# Wetherill Park

This retail town centre underwent a $228 million redevelopment, completed in September 2016.

The centre features a Coles, Woolworths, Big W, Target, 10 mini-majors, 188 specialties and a revitalised fresh food precinct. It also includes an entertainment, alfresco dining and leisure precinct with a 12 screen Hoyts cinema and 24 hour gym, plus a full range of medical and dental services. The centre was the winner of the National PCA/RLB Innovation and Excellence Awards for 2018 for best shopping centre development and most sustainable development.

Centre Information
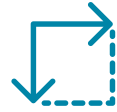
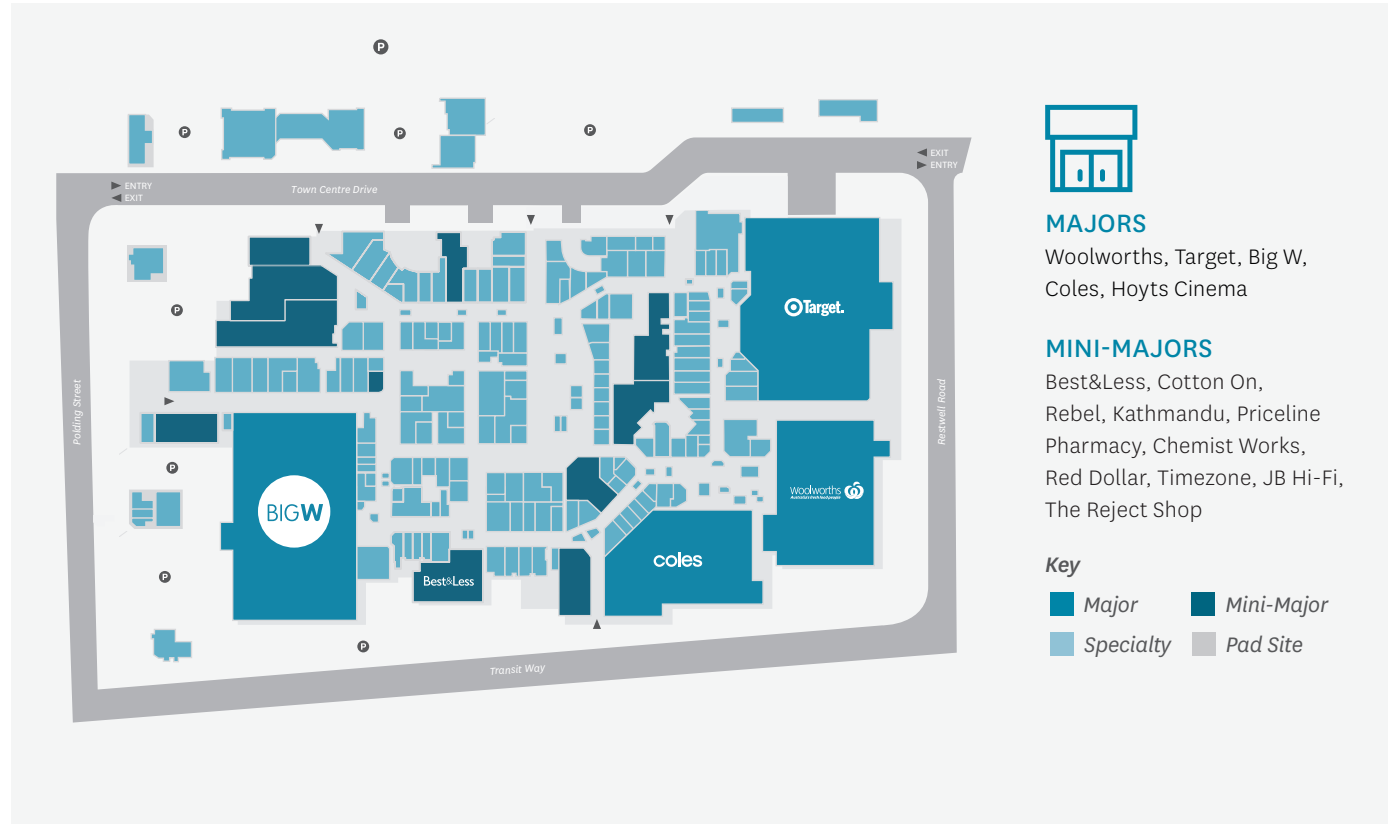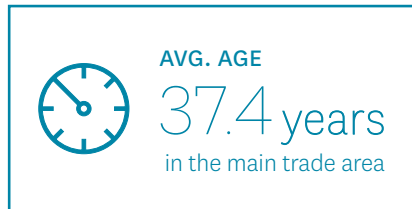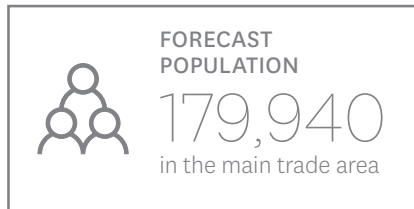|						
GLA 68,887 SQM	**CAR SPACES** 2,637	**SPECIALTY NO** 188	**MAT TRAFFIC** 7.54M	**MAT SALES** $384.60M	**SPECIALTY SALES $PSM** $10,100	**AVERAGE SPEND** $51.01

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

MAJORS
Woolworths, Target, Big W, Coles, Hoyts Cinema

MINI-MAJORS
Best&Less, Cotton On, Rebel, Kathmandu, Priceline Pharmacy, Chemist Works, Red Dollar, Timezone, JB Hi-Fi, The Reject Shop

Key

■ *Major*　■ *Mini-Major*
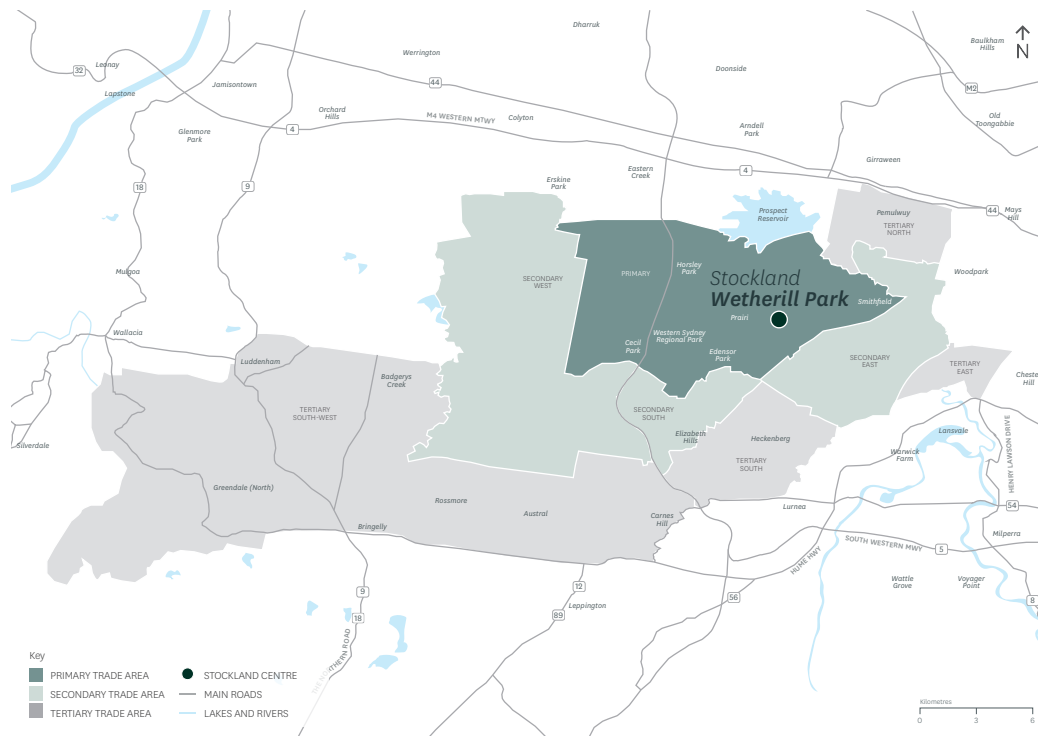■ *Specialty*　■ *Pad Site*

Trade Area Demographic

Stockland Wetherill Park is forecast to service a main trade area of approximately 179,940 people by 2021. The average age in the main trade area is 37.4 years which is slightly younger than the Sydney metro average. The majority of residents in the main trade area (54.4%) are born outside of Australia and home ownership is 67.6% which is higher than the Sydney metro average 64.7%.

FORECAST POPULATION

179,940
in the main trade area

AVG. AGE

37.4 years
in the main trade area

Trade Area Map

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

Characteristics	Primary Sector	Secondary Sectors			Main TA	Tertiary Sectors				Total TA	Syd Metro Avg.	Aust Avg.
		East	South	West		East	North	South	South-West			
Income Levels												
Average Per Capita Income	$30,028	$23,991	$30,561	$35,316	$27,265	$23,164	$36,357	$24,240	$32,330	$27,879	$42,036	$38,500
Per Capita Income Variation	-28.6%	-42.9%	-27.3%	-16.0%	-35.1%	-44.9%	-13.5%	-42.3%	-23.1%	-33.7%	n.a.	n.a.
Average Household Income	$99,782	$77,199	$111,813	$120,441	$90,601	$71,422	$109,676	$78,103	$113,651	$91,557	$115,062	$98,486
Household Income Variation	-13.3%	-32.9%	-2.8%	4.7%	-21.3%	-37.9%	-4.7%	-32.1%	-1.2%	-20.4%	n.a.	n.a.
Average Household Size	3.3	3.2	3.7	3.4	3.3	3.1	3.0	3.2	3.5	3.3	2.7	2.6
Age Distribution (% of Pop'n)												
Aged 0–14	18.3%	19.2%	20.5%	21.2%	19.2%	19.9%	22.1%	21.7%	24.4%	20.6%	18.1%	18.0%
Aged 15–19	7.1%	7.0%	8.1%	7.2%	7.2%	6.6%	5.7%	8.1%	7.9%	7.3%	6.0%	6.1%
Aged 20–29	14.4%	14.9%	15.5%	14.3%	14.8%	14.7%	11.4%	14.3%	13.0%	14.2%	13.9%	13.9%
Aged 30–39	11.6%	13.0%	12.8%	16.1%	12.6%	13.3%	15.8%	12.7%	15.3%	13.3%	15.7%	14.1%
Aged 40–49	13.0%	13.5%	14.1%	13.6%	13.4%	13.6%	13.8%	12.7%	15.1%	13.5%	13.9%	13.7%
Aged 50–59	14.3%	13.3%	14.6%	11.0%	13.7%	12.5%	10.7%	13.8%	11.7%	13.2%	12.3%	12.9%
Aged 60+	21.2%	19.3%	14.4%	16.7%	18.9%	19.4%	20.5%	16.7%	12.6%	18.0%	19.0%	21.3%
Average Age	38.6	37.6	35.2	35.5	37.4	37.5	37.1	35.7	33.4	36.6	37.8	38.9
Housing Status (% of H'holds)												
Owner/Purchaser	75.7%	58.2%	81.3%	76.7%	67.6%	53.4%	81.1%	59.4%	78.1%	67.8%	64.7%	67.9%
Renter	24.3%	41.8%	18.7%	23.3%	32.4%	46.6%	18.9%	40.6%	21.9%	32.2%	35.3%	32.1%
Birthplace (% of Pop'n)												
Australian Born	51.9%	38.7%	50.6%	67.0%	45.6%	41.1%	65.9%	54.2%	62.4%	50.6%	61.9%	72.9%
Overseas Born	48.1%	61.3%	49.4%	33.0%	54.4%	58.9%	34.1%	45.8%	37.6%	49.4%	38.1%	27.1%
· Asia	10.3%	30.8%	17.0%	7.9%	21.7%	33.4%	12.4%	18.1%	9.1%	19.4%	18.6%	10.7%
· Europe	9.7%	5.5%	6.9%	10.5%	7.1%	3.5%	8.9%	4.9%	7.5%	6.7%	7.7%	8.0%
· Other	28.1%	25.0%	25.5%	14.6%	25.6%	21.9%	12.7%	22.7%	21.0%	23.3%	11.8%	8.4%
Family Type (% of Pop'n)												
Couple With Dep't Children	48.7%	46.3%	54.3%	54.3%	48.7%	48.4%	53.5%	47.3%	60.5%	50.1%	48.8%	45.2%
Couple with Non-Dep't Child.	17.2%	12.3%	16.8%	14.0%	14.6%	10.3%	11.8%	11.6%	12.1%	13.3%	9.2%	7.8%
Couple without Children	15.0%	13.8%	11.8%	16.5%	13.9%	13.3%	17.6%	11.9%	12.0%	13.6%	20.2%	23.0%
Single with Dep't Child.	8.6%	13.5%	9.6%	6.9%	11.2%	11.8%	7.1%	15.2%	8.6%	11.3%	8.0%	8.9%
Single with Non-Dep't Child.	5.8%	7.0%	4.6%	4.2%	6.1%	6.2%	4.2%	6.9%	3.3%	5.8%	4.1%	3.7%
Other Family	1.0%	1.8%	0.8%	1.0%	1.4%	2.1%	1.0%	1.2%	0.6%	1.2%	1.2%	1.1%
Lone Person	3.8%	5.3%	2.1%	3.0%	4.2%	7.9%	4.9%	5.9%	2.9%	4.6%	8.5%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021–2026
Primary Sector	51,470	52,220	0.3%
Secondary Sectors			
· East	90,970	92,970	0.4%
· South	29,200	28,750	-0.3%
· West	8,300	11,300	6.4%
Total Secondary	**128,470**	**133,020**	**0.7%**
Main Trade Area	**179,940**	**185,240**	**0.6%**
Tertiary Sectors			
· North	26,710	27,210	0.4%
· East	14,030	15,030	1.4%
· South-west	39,100	52,850	6.2%
· South	60,470	62,970	0.8%
Total Tertiary	**140,310**	**158,060**	**2.4%**
Total Trade Area	**320,250**	**343,300**	**1.4%**