

Baulkham Hills

Conveniently located near the intersection of two arterial roads within the Hills Shire, Stockland Baulkham Hills is 30 kilometres north-west of the Sydney CBD.

The centre features Woolworths, Coles, ALDI, Panetta Mercato and Red Dollar. The centre also includes 71 specialty stores and services including a 200-seat food precinct, 835 car parking spaces and an outdoor children's play area supported by surrounding retailers Little Rock Café and Charlie Lovett.

Centre Information



GLA
18,002 SQM



CAR SPACES
835



SPECIALTY NO
71



MAT TRAFFIC
4.13M



MAT SALES
\$141.9M



SPECIALTY SALES \$PSM
\$7,235



AVERAGE SPEND
\$34.32

Information is accurate as at 30 June 2019. Specialty number includes kiosks and shops. Does not include ATMs.



Stockland

LEASING

P 02 9035 2080

E leasing@stockland.com.au

CASUAL MALL LEASING

P 02 9035 3294

E casualleasing@stockland.com.au

ADVERTISING

P 02 9035 3294

E advertising@stockland.com.au

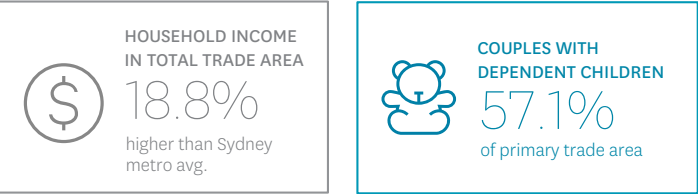
CENTRE

P 02 9639 6216 www.stockland.com.au/baulkhamhills

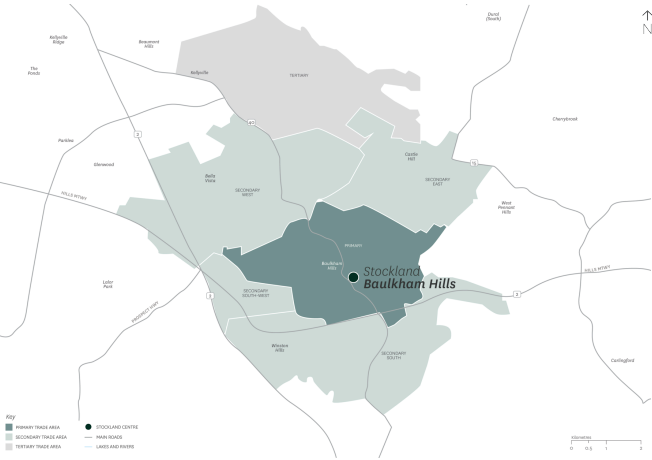
Stockland Baulkham Hills, 375-383 Windsor Road, Baulkham Hills NSW 2153

Trade Area Demographic

The average household income in the total trade area is \$136,731 per annum, compared to the Sydney metro average of \$115,062. The total trade area also consists of a high proportion of couples with dependent children at 57.1% compared to the Sydney metro average of 48.8%.



Trade Area Map



Sources Map: Location IQ, July 2017; Demographic Data: ABS Census of Population and Housing 2016; Location IQ, July 2017.
All due care has been taken in the preparation of this document and as at 30 June 2019, the information in this document is understood to be correct. However, no warranty is given as to the accuracy of the information contained in this document. Trade area maps and population forecasts are provided as an estimation and are indicative only. It should be noted that the information contained in this document should not be taken to be correct at any future date. Trading patterns described in this document will change in the future and this document should not be relied upon in any way to predict future trading patterns. Average annual change (%) numbers provided in this document are calculated using CAGR. The management of Stockland regard the contents of this document as confidential and retailers should therefore not disclose its contents to any person other than personnel of the retailers involved in the management or promotion of their business at Stockland.

Characteristics	Primary Sector	Secondary Sectors				Main TA	Tertiary Sector	Total TA	Syd. Metro Avg.	Aust Avg.
		East	South	South-West	West					
Income Levels										
Average Per Capita Income	\$43,155	\$44,981	\$42,824	\$41,059	\$46,376	\$43,994	\$47,038	\$44,711	\$42,036	\$38,500
Per Capita Income Variation	2.7%	7.0%	1.9%	-2.3%	10.3%	4.7%	11.9%	6.4%	n.a.	n.a.
Average Household Income	\$124,628	\$129,338	\$121,160	\$133,307	\$155,529	\$131,228	\$156,728	\$136,731	\$115,062	\$98,486
Household Income Variation	8.3%	12.4%	5.3%	15.9%	35.2%	14.1%	36.2%	18.8%	n.a.	n.a.
Average Household Size	2.9	2.9	2.8	3.2	3.4	3	3.3	3.1	2.7	2.6
Age Distribution (% of Pop'n)										
Aged 0-14	21.9%	20.1%	20.7%	24.0%	18.9%	20.8%	22.1%	21.1%	18.1%	18.0%
Aged 15-19	5.6%	6.5%	5.2%	5.3%	8.1%	6.2%	7.9%	6.6%	6.0%	6.1%
Aged 20-29	9.7%	10.7%	9.7%	8.3%	14.3%	10.8%	11.0%	10.8%	15.1%	13.9%
Aged 30-39	16.4%	14.1%	14.9%	14.6%	11.4%	14.4%	11.5%	13.7%	15.7%	14.1%
Aged 40-49	15.7%	14.4%	14.7%	16.5%	14.4%	15.0%	16.6%	15.3%	13.9%	13.7%
Aged 50-59	11.1%	12.0%	11.8%	11.5%	14.9%	12.3%	14.2%	12.7%	12.3%	12.9%
Aged 60+	19.7%	22.4%	23.1%	19.8%	18.0%	20.7%	16.6%	19.7%	19.0%	21.3%
Average Age	37.6	38.7	39.3	37.1	37	38.1	36.3	37.6	37.8	38.9
Housing Status (% of H'holds)										
Owner/Purchaser	77.2%	72.1%	83.1%	87.6%	85.3%	79.7%	86.5%	81.2%	64.7%	67.9%
Renter	22.8%	27.9%	16.9%	12.4%	14.7%	20.3%	13.5%	18.8%	35.3%	32.1%
Birthplace (% of Pop'n)										
Australian Born	63.6%	59.1%	71.0%	60.3%	58.8%	63.0%	65.8%	63.7%	61.9%	72.9%
Overseas Born	36.4%	40.9%	29.0%	39.7%	41.2%	37.0%	34.2%	36.3%	38.1%	27.1%
- Asia	21.8%	23.0%	13.5%	26.9%	24.3%	21.1%	18.1%	20.4%	18.6%	10.7%
- Europe	5.7%	6.6%	6.3%	5.3%	5.8%	6.0%	6.5%	6.1%	7.7%	8.0%
- Other	8.8%	11.3%	9.3%	7.5%	11.2%	9.8%	9.7%	9.8%	11.8%	8.4%
Family Type (% of Pop'n)										
Couple With Dep't Children	57.1%	53.6%	52.8%	63.0%	59.0%	56.2%	62.0%	57.6%	48.8%	45.2%
Couple With Non-Dep't Child	8.1%	9.9%	10.1%	11.5%	14.0%	10.4%	12.4%	10.9%	9.2%	7.8%
Couple Without Children	18.8%	19.7%	20.4%	15.7%	17.3%	18.8%	14.9%	17.9%	20.2%	23.0%
Single With Dep't Child	5.9%	6.6%	6.3%	4.2%	4.2%	5.6%	5.2%	5.5%	8.0%	8.9%
Single With Non-Dep't Child	3.6%	3.4%	3.5%	2.4%	2.0%	3.1%	2.4%	3.0%	4.1%	3.7%
Other Family	0.8%	0.7%	0.7%	0.4%	0.6%	0.7%	0.4%	0.6%	1.2%	1.1%
Lone Person	5.9%	6.1%	6.3%	2.8%	2.8%	5.1%	2.5%	4.5%	8.5%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sector	27,680	28,280	0.4%
Secondary Sectors			
· East	23,280	24,980	1.4%
· South	21,190	21,490	0.3%
· South-West	6,830	6,780	-0.1%
· West	21,730	22,530	0.7%
Total Secondary	73,030	75,780	0.7%
Main Trade Area	100,710	104,060	0.7%
Tertiary Sector	28,260	29,110	0.6%
Total Trade Area	128,970	133,170	0.6%