

# RETAIL OPPORTUNITIES AT ASHFIELD MALL

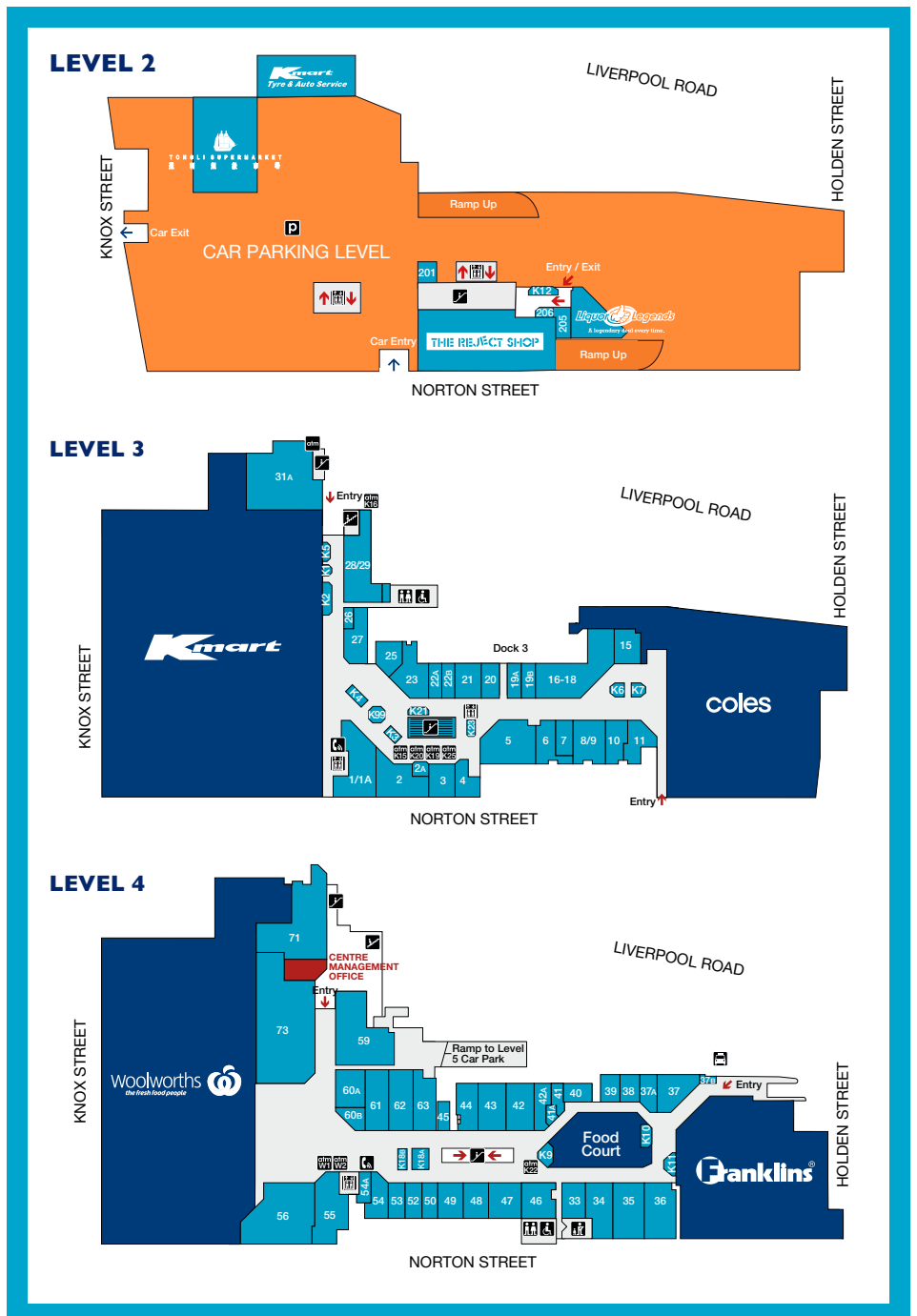
## ABOUT ASHFIELD MALL

Ashfield Mall is located in the heart of Ashfield in Sydney's Inner-Western suburbs, approximately 8km from the Sydney CBD. Ashfield Mall is a well-established sub-regional shopping centre of approximately 25,125 square metres, and is anchored by Coles, Franklins, Kmart, Woolworths and over 83 specialty stores.

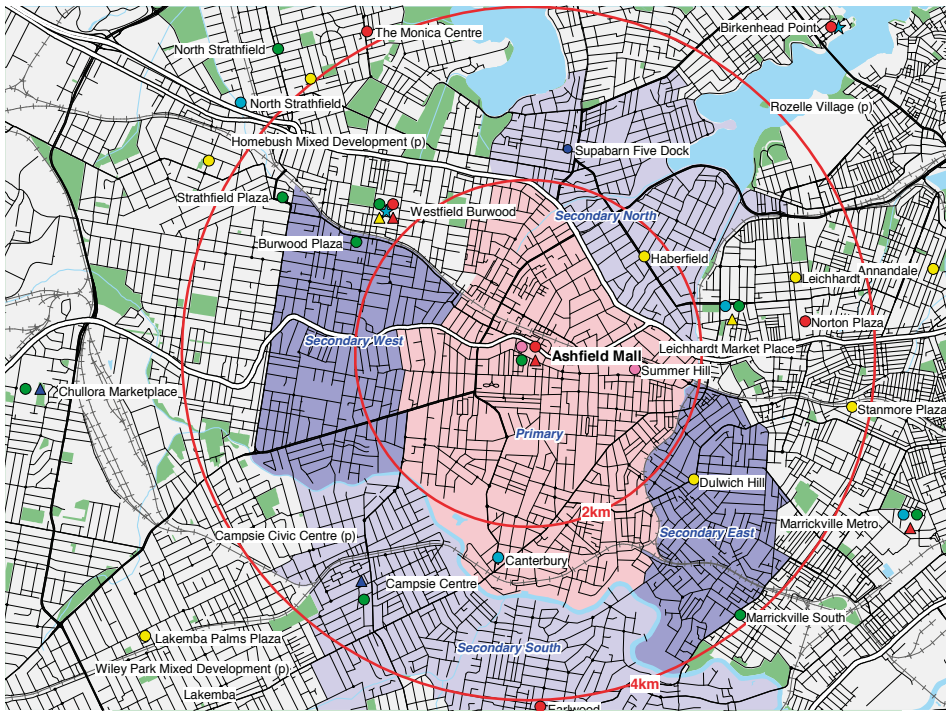
Ashfield Mall's major point of difference is its convenience, supermarket offers and a variety of specialty retailers. Situated in the heart of Ashfield, the mall offers easy shopping, with a strong community feel.

## LEVELS

The centre is comprised of two and a half shopping levels, two undercover car park levels and one open air car park situated on the roof top with a total of 1065 car spots.



260A LIVERPOOL ROAD,  
ASHFIELD NSW PH: 02 9799 8488  
[www.ashfieldmall.com.au](http://www.ashfieldmall.com.au)



## TRADE AREA

- The main trade area population is currently estimated at 154,650 persons, with 55,540 persons in the primary trade area.
- Total retail expenditure for the Ashfield Mall main trade area is currently estimated at \$1.85 billion and is projected to increase to \$2.98 billion by 2021.
- Primary sector residents earn average income levels that are higher than the Sydney metropolitan benchmark.
- The main trade area contains 47.6% of overseas born residents.
- Food and Liquor spending makes up the highest proportion of total retail expenditure at 42.5%.

Source: Pitney Bowes Map Info

## Summary of Facts

Total Retail Space	25,125 sqm
Specialty Stores	83
Car Spaces	1065
Major Retailers	Coles, Franklins, Kmart, Woolworths
National Retailers	Bakers Delight, Dick Smith Electronics, EB Games, Flight Centre, KFC, OPSM, Payless Shoes, Priceline Pharmacy, Prouds, SES, Sussan, Subway, The Reject Shop, Woolworths Liquor
Services	Australia Post, NAB, St George, Westpac
Trade Area Population	154,750 persons
Centre Traffic	7 million p.a. (April 2011)
Centre MAT	\$161 million p.a. (April 2011)

## LOCATION

Located on busy Liverpool Road, Ashfield Mall boasts easy access via Knox Street, Norton Street and Holden Street. Customers can also access the centre via a comprehensive bus network and Ashfield Railway Station is just 3 minutes walk from the centre. Ashfield is located on the Western railway line, with direct links to the city and Western suburbs.



Further details on leasing can be obtained by contacting **Adam Sheumack**

**Office** (02) 9432 0340 **Fax** (02) 9439 5399 **Mobile** 0411 287 869

**Email** adams@brookfieldpartnership.com.au

**Address** Level 8, 83 Mount Street North Sydney NSW 2060

**BROOKFIELD PARTNERSHIP**

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