# Wetherill Park

Wetherill Park completed a $228 million redevelopment in December 2015.

The additional retail space has grown the centre to over 70,000 square metres. The centre features Coles and Woolworths; Big W, Target; nine mini-majors, 200 specialties and multi level parking for approximately 2,700 cars.

The centre also includes an entertainment, dining and leisure precinct including a refurbished 12 screen Hoyts cinema, 24 hour gym and a range of alfresco dining options. The Fresh Food precinct will undergo transformation in mid 2016 further establishing the centre as the shopping destination in South West Sydney.

## Centre Information

**GLA**
71,689 SQM

**CAR SPACES**
2,700

**SPECIALTY NO**
200

**CASUAL MALL LEASING**
YES

**MAJORS**
WOOLWORTHS, TARGET, BIG W, COLES

**MINI-MAJORS**
BEST & LESS, CHEMISTWORKS, PRICELINE PHARMACY, AMART ALLSPORTS, KATHMANDU, JB HI-FI, COTTON ON, RED DOLLAR/PARTY POP

**MAT TRAFFIC**
6.51M

**MAT SALES**
$274.5M

**AVERAGE SPEND**
$42.20

Information is accurate as at 31 December 2015. Specialty number includes kiosks and shops. Does not include ATMs.

### Key
- Major
- Mini-Major
- Specialty
- Pad Site

**Stockland**

## Trade Area Demographic

Stockland Wetherill Park services a main trade area of approximately 169,680 people. The average age in the main trade area is 36 years which is slightly younger than the Sydney metro average. The primary and secondary east trade areas consists of a higher than average proportion of traditional families with and without dependent children. More residents in the main trade area (53.6%) are born outside of Australia and home ownership is 71.9% which is higher than the Sydney metro average 67.4%.
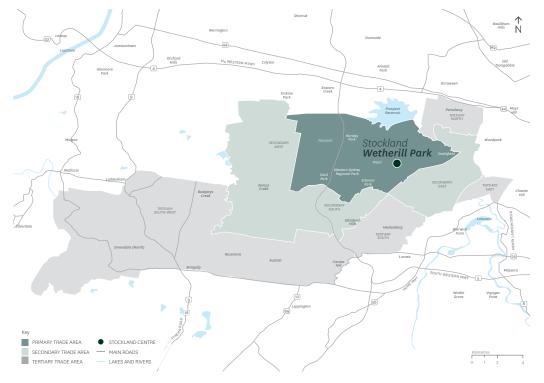
**MAIN TRADE AREA OF APPROXIMATELY**

# 169,680

**AVERAGE AGE IN THE MAIN TRADE AREA IS**

# 36.2 years

which is slightly younger than the Sydney metro average

## Trade Area Map



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

| Characteristics | Primary Sector | Secondary East | Secondary South | Secondary West | Main TA | Tertiary North | Tertiary East | Tertiary South | Tertiary South-West | Total TA | Syd Metro Average | Aust Average |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Income Levels** | | | | | | | | | | | | |
| Average Per Capita Income | $26,747 | $20,943 | $26,640 | $29,103 | $23,837 | $32,398 | $20,468 | $21,385 | $28,604 | $24,394 | $36,941 | $34,201 |
| Per Capita Income Variation | -27.6 | -43.3% | -27.9% | -21.2% | -35.5% | -12.3% | -44.6% | -42.1% | -22.6% | -34.0% | n.a. | n.a. |
| Average Household Income | $88,743 | $66,579 | $99,382 | $97,855 | $79,432 | $96,388 | $60,781 | $67,831 | $99,096 | $79,598 | $99,586 | $87,928 |
| Household Income Variation | -10.9% | -33.1% | -0.2% | -1.7% | -20.2% | -3.2% | -39.0% | -31.9% | -0.5% | -20.1% | n.a. | n.a. |
| Average Household Size | 3.3 | 3.2 | 3.7 | 3.4 | 3.3 | 3.0 | 3.0 | 3.2 | 3.5 | 3.2 | 2.7 | 2.6 |
| **Age Distribution (% of Pop'n)** | | | | | | | | | | | | |
| Aged 0–14 | 18.9% | 20.6% | 21.9% | 21.0% | 20.3% | 20.8% | 21.0% | 23.1% | 24.8% | 21.4% | 19.2% | 19.3% |
| Aged 15–19 | 8.1% | 7.5% | 9.1% | 7.4% | 7.9% | 6.4% | 6.6% | 8.5% | 8.1% | 7.9% | 6.3% | 6.5% |
| Aged 20–29 | 14.5% | 14.1% | 14.7% | 14.7% | 14.3% | 12.2% | 14.8% | 13.9% | 13.0% | 14.0% | 14.7% | 13.8% |
| Aged 30–39 | 12.1% | 13.6% | 12.9% | 14.1% | 13.0% | 15.5% | 12.8% | 12.9% | 15.7% | 13.5% | 15.3% | 13.8% |
| Aged 40–49 | 13.7% | 14.3% | 16.4% | 14.4% | 14.5% | 13.4% | 13.0% | 13.8% | 15.5% | 14.3% | 14.2% | 14.2% |
| Aged 50–59 | 14.9% | 12.7% | 13.7% | 11.8% | 13.5% | 11.1% | 13.0% | 12.9% | 11.2% | 12.9% | 12.3% | 12.8% |
| Aged 60+ | 17.8% | 17.3% | 11.3% | 16.6% | 16.4% | 20.6% | 18.8% | 14.9% | 11.8% | 16.1% | 18.0% | 19.6% |
| Average Age | 37.1 | 36.4 | 33.7 | 35.7 | 36.2 | 37.2 | 37.2 | 34.6 | 33.0 | 35.7 | 37.2 | 37.9 |
| **Housing Status (% of H'holds)** | | | | | | | | | | | | |
| Owner/Purchaser | 79.2% | 63.3% | 83.9% | 78.8% | 71.9% | 82.8% | 58.3% | 62.0% | 78.9% | 71.0% | 67.4% | 69.3% |
| Renter | 20.8% | 36.7% | 16.1% | 21.2% | 28.1% | 17.2% | 41.7% | 38.0% | 21.1% | 29.0% | 32.6% | 30.7% |
| **Birthplace (% of Pop'n)** | | | | | | | | | | | | |
| Australian Born | 53.1% | 39.7% | 51.2% | 68.4% | 46.4% | 66.6% | 42.9% | 55.3% | 63.0% | 51.3% | 63.7% | 73.9% |
| Overseas Born | 46.9% | 60.3% | 48.8% | 31.6% | 53.6% | 33.4% | 57.1% | 44.7% | 37.0% | 48.7% | 36.3% | 26.1% |
| **Family Type (% of Pop'n)** | | | | | | | | | | | | |
| Couple with dep't children | 50.2% | 47.3% | 58.3% | 55.4% | 50.2% | 50.2% | 48.1% | 48.1% | 60.9% | 50.8% | 48.2% | 45.3% |
| Couple with non-dep't child. | 16.7% | 11.5% | 15.2% | 13.6% | 13.7% | 11.5% | 9.1% | 11.3% | 11.3% | 12.6% | 9.1% | 7.7% |
| Couple without children | 14.3% | 14.2% | 10.5% | 17.9% | 13.7% | 20.1% | 13.6% | 11.8% | 13.4% | 13.8% | 20.1% | 23.0% |
| Single with dep't child. | 8.9% | 13.9% | 9.2% | 5.8% | 11.4% | 8.4% | 13.3% | 15.7% | 8.2% | 11.7% | 8.5% | 9.2% |
| Single with non-dep't child. | 5.3% | 6.1% | 4.1% | 2.7% | 5.4% | 4.2% | 6.0% | 6.1% | 3.2% | 5.3% | 3.9% | 3.5% |
| Other family | 1.0% | 1.5% | 0.8% | 0.9% | 1.3% | 1.0% | 1.7% | 1.1% | 0.6% | 1.2% | 1.2% | 1.1% |
| Lone person | 3.6% | 5.4% | 1.9% | 3.7% | 4.3% | 4.7% | 8.3% | 6.0% | 2.5% | 4.6% | 9.0% | 10.2% |

## Trade Area Population

| Trade area sector | Forecast population 2016 | Forecast population 2021 | Average annual change (%) 2016-2021 |
|---|---|---|---|
| Primary sector | 50,430 | 52,080 | 0.6% |
| Secondary sector | 119,250 | 128,100 | 1.4% |
| **Main trade area** | **169,680** | **180,180** | **1.2%** |
| Tertiary sector | 130,350 | 151,100 | 3.0% |
| **Total trade area** | **300,030** | **331,280** | **2.0%** |

Sources: ABS Census of Population and Housing 2011; Location IQ.