Caloundra

Located within the southern part of the Sunshine Coast, Caloundra sits in a population growth corridor.

The main centre includes a Coles, Kmart and 48 specialty stores. A DA has been submitted for an expansion of the mall and creation of an entertainment, leisure and services precinct. We have exchanged contracts to divest Stockland South for settlement in early 2019.

Centre Information

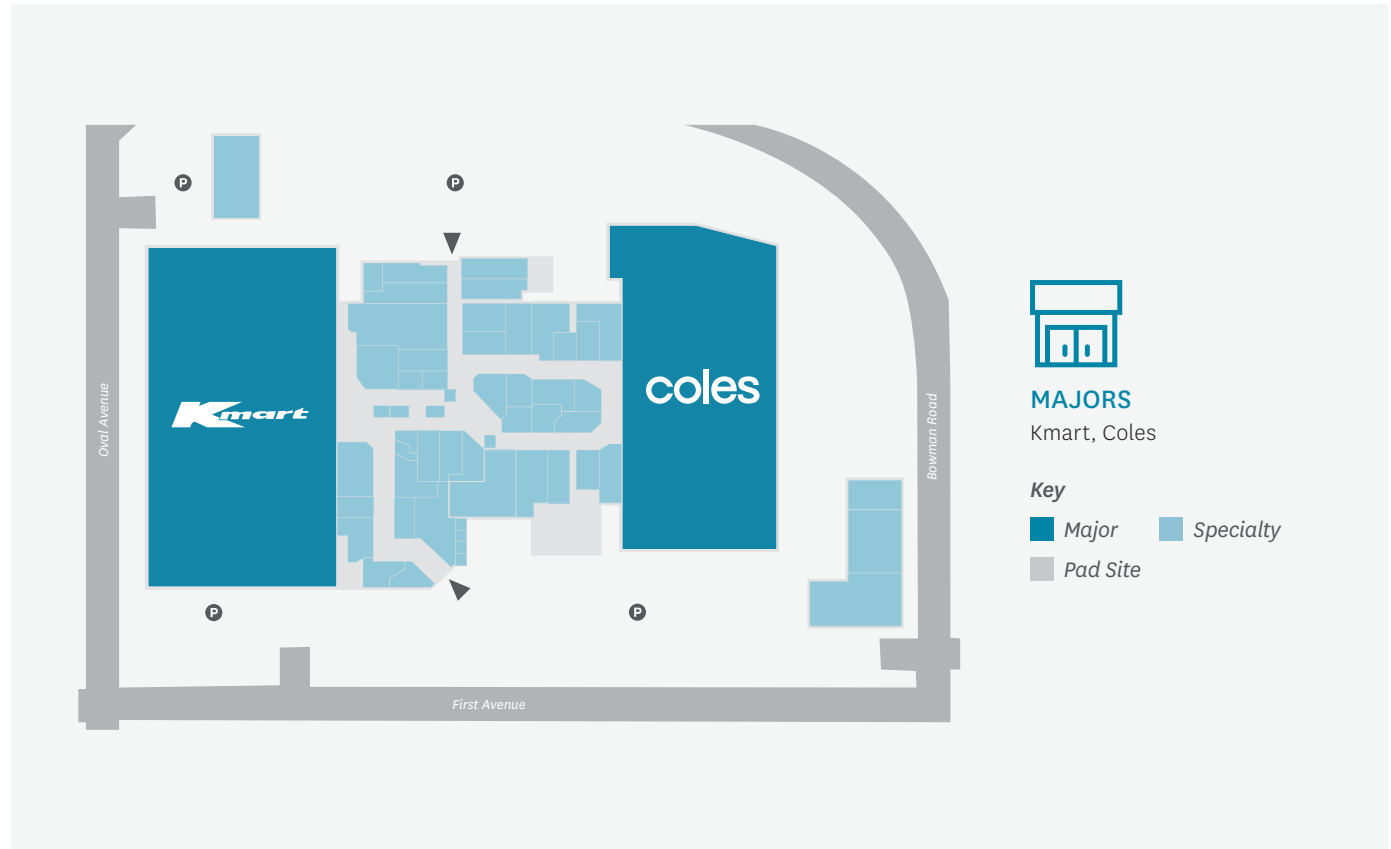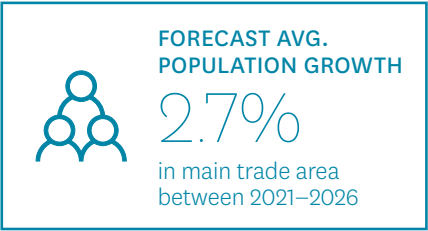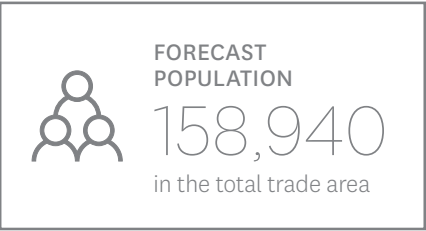| GLA	CAR SPACES	SPECIALTY NO	MAT TRAFFIC	MAT SALES	SPECIALTY SALES $PSM	AVERAGE SPEND
17,472 SQM	846	48	3.07M	$137.47M	$12,558	$44.73

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

MAJORS
Kmart, Coles

Key
- Major
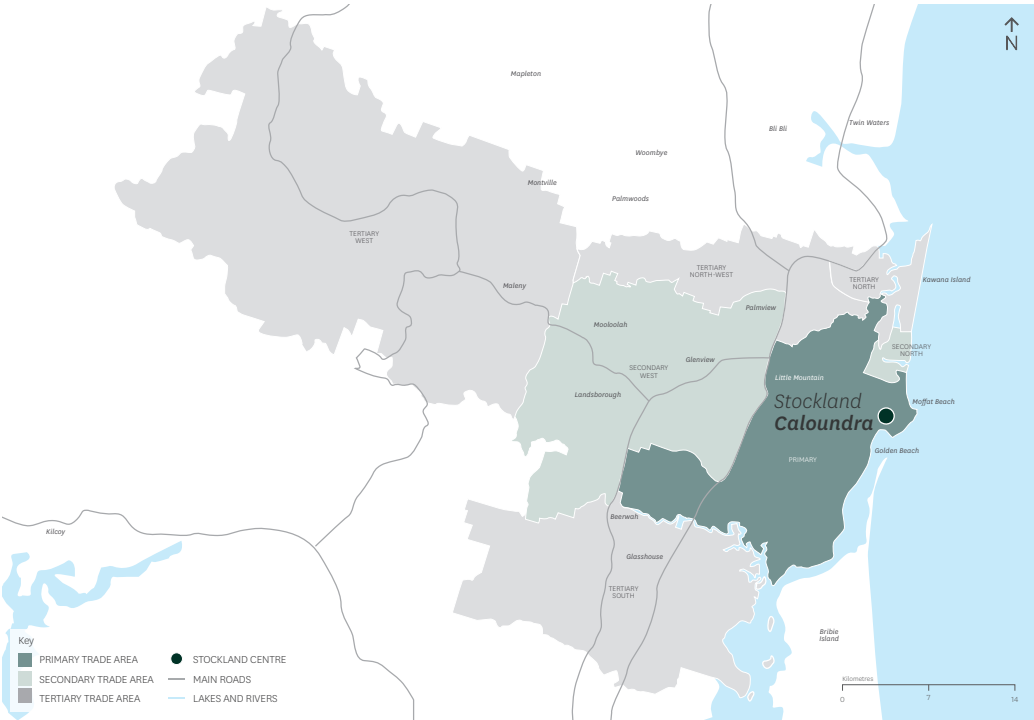- Specialty
- Pad Site

Stockland

Trade Area Demographic

Stockland Caloundra's main trade area population is forecast to reach 95,800 by 2021, growing at an average rate of 2.7% per annum between 2021–2026. The main trade area has 70.0% home ownership which is higher than the south-east QLD average of 64.6%.

FORECAST POPULATION
158,940
in the total trade area

FORECAST AVG. POPULATION GROWTH
2.7%
in main trade area between 2021–2026

Characteristics	Primary Sector	Secondary Sectors		Main TA	Tertiary Sectors				Total TA	SE QLD Avg.	Aust Avg.
		North	West		North	North-West	South	West			
Income Levels											
Average Per Capita Income	$34,905	$33,609	$32,679	$34,202	$39,100	$31,837	$32,980	$33,601	$34,677	$38,198	$38,500
Per Capita Income Variation	-8.6%	-12.0%	-14.4%	-10.5%	2.4%	-16.7%	-13.7%	-12.0%	-9.2%	n.a.	n.a.
Average Household Income	$83,542	$85,904	$88,306	$84,885	$96,944	$87,247	$88,413	$75,168	$86,795	$98,803	$98,486
Household Income Variation	-15.4%	-13.1%	-10.6%	-14.1%	-1.9%	-11.7%	-10.5%	-23.9%	-12.2%	n.a.	n.a.
Average Household Size	2.4	2.6	2.7	2.5	2.5	2.7	2.7	2.2	2.5	2.6	2.6
Age Distribution (% of Pop'n)											
Aged 0-14	17.4%	20.1%	20.0%	18.4%	19.4%	20.6%	18.5%	13.6%	18.6%	18.6%	18.0%
Aged 15-19	6.0%	6.3%	6.6%	6.2%	5.9%	9.1%	6.7%	4.5%	6.4%	6.4%	6.1%
Aged 20-29	9.0%	9.1%	9.9%	9.2%	13.2%	14.4%	9.2%	5.5%	10.3%	14.3%	13.9%
Aged 30-39	10.7%	11.8%	11.7%	11.1%	13.2%	11.8%	11.3%	7.1%	11.3%	14.1%	14.1%
Aged 40-49	13.4%	14.6%	14.7%	13.9%	13.6%	13.8%	14.7%	12.1%	13.7%	14.1%	13.7%
Aged 50-59	12.7%	13.0%	14.9%	13.2%	12.5%	10.4%	14.2%	16.3%	13.0%	12.5%	12.9%
Aged 60+	30.8%	25.2%	22.2%	28.0%	22.2%	19.9%	25.4%	40.8%	26.6%	20.1%	21.3%
Average Age	43.4	40.7	39.2	42.0	38.9	36.9	40.8	48.9	41.2	38.1	38.9
Housing Status (% of H'holds)											
Owner/Purchaser	68.0%	70.7%	75.7%	70.0%	58.8%	62.9%	83.2%	80.3%	68.4%	64.6%	67.9%
Renter	32.0%	29.3%	24.3%	30.0%	41.2%	37.1%	16.8%	19.7%	31.6%	35.4%	32.1%
Birthplace (% of Pop'n)											
Australian Born	79.8%	84.6%	84.0%	81.6%	78.5%	76.8%	84.7%	79.8%	80.4%	73.7%	72.9%
Overseas Born	20.2%	15.4%	16.0%	18.4%	21.5%	23.2%	15.3%	20.2%	19.6%	26.3%	27.1%
· Asia	1.7%	1.0%	0.9%	1.4%	2.2%	3.8%	0.9%	1.3%	1.8%	7.5%	10.7%
· Europe	9.9%	7.0%	7.7%	8.9%	8.1%	9.0%	8.6%	11.6%	8.9%	7.2%	8.0%
· Other	8.5%	7.5%	7.4%	8.1%	11.2%	10.5%	5.8%	7.3%	8.8%	11.6%	8.4%
Family Type (% of Pop'n)											
Couple With Dep't Children	39.7%	42.4%	44.7%	41.2%	42.8%	48.6%	44.7%	30.1%	41.9%	45.3%	45.2%
Couple With Non-Dep't Child	6.3%	7.6%	8.3%	7.0%	6.1%	6.2%	8.4%	6.9%	6.8%	7.3%	7.8%
Couple Without Children	29.5%	25.2%	25.7%	27.9%	26.3%	22.8%	28.7%	37.6%	27.7%	23.7%	23.0%
Single With Dep't Child	9.5%	10.6%	9.8%	9.7%	10.3%	11.3%	8.0%	8.2%	9.9%	9.6%	8.9%
Single With Non-Dep't Child	3.3%	4.6%	4.0%	3.6%	3.8%	2.8%	3.1%	4.0%	3.6%	3.7%	3.7%
Other Family	0.8%	0.8%	0.7%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	1.1%	1.1%
Lone Person	11.0%	8.8%	6.9%	9.8%	9.9%	7.6%	6.2%	12.3%	9.5%	9.3%	10.2%

Trade Area Map

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

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sector	59,470	69,470	3.2%
Secondary Sectors			
· North	16,880	18,880	2.3%
· West	19,450	20,950	1.5%
Total Secondary	**36,330**	**39,830**	**1.9%**
Main Trade Area	**95,800**	**109,300**	**2.7%**
Tertiary Sector			
· North	26,380	27,130	0.6%
· North-West	21,600	25,100	3.0%
· South	6,310	6,810	1.5%
· West	8,850	9,400	1.2%
Total Tertiary	63,140	68,440	1.6%
Total Trade Area	**158,940**	**177,740**	**2.3%**