

Bayview Centre

Leasing Opportunity | Large Format Retail



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Location Overview

Bayview Centre is located in Warrawong, 8 km south of the Wollongong CBD and 90 km south of Sydney.

The subject site is situated within Warrawong's commercial centre which incorporates the subregional Warrawong Plaza, opposite the subject site, and extends 500 metres north along King Street. The 57,114 sqm Warrawong Plaza is anchored by Big W, Target, Coles, ALDI and Hoyts Cinemas and is the third largest shopping centre in the Illawarra region.

Warrawong's commercial centre (shaded on the map at right) is classified as a Major Town Centre within Wollongong City Council's Retail Centres Hierarchy, sitting below only the Wollongong CBD.

The Warrawong Town Centre Master Plan's vision identifies the precinct as a key cultural destination, whereby its **'...location, retail offer and unique character provide the opportunity to bring people together by creating...attractive destinations catering to the daily needs of its culturally rich community.'**





**\$1,106.6 MILLION
LARGE FORMAT
RETAIL SPEND 2020**



**220,000
CATCHMENT
POPULATION**



**1.2%
POPULATION
GROWTH P.A**



**WARRAWONG
PLAZA**

nicksali

THE
GOOD
GUYS

Harvey
Norman
Fantastic
Furniture

KING STREET

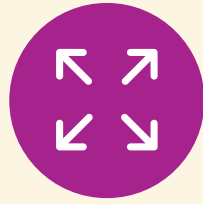
The Opportunity

The Bayview Centre Warrawong represents the ideal opportunity for Large Format Retailers to service the largest catchment in the Wollongong LGA. The centre is positioned on the dominant King street/ Northcliffe Drive corner opposite the dominant shopping centre in the region.

The opportunity can accommodate tenancies ranging from 418 sqm – 4,200 sqm for traditional large format retail units whilst allowing fast food retail to be built to tenant specifications. Access from both Cowper and Northcliffe road allow for maximum coverage of the catchment which allows it to be regarded as the most dominant destination for large format retail in the Wollongong LGA.



PRIME RETAIL LOCATION
OPPOSITE THE
WARRAWONG PLAZA



**12,324 SQM
LARGE
FORMAT
RETAIL**



**77,000*
VEHICLES
PER DAY**



**220,000
CATCHMENT POPULATION
WITHIN 8 KMS RADIUS
WOLLONGONG**



Convenient Offering

The Bayview Centre Warrawong has delivered convenience to the Warrawong catchment through its ease of access, retailer profile and abundance of car parking.

The centre will expand on its retailer profile and continue to deliver this level of convenience by increasing the level of food and beverage retail as well as targeting retailers who drive strong foot traffic.

The centre will build on its existing retailer profile which currently includes;



McDonalds are the pinnacle of fast food retailing and have been trading at this centre since 2000. McDonalds have a strong local following and support the local community in many aspects.



Liquorland form part of the coles group which are the main anchor in the Bayview Centre, Warrawong. The group are a market leading brand with an established business at the centre dating back to 2000.



Neighbouring Retail

Warrawong Plaza, located directly opposite The Bayview centre is the 3rd largest centre in the Wollongong LGA. Whilst the centre itself boasts an existing retail mix inclusive of Coles, Big W, Target and Hoyts Cinemas, it is also currently undergoing a major redevelopment of its food precinct.

The King Street Precinct has long been home to established large format retailers, such as Harvey Norman, Nick Scali, The Good Guys and Fantastic Furniture and has long been regarded as the destination for Large Format Retail within the Wollongong LGA.



Now Leasing

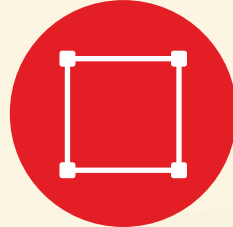
Tenancies proudly delivered by Griffith Group and CBRE.

The Bayview Centre has a GLA of 12,324 sqm and covers a site area of 36,049 sqm. There are currently 391 on-grade car parking spaces.

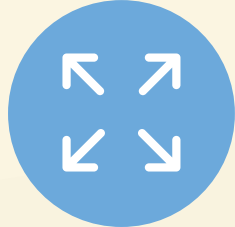
With more than 77,000* cars passing by Bayview Centre daily, the site presents unprecedented opportunity for redevelopment. Detailed below is a list of tenants not presently represented within the immediate location of Bayview.



Tenancy Opportunity



36,049 SQM
TOTAL
SITE AREA



12,324 SQM
LARGE FORMAT
RETAIL



391
ON-GRADE
CAR PARKING



\$1,106.6 MILLION
LFR SPENDING
2020



BUILDING SPECIFICATIONS

- Reverse cycle air-conditioning
- Choice of suspended or exposed ceiling
- Warehouse dividing wall, with double swinging doors
- Double entry doors
- Automatic roller door to warehouse/loading
- Internal painting
- Fire services to BCA requirements
- Signage opportunities on building façade and monolith signs

STAGE 2
LEASING NOW
TOTAL GFA
12,324 SQM









Now Leasing Enquire Today

For further information or to arrange an inspection,
please contact the agents from Griffith Group and CBRE.

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