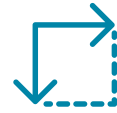


Tooronga

The centre is located 12 kilometres south-east of the Melbourne CBD and is anchored by Coles with First Choice Liquor, a fresh food market and 29 specialty stores.

These are located on the fully enclosed first level with an open-air second level podium comprising a café/restaurant, services and offices.

Centre Information



GLA
9,199 SQM



CAR SPACES
484



SPECIALTY NO
29



MAT TRAFFIC
2.8M



MAT SALES
\$111.68M



SPECIALTY SALES \$PSM
\$9,715



AVERAGE SPEND
\$39.87

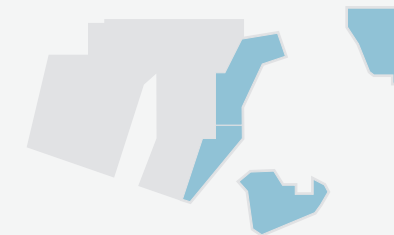
Information is accurate as at 31 December 2018. Specialty number includes kiosks and shops. Does not include ATMs.



B2 SHOPS



PODIUM LEVEL



MAJOR
Coles

MINI-MAJOR

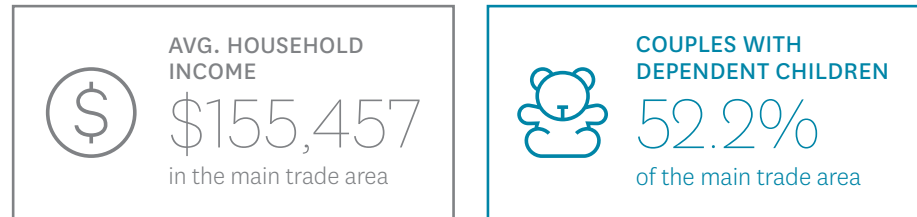
First Choice Liquor

Key

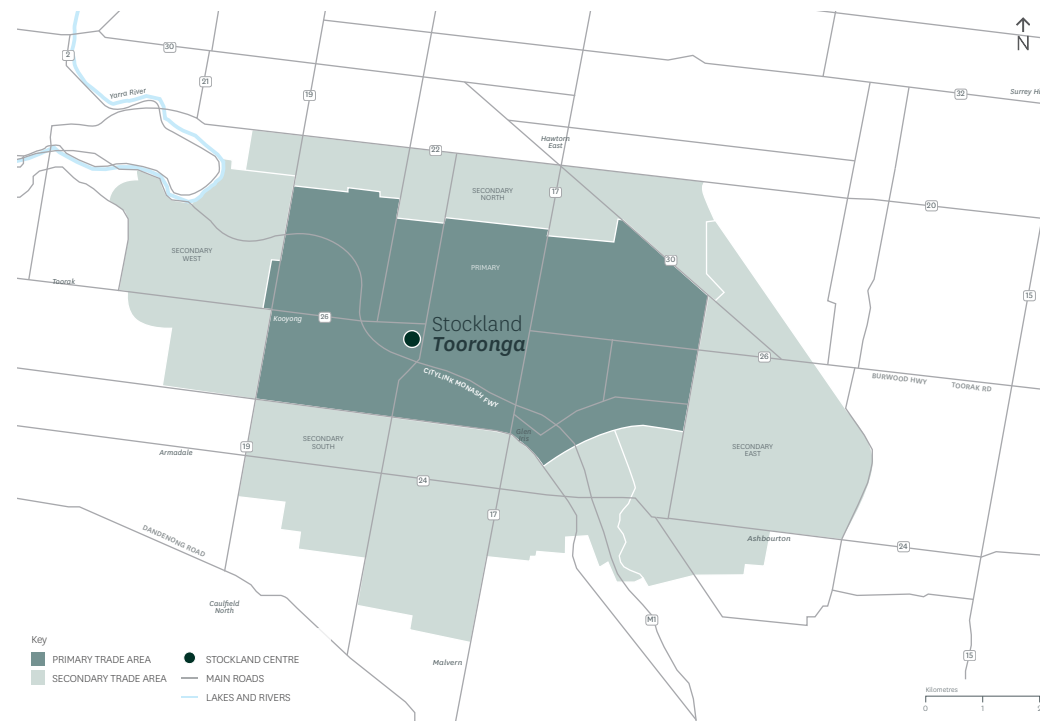
Major Mini-Major
Specialty Pad Site

Trade Area Demographic

Stockland Tooronga's main trade area population is forecast to reach 60,230 people by 2021, growing at an average rate of 1.1% per annum between 2021–2026. The average household income in the main trade area is \$155,457, which is 52.2% higher than the Melbourne metro average. The primary trade area consist of a higher proportion of couples with dependent children than the Melbourne metro average at 52.2%.



Trade Area Map



Characteristics	Primary Sector	Secondary Sectors				Main TA	Melb Metro Avg.	Aust Avg.
		East	North	South	West			
Income Levels								
Average Per Capita Income	\$61,057	\$57,959	\$58,028	\$60,307	\$76,244	\$60,934	\$38,943	\$38,500
Per Capita Income Variation	56.8%	48.8%	49.0%	54.9%	95.8%	56.5%	n.a.	n.a.
Average Household Income	\$154,907	\$163,327	\$142,686	\$149,730	\$189,155	\$155,457	\$102,132	\$98,486
Household Income Variation	51.7%	59.9%	39.7%	46.6%	85.2%	52.2%	n.a.	n.a.
Average Household Size	2.5	2.8	2.5	2.5	2.5	2.6	2.6	2.6
Age Distribution (% of Pop'n)								
Aged 0–14	17.0%	19.7%	15.9%	17.9%	13.1%	17.2%	17.6%	18.0%
Aged 15–19	6.1%	7.4%	6.0%	6.2%	8.0%	6.5%	6.1%	6.1%
Aged 20–29	14.6%	11.7%	18.0%	14.5%	13.9%	14.5%	15.7%	13.9%
Aged 30–39	13.8%	10.4%	15.2%	12.6%	9.0%	12.8%	15.6%	14.1%
Aged 40–49	13.4%	15.6%	13.2%	13.5%	12.0%	13.7%	14.0%	13.7%
Aged 50–59	12.7%	14.8%	11.5%	12.3%	14.6%	12.9%	12.1%	12.9%
Aged 60+	22.4%	20.5%	20.2%	23.0%	29.4%	22.4%	19.0%	21.3%
Average Age	39.7	38.6	38.4	39.8	43.5	39.6	37.8	38.9
Housing Status (% of H'holds)								
Owner/Purchaser	69.2%	79.3%	60.4%	68.4%	72.9%	69.5%	68.9%	67.9%
Renter	30.8%	20.7%	39.6%	31.6%	27.1%	30.5%	31.1%	32.1%
Birthplace (% of Pop'n)								
Australian Born	71.5%	78.0%	70.4%	76.5%	70.4%	73.7%	65.0%	72.9%
Overseas Born	28.5%	22.0%	29.6%	23.5%	29.6%	26.3%	35.0%	27.1%
· Asia	14.6%	10.0%	15.1%	10.2%	12.9%	12.6%	16.8%	10.7%
· Europe	7.0%	5.9%	7.2%	7.3%	7.3%	6.9%	9.2%	8.0%
· Other	6.8%	6.1%	7.4%	6.1%	9.5%	6.8%	9.0%	8.4%
Family Type (% of Pop'n)								
Couple With Dep't Children	50.8%	60.2%	48.9%	51.9%	45.2%	52.2%	48.2%	45.2%
Couple With Non-Dep't Child	6.1%	6.9%	5.3%	5.3%	7.0%	6.0%	8.4%	7.8%
Couple Without Children	22.8%	18.7%	24.2%	21.5%	26.4%	22.2%	20.9%	23.0%
Single With Dep't Child	5.7%	4.5%	5.6%	5.0%	6.6%	5.3%	7.9%	8.9%
Single With Non-Dep't Child	2.6%	2.1%	2.1%	2.7%	2.1%	2.4%	3.9%	3.7%
Other Family	1.4%	0.8%	1.6%	1.2%	1.6%	1.3%	1.3%	1.1%
Lone Person	10.6%	6.8%	12.3%	12.3%	11.1%	10.6%	9.5%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sector	19,860	21,110	1.2%
Secondary Sectors			
• North	9,500	10,000	1.0%
• East	10,660	11,160	0.9%
• South	15,810	16,710	1.1%
• West	4,400	4,550	0.7%
Total Secondary	40,370	42,420	1.0%
Main Trade Area	60,230	63,530	1.1%

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

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.