

Stockland Baldvis is located in one of the strongest growth corridors in Western Australia.

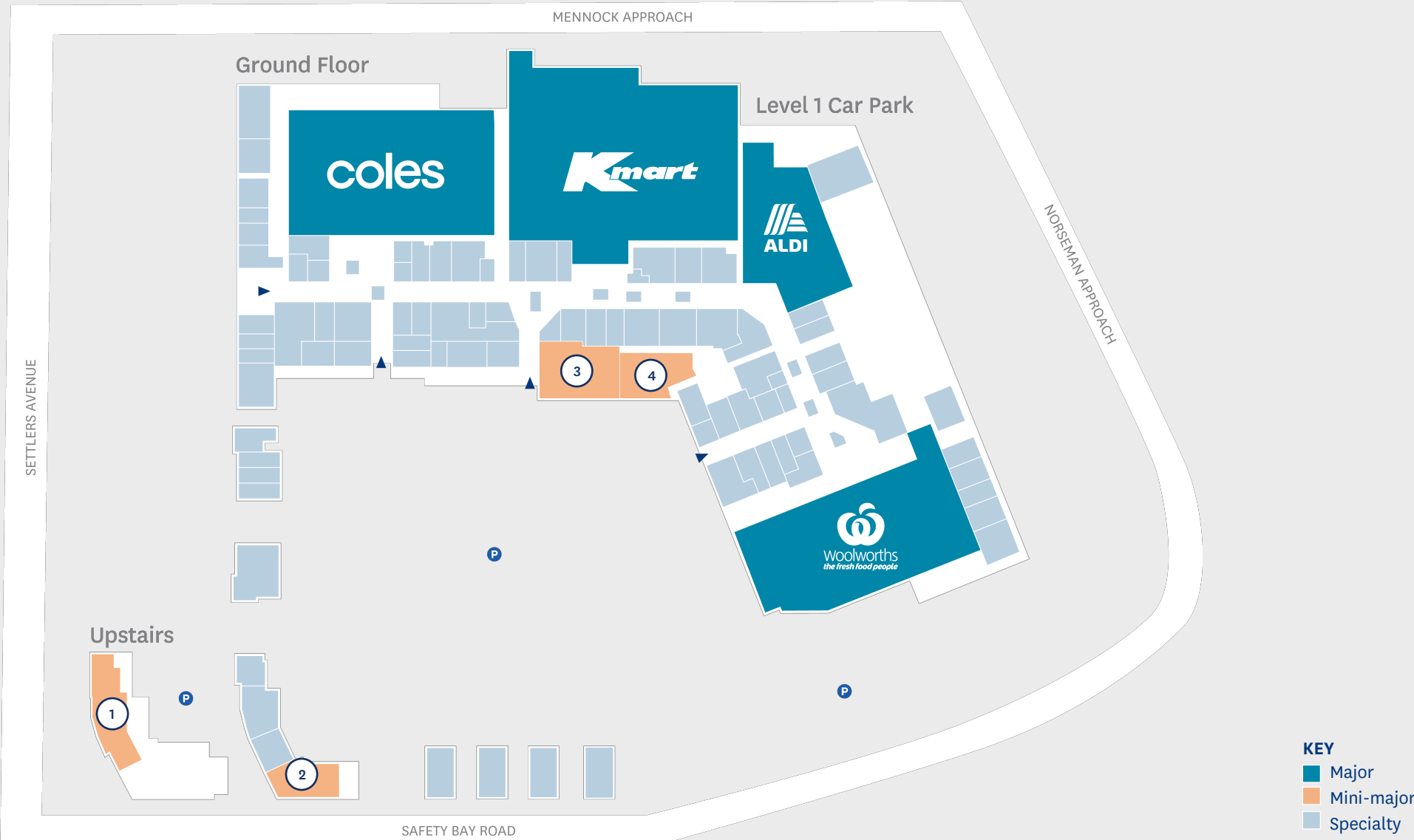
The centre sits within the Settlers Hills residential community, opposite the Affinity Retirement Village, as part of a Stockland masterplanned community. The centre includes a full-line ALDI, Coles, Woolworths, Kmart, four mini-majors including Timezone and The Continental, more than 70 specialty stores and a main street restaurant precinct. There is ~eight hectares of land adjacent for future development.

Major

- Coles
- ALDI
- Kmart
- Woolworths

Mini-major

1. Timezone
2. The Continental
3. Red Dot
4. Rivers



GLA	33,621 m <sup>2</sup>
CAR SPACES	1,466
SPECIALTY NO.	74
MAT TRAFFIC	4.33M
MAT SALES	\$259.09M
SPECIALTY SALES \$PSM	\$8,864
AVERAGE SPEND	\$59.80



Trade Area Demographic

The population in the Baldvis main trade area is forecast to grow at an average rate of 3.7% per annum between 2021-2026. The average age in the primary catchment is 30.6 years compared to the Perth metro average of 37.7 years, with an average household income of \$116,100. Couples with dependent children make up 59.3% of the primary trade area.

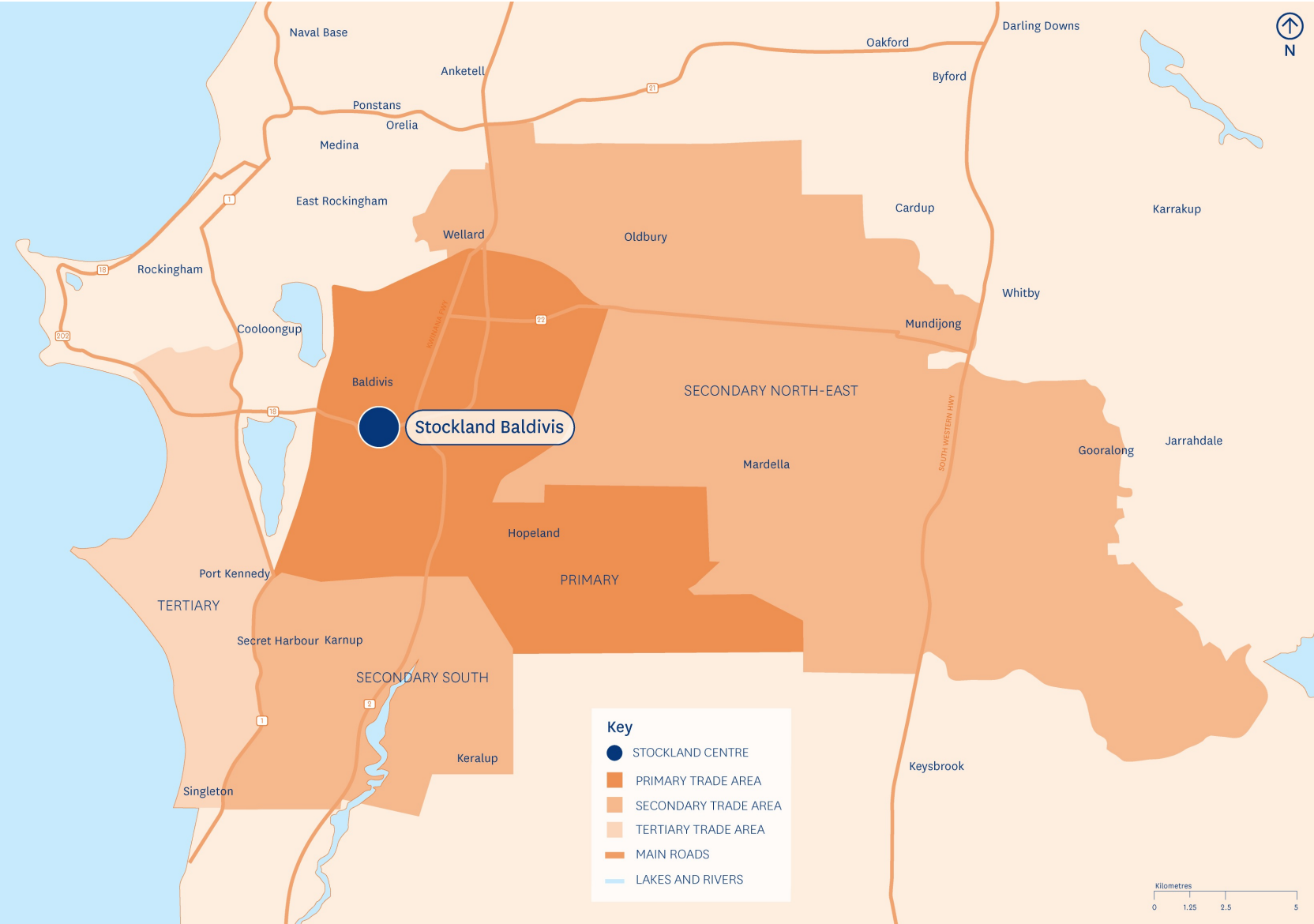
AVG.HOUSEHOLD INCOME

\$116,100 in primary trade area

HOUSEHOLD INCOME IN MTA

7.9% higher than Perth metro avg.

Trade Area Map



**Map Sources:** Location IQ, July 2017; Demographic Data: ABS Census of Population and Housing 2016; Location IQ, December 2018.

All due care has been taken in the preparation of this document and as at 30 June 2020, 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 Sectors	Total TA	Perth Metro Avg	Aust Avg.
		North East	South					
Income Levels								
Average Per Capita Income	\$39,661	\$39,055	\$41,330	\$39,556	\$38,287	\$38,849	\$42,411	\$38,500
Per Capita Income Variation	-6.5%	-7.9%	-2.6%	-6.7%	-9.7%	-8.4%	n.a.	n.a.
Average Household Income	\$116,100	\$122,174	\$117,271	\$118,090	\$109,501	\$113,269	\$109,479	\$98,486
Household Income Variation	6%	11.6%	7.1%	7.9%	0%	3.5%	n.a.	n.a.
Average Household Size	2.9	3.1	2.8	3	2.9	2.9	2.6	2.6
Age Distribution (% of Pop'n)								
Aged 0-14	27.1%	22.6%	21.2%	25.5%	23.7%	24.5%	18.5%	18%
Aged 15-19	5.9%	5.9%	6.9%	6%	7.6%	6.8%	6.2%	6.1%
Aged 20-29	17.2%	16.3%	20.9%	17%	12.8%	14.7%	14.7%	13.9%
Aged 30-39	17.7%	18.5%	13.2%	17.8%	13.6%	15.5%	15.3%	14.1%
Aged 40-49	13.4%	14.3%	12.5%	13.6%	15.9%	14.9%	14%	13.7%
Aged 50-59	8.7%	10.8%	12.6%	9.5%	12.7%	11.3%	12.3%	12.9%
Aged 60+	10%	11.6%	12.7%	10.6%	13.8%	12.3%	19%	21.3%
Average Age	30.6	33.1	33.1	31.5	34.4	33.1	37.7	38.9
Housing Status (% of H'holds)								
Owner/Purchaser	75.9%	83.1%	83.6%	78.4%	75.4%	76.7%	72.4%	67.9%
Renter	24.1%	16.9%	16.4%	21.6%	24.6%	23.3%	27.6%	32.1%
Birthplace (% of Pop'n)								
Australian Born	65.5%	67.8%	71.5%	66.4%	67.8%	67.2%	62.3%	72.9%
Overseas Born	34.5%	32.2%	28.5%	33.6%	32.2%	32.8%	37.7%	27.1%
• Asia	3.8%	11.2%	1.5%	6.1%	2.1%	3.9%	11.9%	10.7%
• Europe	16.4%	10.9%	17.7%	14.7%	19.7%	17.4%	14.6%	8%
• Other	14.4%	10.2%	9.2%	12.9%	10.4%	11.5%	11.1%	8.4%
Family Type (% of Pop'n)								
Couple With Dep't Children	59.3%	55.0%	54%	57.8%	51.8%	54.5%	47.3%	45.2%
Couple With Non-Dep't Children	5%	7.3%	7.9%	5.8%	8.4%	7.2%	7.4%	7.8%
Couple Without Children	19.5%	22%	24%	20.4%	18.8%	19.5%	22.9%	23%
Single With Dep't Children	8.6%	7.9%	6.2%	8.3%	11.3%	9.9%	8.3%	8.9%
Single With Non-Dep't Children	1.7%	2.3%	1.8%	1.9%	3%	2.5%	3.3%	3.7%
Other Family	0.6%	0.6%	0.3%	0.6%	0.7%	0.7%	1.2%	1.1%
Lone Person	5.3%	4.8%	6%	5.2%	6%	5.6%	9.6%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sector	40,840	48,340	3.4%
Secondary Sectors			
• North-East	19,180	22,180	2.9%
• South	2,315	4,315	13.3%
Total Secondary	21,495	26,495	4.3%
Main Trade Area	62,335	74,835	3.7%
Tertiary Sector	64,700	67,700	0.9%
Total Trade Area	127,035	142,535	2.3%