

Bull Creek

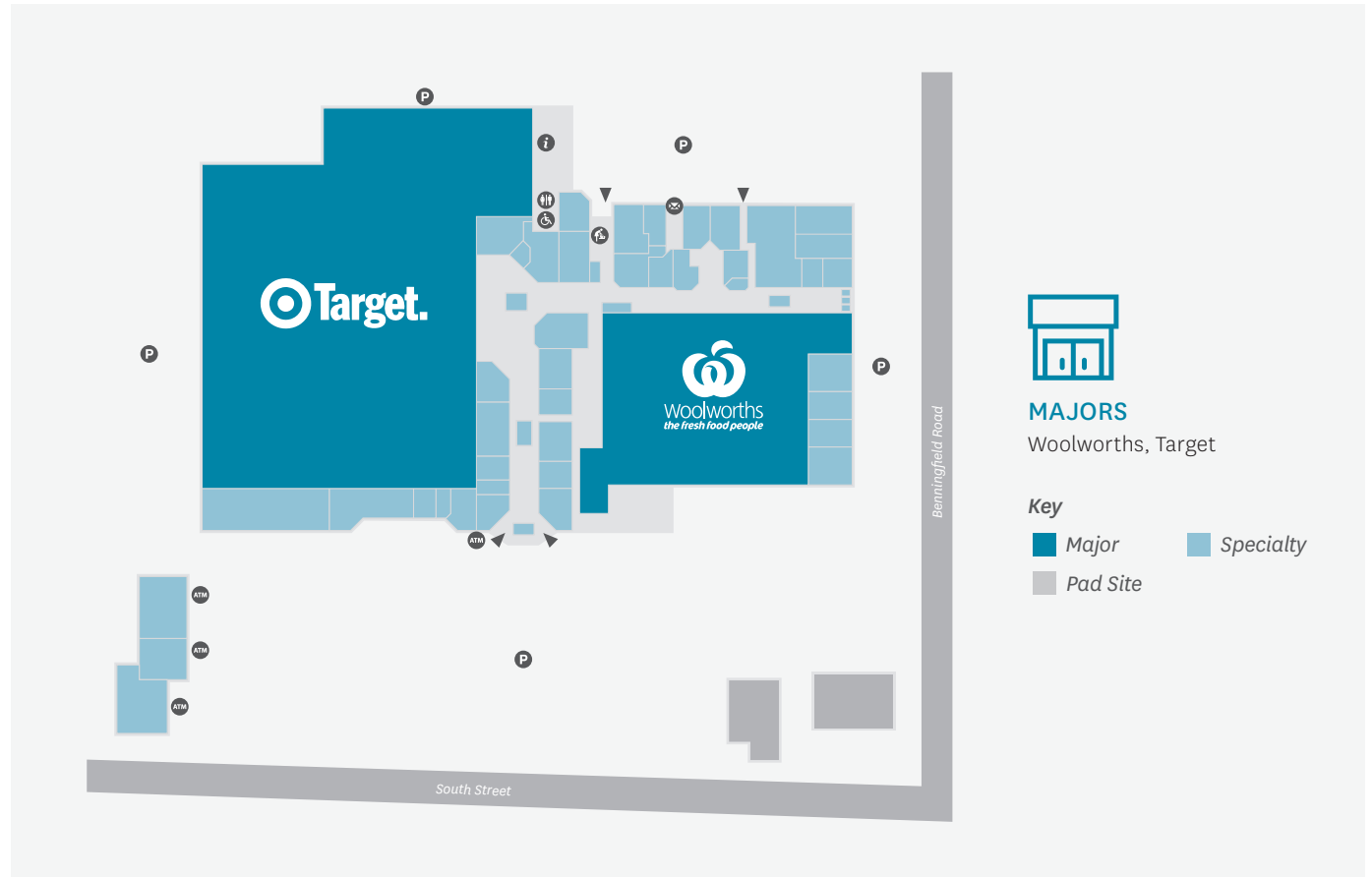
A single level sub-regional centre located 15 kilometres south of the Perth CBD.

The centre is anchored by Woolworths, Target and 48 specialty stores. The centre is positioned as a convenience and value destination in this densely populated trade area.

Centre Information



Information is accurate as at 31 December 2018. Specialty number includes kiosks and shops. Does not include ATMs.



Trade Area Demographic

The average household income in the main trade area is \$123,094, which is 12.4% higher than the Perth metro average. Home ownership levels are higher than average, with 82.7% of the primary trade area being home owners compared to the Perth metro average of 72.4%. There is also a high representation of couples with dependent children in the main trade area at 51.8%.

**HOUSEHOLD INCOME
IN THE PRIMARY
TRADE AREA**

14.5%

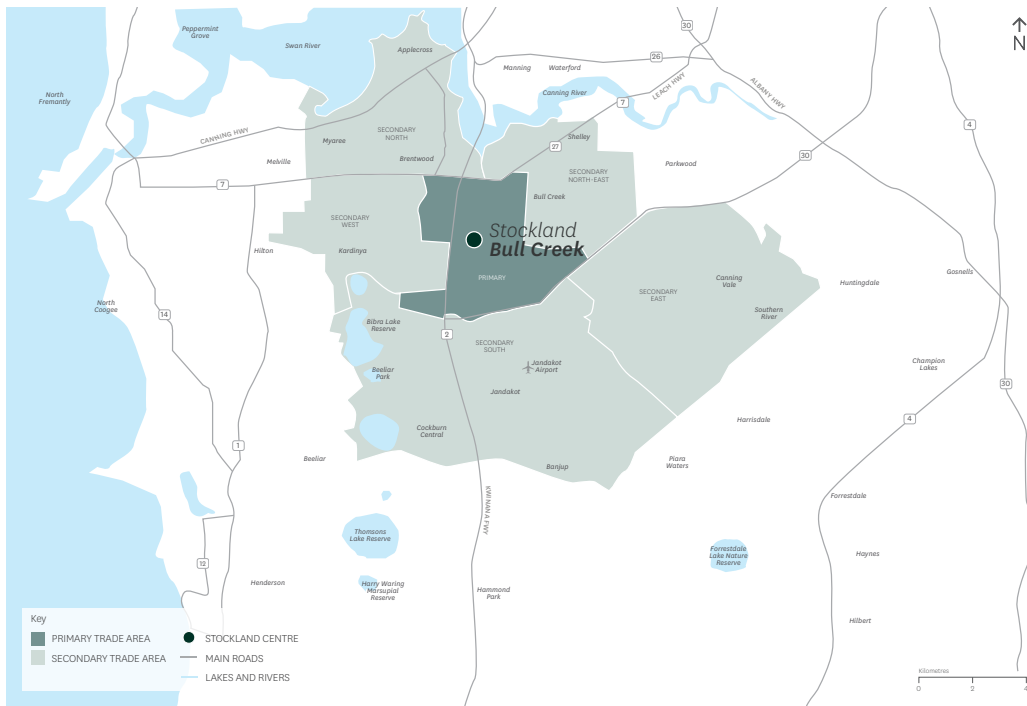
higher than Perth
metro avg.

**COUPLES WITH
DEPENDENT CHILDREN**

51.8%

in the main trade area

Trade Area Map



Characteristics	Primary Sector	Secondary Sectors					Main TA	Perth Metro Avg.	Aust. Avg.
		East	North	North-East	South	West			
Income Levels									
Average Per Capita Income	\$45,253	\$39,678	\$53,832	\$39,680	\$41,457	\$43,014	\$44,015	\$42,411	\$38,500
Per Capita Income Variation	6.7%	-6.4%	26.9%	-6.4%	-2.3%	1.4%	3.8%	n.a.	n.a.
Average Household Income	\$125,331	\$128,250	\$136,036	\$116,505	\$105,737	\$112,053	\$123,094	\$109,479	\$98,486
Household Income Variation	14.5%	17.1%	24.3%	6.4%	-3.4%	2.4%	12.4%	n.a.	n.a.
Average Household Size	2.8	3.2	2.5	2.9	2.6	2.6	2.8	2.6	2.6
Age Distribution (% of Pop'n)									
Aged 0-14	17.0%	20.5%	17.3%	19.9%	16.2%	13.4%	17.9%	18.5%	18.0%
Aged 15-19	7.0%	8.1%	6.5%	8.9%	6.5%	7.5%	7.5%	6.2%	6.1%
Aged 20-29	12.6%	14.5%	11.7%	10.5%	17.7%	16.9%	13.6%	14.7%	13.9%
Aged 30-39	10.5%	14.9%	11.9%	10.5%	14.4%	10.6%	12.3%	15.3%	14.1%
Aged 40-49	13.5%	15.6%	13.7%	15.7%	13.7%	11.4%	14.2%	14.0%	13.7%
Aged 50-59	14.2%	12.9%	13.5%	12.9%	13.7%	14.3%	13.5%	12.3%	12.9%
Aged 60+	25.2%	13.5%	25.3%	21.6%	17.9%	25.8%	21.0%	19.0%	21.3%
Average Age	40.8	34.7	41.2	38.6	37.6	41.5	38.8	37.7	38.9
Housing Status (% of H'holds)									
Owner/Purchaser	82.7%	83.8%	75.2%	79.2%	75.1%	80.6%	79.6%	72.4%	67.9%
Renter	17.3%	16.2%	24.8%	20.8%	24.9%	19.4%	20.4%	27.6%	32.1%
Birthplace (% of Pop'n)									
Australian Born	59.5%	50.9%	63.2%	50.4%	63.5%	58.1%	56.7%	62.3%	72.9%
Overseas Born	40.5%	49.1%	36.8%	49.6%	36.5%	41.9%	43.3%	37.7%	27.1%
- Asia	20.7%	28.5%	13.9%	31.8%	13.8%	22.7%	22.8%	11.9%	10.7%
- Europe	11.5%	9.3%	12.6%	9.7%	11.9%	10.3%	10.8%	14.6%	8.0%
- Other	8.4%	11.3%	10.2%	8.1%	10.8%	8.9%	9.7%	11.1%	8.4%
Family Type (% of Pop'n)									
Couple With Dep't Child.	50.1%	58.6%	48.2%	57.6%	42.1%	44.8%	51.8%	47.3%	45.2%
Couple With Non-Dep't Child.	10.8%	9.6%	7.5%	8.4%	9.4%	11.8%	9.4%	7.4%	7.8%
Couple Without Child.	22.7%	17.8%	23.5%	18.0%	24.9%	25.1%	21.3%	22.9%	23.0%
Single With Dep't Child.	5.5%	6.8%	6.3%	7.1%	8.6%	6.2%	6.6%	8.3%	8.9%
Single With Non-Dep't Child.	3.2%	2.4%	3.0%	2.4%	3.9%	3.2%	2.9%	3.3%	3.7%
Other Family	1.1%	1.2%	1.2%	1.1%	1.4%	1.8%	1.3%	1.2%	1.1%
Lone Person	6.6%	3.6%	10.2%	5.5%	9.6%	7.1%	6.8%	9.6%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sector	24,430	24,680	0.2%
Secondary Sectors			
- North	35,450	37,950	1.4%
- North-east	27,250	27,750	0.4%
- East	40,330	40,830	0.2%
- South	18,305	21,355	3.1%
- West	20,370	21,620	1.2%
Total Secondary	141,705	149,505	1.1%
Main Trade Area	166,135	174,185	1.0%

Sources Map: Location IQ, July 2017; Demographic Data: ABS Census of Population and Housing 2016; Location IQ, February 2019.

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