

# NOW *leasing*

CABOOLTURE  
SQUARE

60 - 78 King Street, CABOOLTURE QLD 4510



## THE *opportunity*

The proposed tenancy comprises 7,400sqm over 2 levels, 5,816sqm comprised over the main retail floor and 1,584sqm upon the lower loading floor which includes a 'fully functioning' loading dock and ancillary rear access along Elliott Street which provides 24/7 access. 71% of the space also has approximately 7 metre height clearances.

The tenancy is suitable for various operators, offering up to 70 metres of frontage and various configurations available to suit the incoming tenants requirements.

We're currently seeking large format retail, office, medical / allied health or bulky goods to occupy.

The opportunity:

- Up to 70 metres of frontage
- Suitable for retail, office, medical / allied health or bulky goods
- Opportunity for dual level office
- Tenancy can be configured to suit incoming tenant's requirements
- Tenancy comprises 5,248sqm of high bay areas over 2 levels
- Additional mezzanine areas increase total area to 7,400sqm
- Dual access loading dock with 24/7 rear access from Elliot Street

**If you've got a vision.... Then we can create the perfect space for your business!**

*Contact us now.*

## CENTRE *overview*

Caboolture Square is a multi-level sub-regional shopping centre, encompassing 16,321sqm\* of retail floor space, anchored by a well performing 3,691sqm\* Coles supermarket and supported by 28 retail specialty tenancies, three (3) ATMs, two (2) Kiosks, seven (7) office tenancies, car wash and 70 seat foodcourt & 7,400sqm available for lease.

The tenancy profile includes a mix of prominent brands including Australia Post, Liquorland, Muffin Break, Discount Station, Smokemart & GiftBox, Gloria Jean's Coffees, EB Games and Anytime Fitness.

There over 750 easy and convenient undercover carparks provided over three levels.

## THE LOCATION

Caboolture Square is prominently located in the heart of the Caboolture Business Hub with the retail, commercial and community facilities located in the immediate area including the administrative hub of the Moreton Bay Council. The Caboolture Hospital, Caboolture Library and the Caboolture Hub, a \$25 million 'state of the art' community and cultural facility are on the doorstep.

The Centre is just 650m from the Caboolture Train Station, making commuting easy.

[www.caboolturesquare.com.au](http://www.caboolturesquare.com.au)

## TRADE AREA *growth*



Future population growth in the main trade area will primarily be driven by greenfield residential estates, as well as infill development and a number of retirement developments.

The larger proposed residential developments within the main trade area is Caboolture West. Located 5km west of Caboolture and has the potential to accommodate approximately **70,000** residents over the very long term (i.e. 40+ years).

In 2020, Stockland committed to developing **1,939** residential dwellings over the next twenty (20) years as the future expansion in Caboolture West emerges.

- **2.2% strong population growth per annum (2011 - 2016)**
- **98,410 main trade area population at June 2019**
- **1.98 billion total size of retail market to grow from \$1.2 billion at 2019 to \$1.98 billion at 2031, at an average annual rate of 4.3% per annum.**

\*Approximate. \*\*MacroPlan Dimasi June 2019

## demographics



**CABOOLTURE: A SUBURB MADE UP OF YOUNG FAMILIES, COUPLES AND ELDERLY PEOPLE.**

Caboolture Square draws from a trade area of approximately **98,650** people. It is located 50km north of the Brisbane CBD and is made up of young families, couples and elderly people.

The Caboolture Square catchment is set to grow **121,621** by 2031 (a rate of 1.8% per annum).

**41.8**      **37.4%**

AVERAGE AGE      TRADITIONAL FAMILIES

**81.9%**      **64.9%**

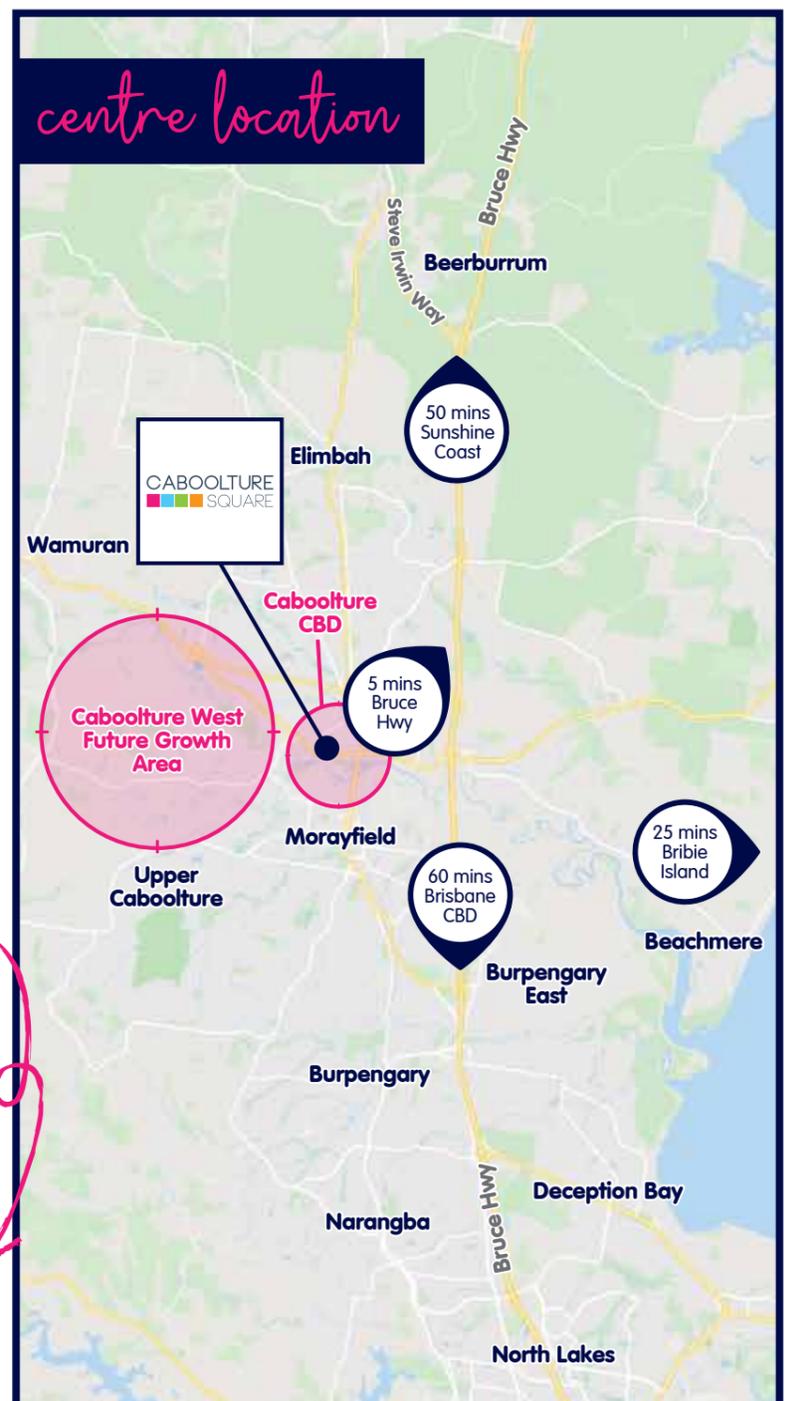
AUSTRALIAN BORN      HOME OWNERSHIP

## RETAIL EXPENDITURE CAPACITY

Primary sector retail expenditure is estimated to grow from **\$587 million** to over **\$1 billion** at **2031**, reflecting an average annual growth rate of **4.7%**.

	ESTIMATED POPULATION		
TRADE AREA	2011	2016	2019
PRIMARY	40,990	47,150	50,450
SECONDARY	41,710	45,260	47,960
MAIN TRADE AREA	82,700	92,410	98,410

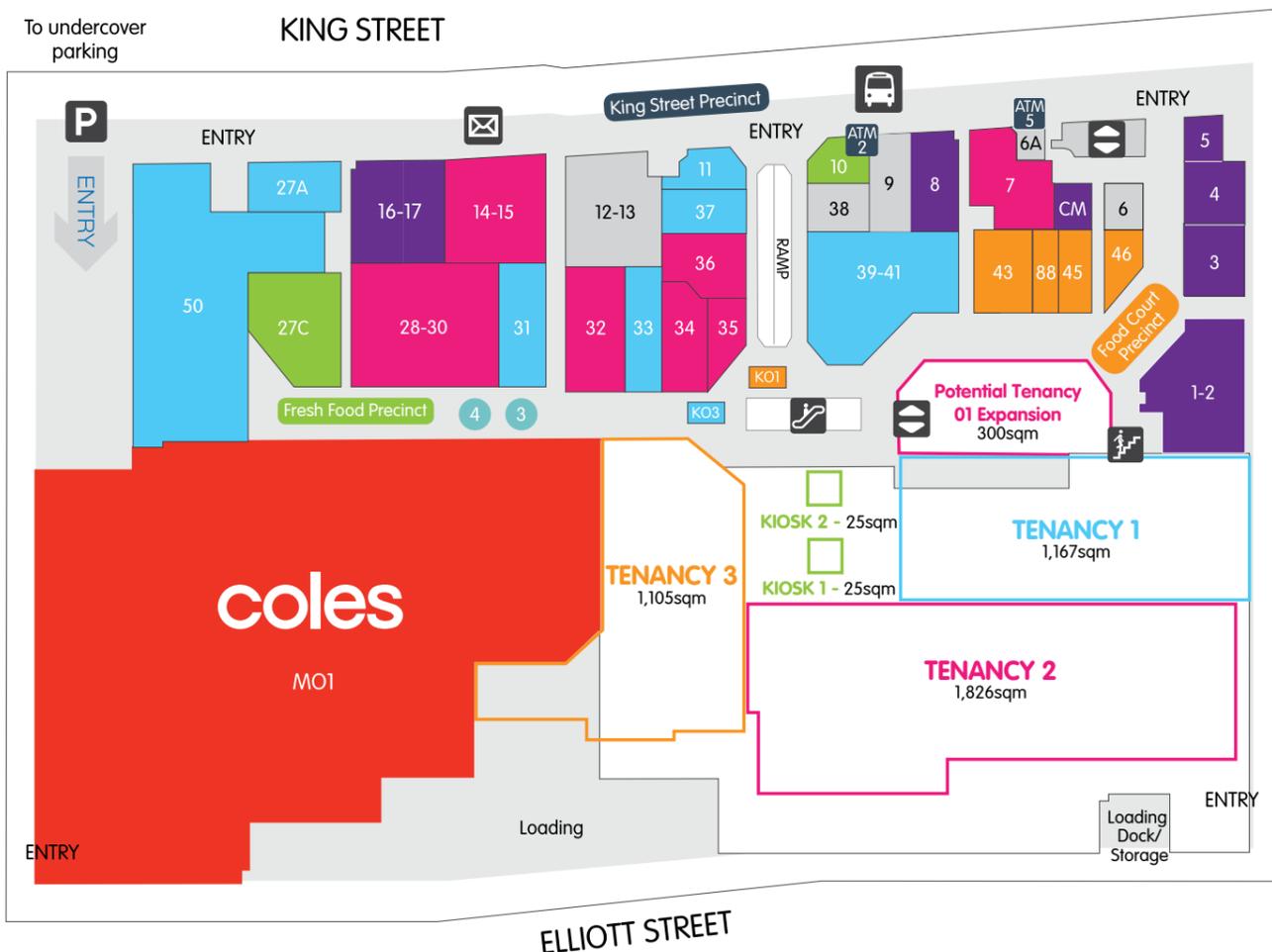
	FORECAST POPULATION		
TRADE AREA	2021	2026	2031
PRIMARY	52,650	58,900	66,900
SECONDARY	49,760	53,510	55,510
MAIN TRADE AREA	102,410	112,410	122,410



# THE options

These options below are indicative only and there are a myriad of options with varying tenancy sizes which can be configured to suit your needs. Plus both options include a 1,500sqm lower level loading dock accessed via 2 goods and services lifts with dual loading dock and dock levellers.

## OPTION 1



### MAJOR

M01 Coles

### GENERAL RETAIL/SERVICES

- 14-15 Australia Post
- 34 Caboolture News
- 28-30 Discount Station
- 36 EB Games
- 7 Fine Line Tattoo Gallery
- B1 Mikkoz Shoe Repairs
- 32 Millers
- 35 Smokemart + Giftbox
- K02 Supa Mobile

### CASUAL DINING

- K01 Gloria Jean's Coffees
- 46 Kebab Haven
- 88 M Carvery
- 43 Muffin Break
- 45 Sushi Mate

### FRESH FOOD

- 10 Caboolture Bakery
- 27C Liquorland

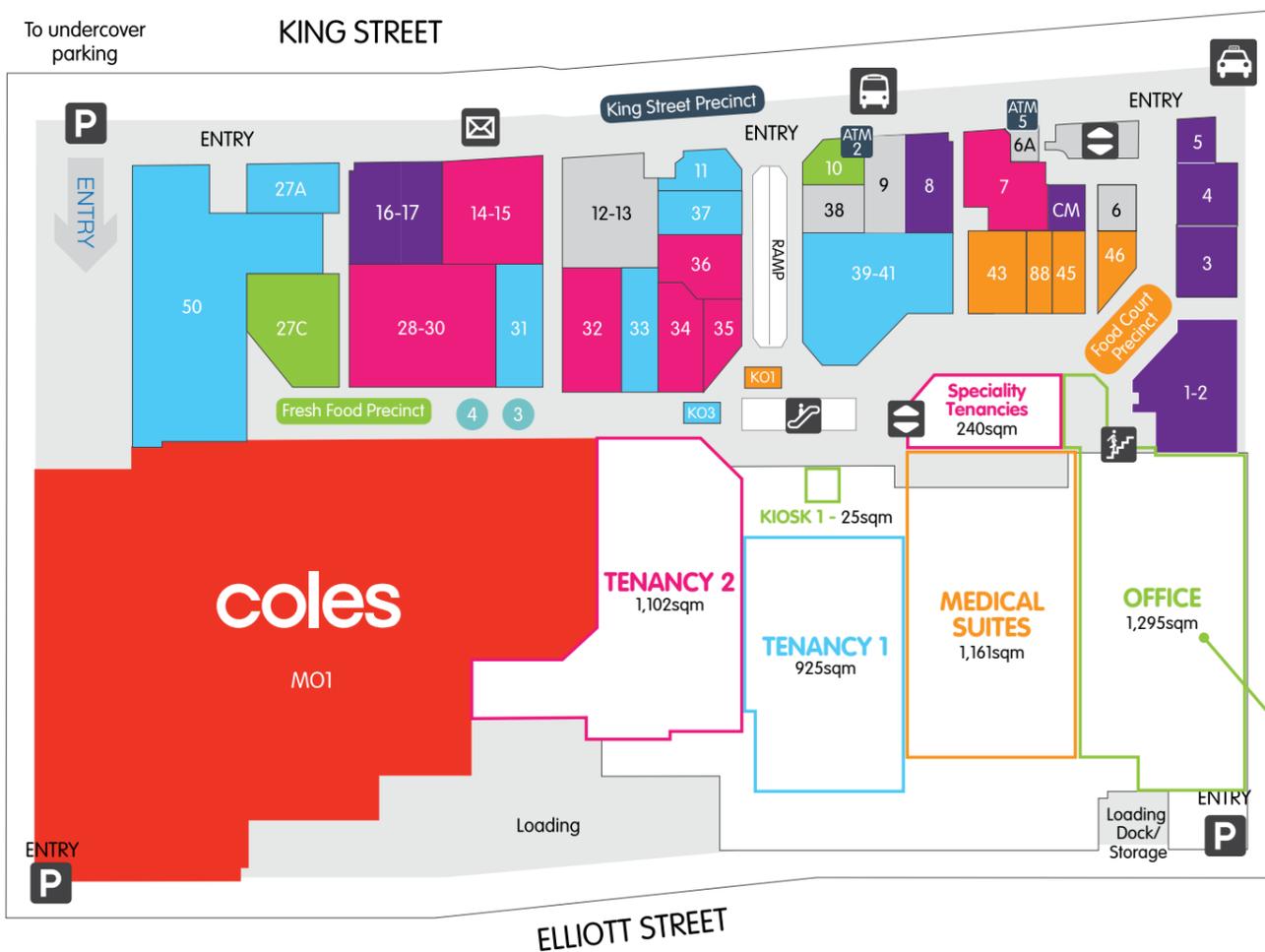
### HEALTH AND LIFESTYLE

- 50 Anytime Fitness
- K03 Amrose Eyebrows
- 37 Australian Nails + Spa
- 39-41 Jadin Chemist
- 11 Kombi Cutters
- 33 Modern Massage & Beauty
- 27A RAOptometrists
- 31 Red Rose Hair & Beauty

### OTHER

- 8 At Work Australia
- 100 BlueCare
- A01 Caboolture King Street Community Health Centre
- CM Centre Management
- A01 Children's Health Services
- OFF1 Department of Housing
- 1-3 Help Enterprises
- 5 Horizon Funerals
- 16-17 Sarina Russo Job Access
- 4 Wise Employment

## OPTION 2



- Toilets
- Parents' Room
- Bus Stop
- Escalator
- ATM 3 ATMs
- Casual Mall Leasing
- Disabled Toilets
- Postboxes
- Taxi Rank
- Telephone
- Underground Parking
- Travellator

STRONG CORE RETAIL PROFILE WITH NATIONAL BRANDS INCLUDING:



## SITE8

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## OTHER OPPORTUNITIES AVAILABLE

General retail, food, fashion or service opportunity:  
Shop 6, Shop 6A, Shop 9, Shop 12-13, Shop 38,  
Shop 47, Shop 48 and Shop 49.