

# Sunshine Square

For Lease

Sunshine's Brightest  
Retail Opportunity



Sunshine  
Square

484 Ballarat Road  
Sunshine North VIC 3020

Leedwell

Cadence

ASSEMBLY  
FUNDS MANAGEMENT

# 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

484 Ballarat Road  
Sunshine North VIC 3020



Melbourne CBD  
12km\*

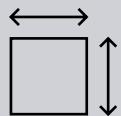
- For Lease
- Leased
- Proposed Works Area/Pad Site

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.



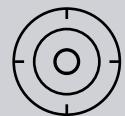
# A Golden Opportunity

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.

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