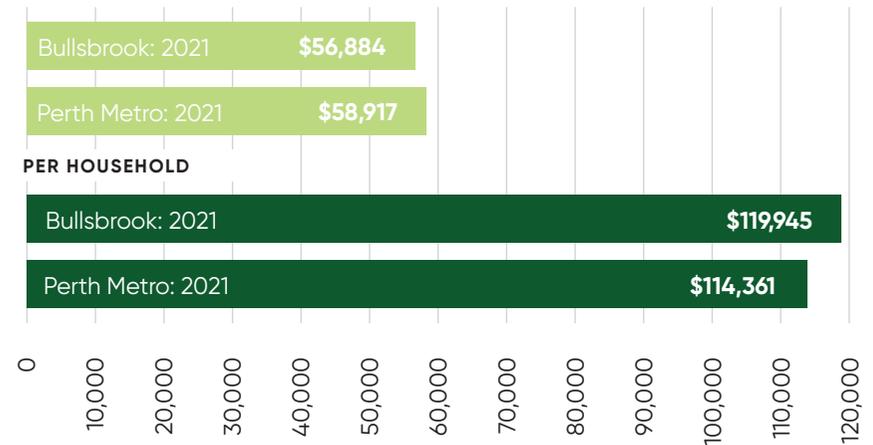
Average annual retail expenditure per person

 **\$26,156** p.a.

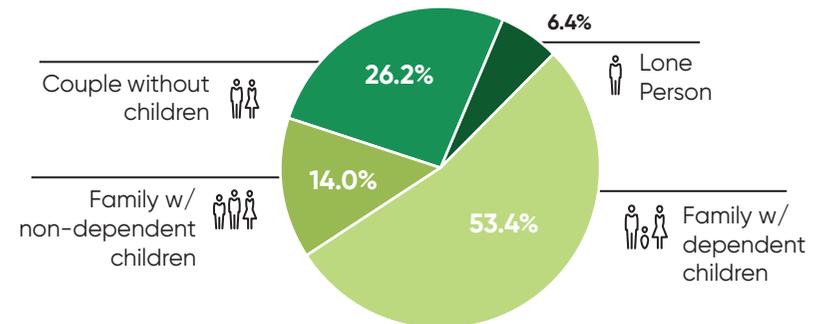
AVERAGE TOTAL RETAIL SPEND 2023/24 – BULLSBROOK MAIN TRADE AREA VS. PERTH BENCHMARK



AVERAGE INCOME LEVELS – BULLSBROOK MAIN TRADE AREA VS. PERTH BENCHMARK PER CAPITA



BULLSBROOK AVERAGE FAMILY COMPOSITION





WITH STRONG NATIONAL
TENANTS AND LIMITED
COMPETITION IN A RAPIDLY
GROWING CORRIDOR,
KINGSFORD VILLAGE SHOPPING
CENTRE REPRESENTS A UNIQUE
MARKET OPPORTUNITY.

Enquire today.

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