

# Cammeray

A 4,910 sqm lifestyle centre, located in the northern suburbs of Sydney, seven kilometres from the CBD.

The centre is anchored by Harris Farm Markets and provides a unique combination of boutique specialty retailers. There is a focus on fresh food including the popular Wild Sage restaurant and food retailers such as Hudson Meats and Pattison's Patisserie. The centre also includes a childcare centre and 870 sqm of commercial suites.

## Centre Information



**GLA**  
4,910 SQM



**CAR SPACES**  
80



**SPECIALTY NO**  
15



**MAT TRAFFIC**  
1.18M



**MAT SALES**  
\$25.91M

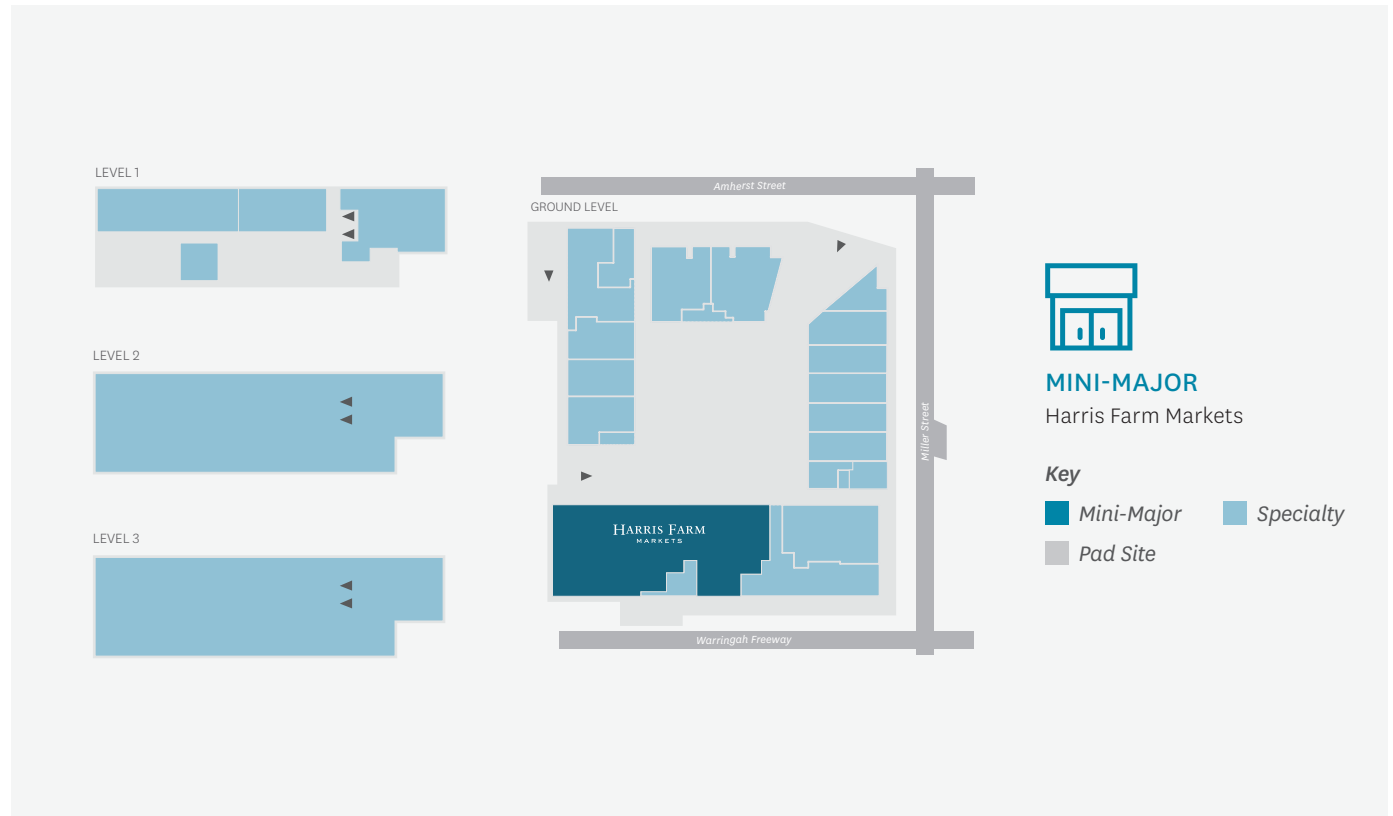


**SPECIALTY SALES \$PSM**  
\$9,847




**AVERAGE SPEND**  
\$21.98

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



# Trade Area Demographic


Stockland Cammeray services a total trade area population of 88,310 people, which is forecast to grow to 91,710 by 2021. The average household income in the main trade area is \$158,896 per annum, 38.1% higher than the Sydney metro average of \$115,062 per annum.



HOUSEHOLD INCOME IN MTA

38.1%

higher than Sydney metro avg.

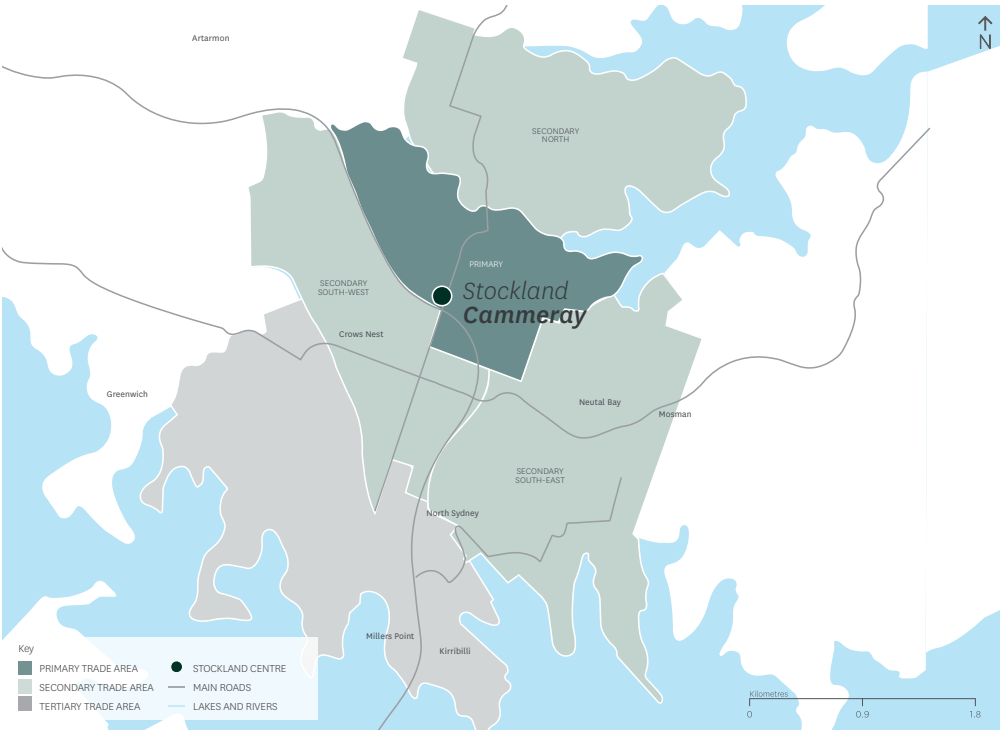


FORECAST AVG. POPULATION GROWTH

1.2%

in main trade area between 2017–2021

## Trade Area Map



The map illustrates the trade area around Stockland Cammeray, categorized into three levels: Primary (dark green), Secondary (light green), and Tertiary (grey). The Primary Trade Area is centered on Stockland Cammeray. The Secondary Trade Area includes surrounding regions like Artarmon, Crows Nest, Greenwich, Mosman, and North Sydney. The Tertiary Trade Area extends further to include Millers Point and Kirribilli. The map also shows main roads and lakes and rivers. A key, scale bar (0 to 1.8 km), and north arrow are included.

Characteristics	Primary Sector	Secondary Sectors			Main TA	Tertiary sector	Total TA	Syd Metro Avg.	Aust Avg.
		North	South-East	South-West					
Income Levels									
Average Per Capita Income	\$72,200	\$66,353	\$75,376	\$72,130	\$72,886	\$78,435	\$74,695	\$42,036	\$38,500
Per Capita Income Variation	71.8%	57.8%	79.3%	71.6%	73.4%	86.6%	77.7%	n.a.	n.a.
Average Household Income	\$165,853	\$195,160	\$154,236	\$151,960	\$158,896	\$152,453	\$156,623	\$115,062	\$98,486
Household Income Variation	44.1%	69.6%	34.0%	32.1%	38.1%	32.5%	36.1%	n.a.	n.a.
Average Household Size	2.3	2.9	2.0	2.1	2.2	1.9	2.1	2.7	2.6
Age Distribution (% of Pop'n)									
Aged 0-14	20.1%	22.8%	13.1%	13.3%	15.3%	9.8%	13.5%	18.1%	18.0%
Aged 15-19	3.1%	6.7%	2.7%	2.6%	3.2%	2.6%	3.0%	6.0%	6.1%
Aged 20-29	9.8%	7.6%	15.0%	18.4%	14.3%	17.8%	15.4%	15.1%	13.9%
Aged 30-39	18.7%	10.0%	22.9%	27.4%	22.0%	24.0%	22.6%	15.7%	14.1%
Aged 40-49	17.6%	15.4%	14.9%	15.3%	15.4%	13.3%	14.7%	13.9%	13.7%
Aged 50-59	12.2%	14.1%	10.9%	10.0%	11.2%	11.3%	11.3%	12.3%	12.9%
Aged 60+	18.6%	23.3%	20.6%	13.1%	18.5%	21.2%	19.4%	19.0%	21.3%
Average Age	38.1	39.7	40.0	36.5	38.7	40.8	39.4	37.8	38.9
Housing Status (% of H'holds)									
Owner/Purchaser	63.0%	80.2%	49.8%	44.9%	53.1%	44.3%	50.0%	64.7%	67.9%
Renter	37.0%	19.8%	50.2%	55.1%	46.9%	55.7%	50.0%	35.3%	32.1%
Birthplace (% of Pop'n)									
Australian Born	69.3%	71.4%	61.4%	54.6%	61.9%	58.1%	60.7%	61.9%	72.9%
Overseas Born	30.7%	28.6%	38.6%	45.4%	38.1%	41.9%	39.3%	38.1%	27.1%
· Asia	7.6%	11.6%	11.6%	23.1%	14.3%	16.7%	15.1%	18.6%	10.7%
· Europe	11.4%	8.2%	12.8%	9.6%	11.1%	11.3%	11.2%	7.7%	8.0%
· Other	11.7%	8.8%	14.2%	12.8%	12.7%	13.8%	13.1%	11.8%	8.4%
Family Type (% of Pop'n)									
Couple With Dep't Child.	48.1%	61.2%	35.6%	36.8%	41.2%	28.9%	37.3%	48.8%	45.2%
Couple With Non-Dep't Child.	4.2%	7.3%	3.6%	3.3%	4.1%	4.1%	4.1%	9.2%	7.8%
Couple Without Child.	25.2%	18.3%	32.1%	33.2%	29.5%	37.3%	32.0%	20.2%	23.0%
Single With Dep't Child.	6.0%	4.6%	5.5%	5.0%	5.3%	4.4%	5.1%	8.0%	8.9%
Single With Non-Dep't Child.	2.8%	2.7%	2.4%	2.8%	2.6%	2.1%	2.5%	4.1%	3.7%
Other Family	0.7%	0.5%	1.6%	1.6%	1.3%	1.7%	1.4%	1.2%	1.1%
Lone Person	13.1%	5.4%	19.3%	17.3%	16.0%	21.4%	17.7%	8.5%	10.2%

## Trade Area Population

Trade Area Sector	Forecast Population		Average Annual Change (%)
	2017	2021	
Primary Sector	8,320	8,400	0.2%
Secondary Sectors			
· North	7,260	7,460	0.7%
· South-East	26,570	26,930	0.3%
· South-West	17,380	19,580	3.0%
<b>Total Secondary</b>	<b>51,210</b>	<b>53,970</b>	<b>1.3%</b>
<b>Main Trade Area</b>	<b>59,530</b>	<b>62,370</b>	<b>1.2%</b>
Tertiary Sector	28,780	29,340	0.5%
<b>Total Trade Area</b>	<b>88,310</b>	<b>91,710</b>	<b>0.9%</b>

**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 31 December 2018, 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.