

Sunshine Square

For Lease

Sunshine's Brightest
Retail Opportunity



Sunshine
Square

484 Ballarat Road
Sunshine North VIC 3020

Leedwell

Cadence



The Gateway to Melbourne's Growing Residential Corridor

For Lease

Sunshine Square is located at the corner of the Western Highway and McIntyre Roads in Sunshine North, only 12km west of Melbourne's CBD.

In addition to its convenient accessibility to the Western Ring Road, the site is strategically located directly opposite Bunnings Warehouse and within walking distance from Albion Train Station and Sunshine CBD providing the ultimate amenity.



Sunshine Square



SUPERCHEAP
AUTO

Harvey Norman



PETBARN

BUNNINGS
warehouse

McIntyre Road

Ballarat Road

484 Ballarat Road
Sunshine North VIC 3020



1	Kim Duc	1,005m ²
2	Drive Group	1,023m ²
3	Sexyland	1,031m ²
4	Golf Square	939m ²
5/6	For Lease	2,017m ²
7	West Side Bingo	1,159m ²
8	For Lease	1,132m ²
9/10	Proposed Works Area	2,200m ²
11	Harvey Norman	7,297m ²
12/13	Total Tools	2,844m ²
14A	Supercheap Auto	904m ²
14B	Petbarn	954m ²
15	Lollipops Playground & Cafe	1,137m ²
16	TreViet Restaurant	394m ²
17	MET Billiards Club	356m ²
Pad Site 1	Vacant	300m ²
Pad Site 2	Vacant	200m ²
Pad Site 3	Vacant	300m ²
Total Lettable Area		25,255m ²
Total Parking Bays		645

■ For Lease
■ Leased
■ Proposed Works Area/Pad Site

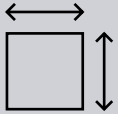
Disclaimer: The information and dimensions included are approximate only and are for illustrative purposes. To the best of our knowledge it is accurate at the time of publication. Interested parties must make their own enquiries and no liability will be accepted for any error or omission herein.



Melbourne CBD
12km*

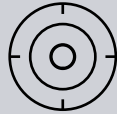
A Golden Opportunity

Sunshine Square offers the chance to set up shop alongside some of Australia's most popular lifestyle retailers, and take advantage of the site's position as a key retail destination within Melbourne's West.



Flexible Areas

Spaces available from
1,132sqm-4,132sqm



Zoning

Flexible Activity Centre
Zone 1



Availability

Immediately



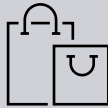
Prime Location

North-West corner of Ballarat Road and
McIntyre Road, adjoining Bunnings



Transport

Located 1km* from Albion Station,
which lies on the Sunbury Line



Anchor Tenants

Harvey Norman, Total Tools,
Supercheap Auto and Petbarn



Parking

645 parking bays



Main Trade Area Population

~223,444**

Sunshine's population is diverse, family-friendly and rapidly growing. The State Government has forecast that Sunshine Square's catchment area will contain ~223,444 residents by 2026.*

This population growth, along with the upcoming infrastructure and transportation upgrades, indicates a future increase in local retail expenditure.

*Approximate
**Estimated for 2026



Leedwell is a market leader in large format retail, with an unmatched track record across leasing, sales, and asset management. With deep industry relationships and a national reach, they continue to shape the large format retail landscape.

To express your interest please contact Leedwell Property:



Chris Parry

+61 420 304 185
chris.parry@
leedwell.com.au



Tom Perkins

+61 401 888 816
tom.perkins@
leedwell.com.au



Nick Segran

+61 452 020 190
nick.segran@
leedwell.com.au



Fletcher Stott

+61 475 104 990
fletcher.stott@
leedwell.com.au

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