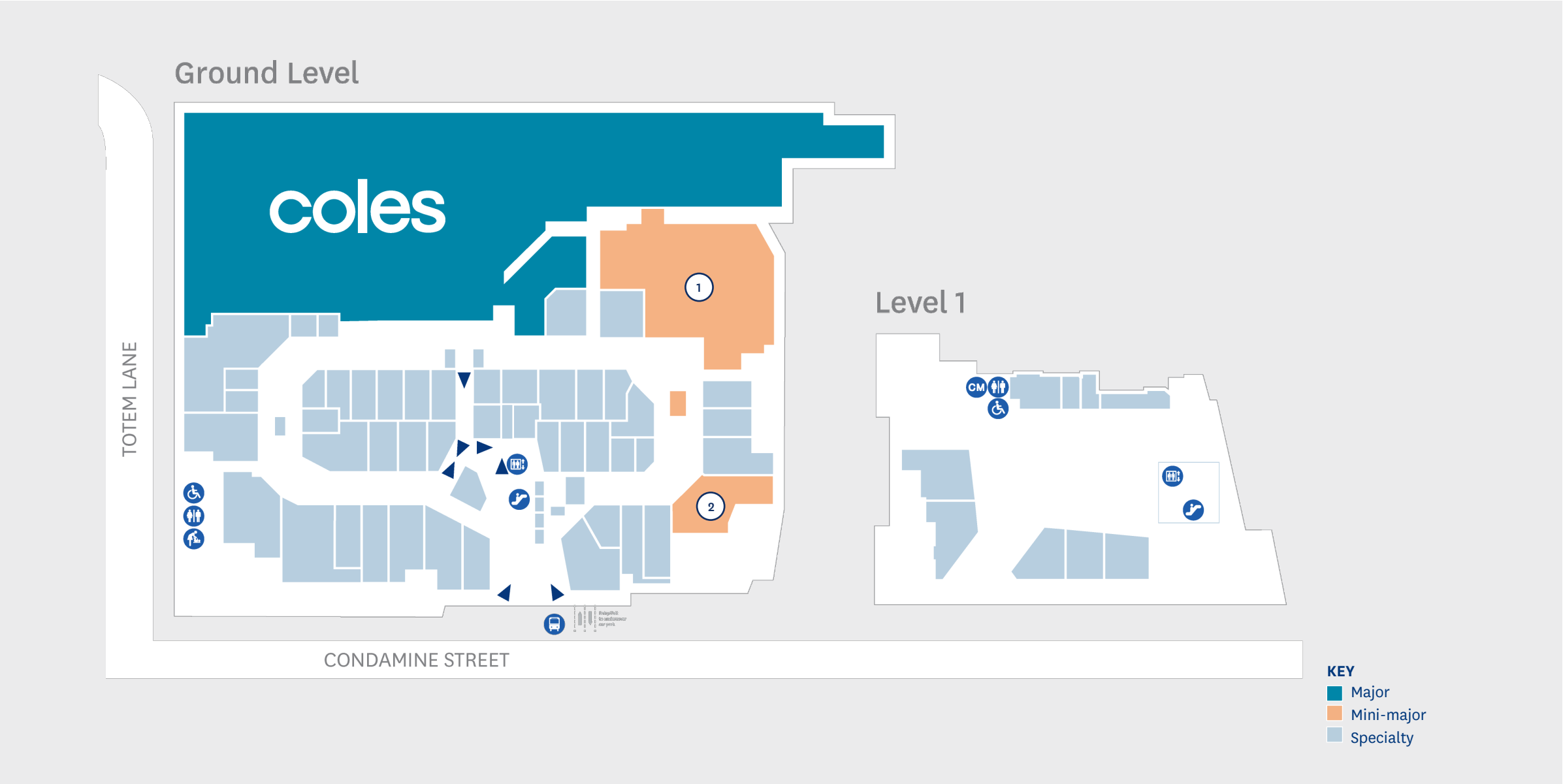## Located in the northern suburbs of Sydney, the centre occupies more than 12,000 sqm of a mixed-use development with 240 residential apartments.

The centre includes Coles, Harbord Growers Market, Fitness First Platinum, 59 specialty stores and over 700 car parking spaces. This neighbourhood centre also has a quality fresh food market, medical centre and an open-air plaza on the second level featuring a number of restaurants and service offerings.

Major
Coles

Mini-major
1. Harbord Growers Market
2. Pharmacy Select

Ground Level

TOTEM LANE

coles

1

Level 1

CM

2

CONDAMINE STREET

KEY
- Major
- Mini-major
- Specialty

GLA		12,826 m²
CAR SPACES		736
SPECIALTY NO.		59
MAT TRAFFIC		2.96M
MAT SALES		$122.98M
SPECIALTY SALES $PSM		$7,241
AVERAGE SPEND		$41.50

Stockland

Trade Area Demographic

Well situated on Sydney's Northern Beaches, Stockland Balgowlah services a main trade area of around 57,660 people. The average household income is $164,689 per annum, which is 43.1% higher than the Sydney metro average of $115,062 per annum. The main trade area consists of a high percentage of couples with dependent children at 51.6%.
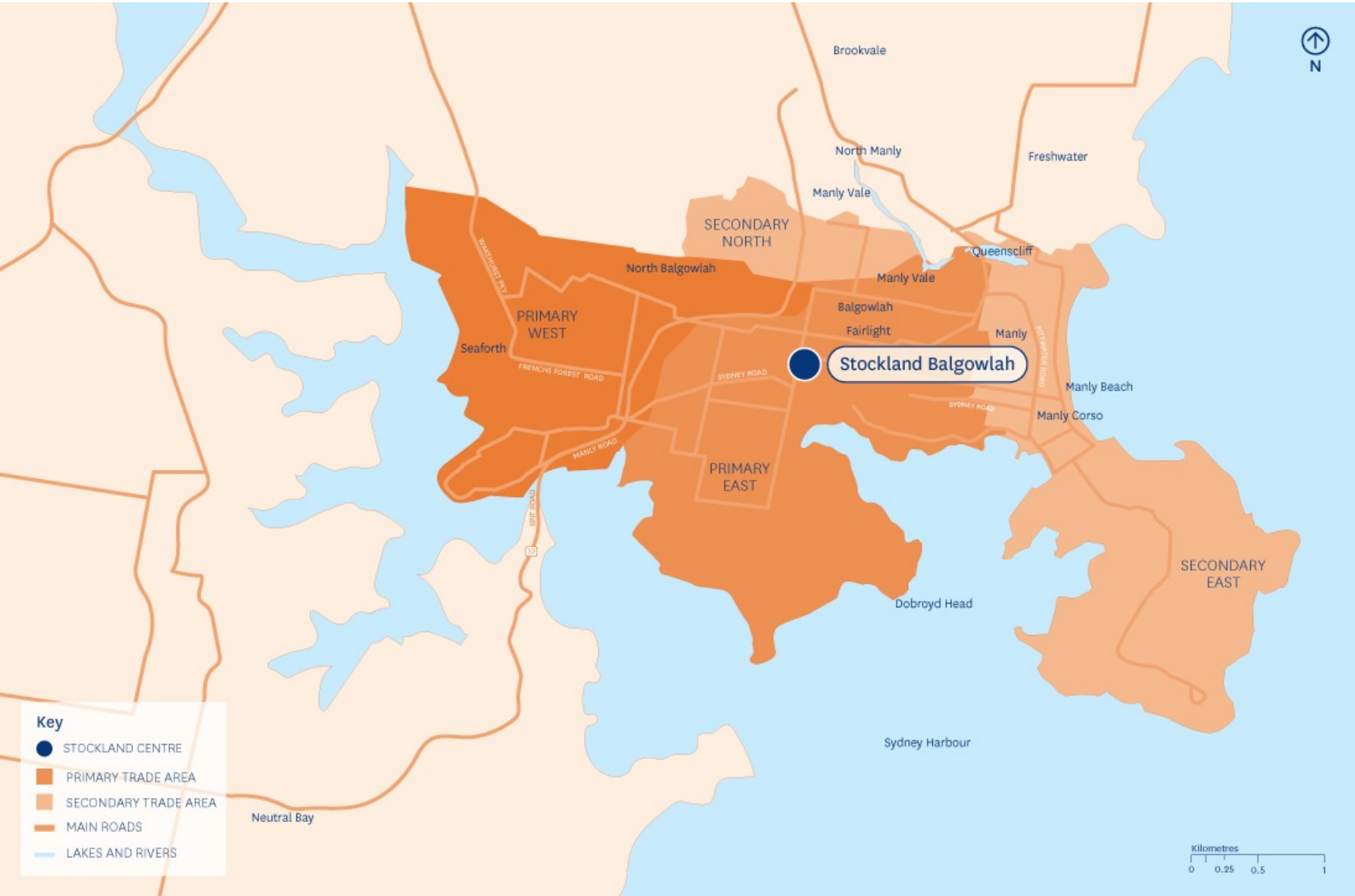
AVG. HOUSEHOLD INCOME
$164,689 in the main trade area

COUPLES WITH DEPENDENT CHILDREN
51.6% of the main trade area

Trade Area Map

Key
- STOCKLAND CENTRE
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- MAIN ROADS
- LAKES AND RIVERS

Map Sources: 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 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 Sectors		Secondary Sectors		Main TA	Sydney Metro Avg.	Aust Avg.
	East	West	North-East	South			
Income Levels							
Average Per Capita Income	$65,305	$58,620	$73,917	$50,839	$64,864	$42,036	$38,500
Per Capita Income Variation	55.4%	39.5%	75.8%	20.9%	54.3%	n.a.	n.a.
Average Household Income	$169,882	$186,651	$161,558	$125,166	$164,689	$115,062	$98,486
Household Income Variation	47.6%	62.2%	40.4%	8.8%	43.1%	n.a.	n.a.
Average Household Size	3	3	2.2	2.5	2.5	2.7	2.6
Age Distribution (% of Pop'n)							
Aged 0-14	20.5%	27.1%	12.7%	19.3%	19.4%	18.1%	18%
Aged 15-19	5%	6.7%	3.6%	4.5%	4.9%	6%	6.1%
Aged 20-29	9.8%	8%	15.9%	12.3%	11.5%	15.1%	13.9%
Aged 30-39	15.2%	9.3%	23.2%	20%	16.9%	15.7%	14.1%
Aged 40-49	16.5%	18.9%	14.3%	16%	16.3%	13.9%	13.7%
Aged 50-59	13.4%	13.8%	11.3%	11%	12.6%	12.3%	12.9%
Aged 60+	19.6%	16.3%	18.8%	16.8%	18.4%	19%	21.3%
Average Age	38.5	35.8	39.5	37.5	38.1	37.8	38.9
Housing Status (% of H'holds)							
Owner/Purchaser	69.9%	84%	48%	59.4%	64%	64.7%	67.9%
Renter	30.1%	16%	52%	40.6%	36%	35.3%	32.1%
Birthplace (% of Pop'n)							
Australian Born	68%	70.6%	58.2%	64%	65.3%	61.9%	72.9%
Overseas Born	32%	29.4%	41.8%	36%	34.7%	38.1%	27.1%
· Asia	3.7%	4.6%	3%	9.7%	4.3%	18.6%	10.7%
· Europe	16.6%	15.3%	20.6%	13.7%	17.1%	7.7%	8%
· Other	11.7%	9.5%	18.3%	12.6%	13.2%	11.8%	8.4%
Family Type (% of Pop'n)							
Couple With Dep't Children	53.9%	65.9%	37.6%	48.3%	51.6%	48.8%	45.2%
Couple With Non-Dep't Children	5.6%	7.7%	4.3%	5.9%	5.7%	9.2%	7.8%
Couple Without Children	22.8%	14.5%	34%	21.5%	23.8%	20.2%	23%
Single With Dep't Children	5.5%	5.2%	4.7%	7.3%	5.4%	8%	8.9%
Single With Non-Dep't Children	2.2%	2.4%	2.4%	3.9%	2.5%	4.1%	3.7%
Other Family	0.8%	0.4%	1%	1.2%	0.8%	1.2%	1.1%
Lone Person	9.2%	4%	16%	11.9%	10.2%	8.5%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021–2026
Primary Sectors			
· East	22,040	22,040	0.4%
· West	11,990	12,290	0.5%
Total Primary	**34,030**	**34,730**	**0.4%**
Secondary Sectors			
· East	17,230	17,730	0.6%
· North	6,400	6,500	0.3%
Total Trade Area	**57,660**	**58,960**	**0.4%**