

The
Base

BE WHERE THE GROWTH IS AND POSITION YOUR BUSINESS FOR SUCCESS

Don't wait - secure your place in this booming growth corridor

Anchor your business in the heart of Craigieburn's newest lifestyle hub alongside a range of high profile national brands. Situated in one of Australia's fastest growth corridors with unparalleled exposure and access The Base offers an opportunity not to be missed. With 13,000m² LFR in Precinct 2 now 100% committed, don't miss an opportunity within Precinct 4.



KINETIC BUSINESS PARK

AMAROO BUSINESS PARK

amazon

BUNNINGS warehouse

AMAROO ROAD

HUNGRY JACKS

NEW ZEALAND

Jasbe

JAX TYRES

NUTRITION

K

KFC

bluebirds

J

ALDI

HUME FREEWAY

PRECINCT 4

FUTURE

FUTURE RESIDENTIAL DEVELOPMENT ZONE

HUME HIGHWAY

Welcome to The Base
The Base offers a unique opportunity to capitalise on a thriving community while serving as a gateway to local, national and global markets.

PRECINCT 4 MARKS THE NEXT EXCITING STAGE AT THE BASE

Position your business for success at Precinct 4, strategically located between the Hume Freeway and Hume Highway in one of Australia's fastest-growing corridors.

Situated within the vibrant community of Craigieburn in the City of Hume, the catchment is driven by a dynamic population of young families with a strong forecast of population growth and LFR spending.

Precinct 4 presents flexible leasing opportunities designed to accommodate a diverse range of uses.



Artist Impression



Artist Impression



Flexible tenancy areas designed to suit

600+

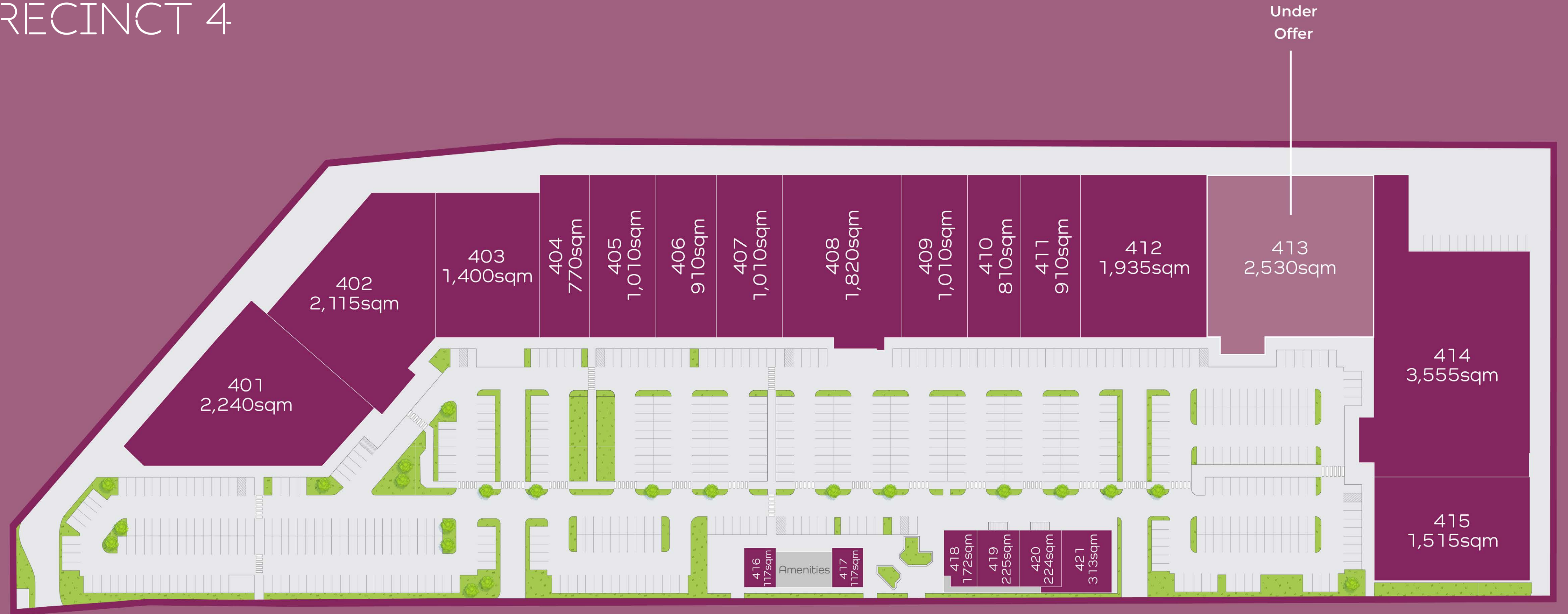
Dedicated car spaces



Immediate access to Hume Hwy and Hume Freeway

- Ample convenient ongrade parking
- Rear access & dedicated loading
- Internal clearance ranging 4.7 to 5 metres
- Tenancy options from 200sqm to 3,500+sqm
- On-site amenity including F&B offerings, and parents room
- High exposure Hume Freeway signage opportunities

PRECINCT 4



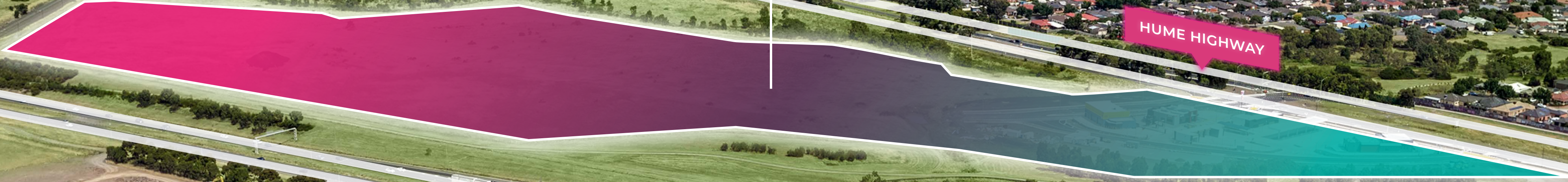


JOIN THE BOOM IN ONE OF AUSTRALIA'S FASTEST GROWTH LOCATIONS

Strategically located between the Hume Highway and Hume Freeway with unparalleled exposure in the heart of Melbourne's booming northern corridor, The Base, Craigieburn presents an unrivalled destination for shopping, dining, entertainment and wellness, servicing the rapidly expanding Craigieburn and surrounding catchment area.

MELBOURNE CBD
27KM

MELBOURNE AIRPORT
20KM



HUME HIGHWAY

HUME FREEWAY

AMAROO ROAD



Positioned between Hume Highway to the west and Hume Freeway to the east, The Base offers convenient and hassle free access serviced by two of Melbourne's major northern arterials.

A signalised intersection via Hume Highway offers direct access The Base and seamless connectivity from Hume Freeway via Amaroo Road.

60,000+

Vehicles per day travelling on the Hume Highway and Hume Freeway



20km

From Melbourne Airport



27km

North of Melbourne CBD



WHERE GROWTH MEETS OPPORTUNITY

The catchment is one of the engine rooms of Melbourne's growth. Dominated by families, strong forecast LFR spend and sustained population growth, the area is one of Australia's fastest growing corridors.

All data is based on information sourced from ABS 2021 and 2016 Census data, Deepend Services, Planning Authority, Market Data Systems, Deloitte Access Economics, OpenLot, Forecast.id, Economy.id and .id Consulting Pty Limited.

*Estimate

66.77%

Hume City population growth from **2023 - 2041**



411,674

Hume City population projection by **2046**

\$1.659b

Forecast LFR Spend by **2034** (+8.6% YoY)

\$18.28b

Big Spenders

Hume City's Gross Regional product is estimated at **\$18.28 billion**, representing **3.41** of Victoria's Gross State Product

84.2%

Families in Craigieburn

221,285*

Trade Area Population

Projected to add **+66,000** people in the next **5 years** and **+135,000** over **10 years**.

A PRIME LOCATION

Strategically positioned within Victoria's booming commercial, residential and employment precinct; The Base neighbours include Bunnings Warehouse and the 210,000m² Amazon Fulfilment Centre with over 2,000* employees.



Amazon Sort Centre (600m)



Bunnings Warehouse (850m)

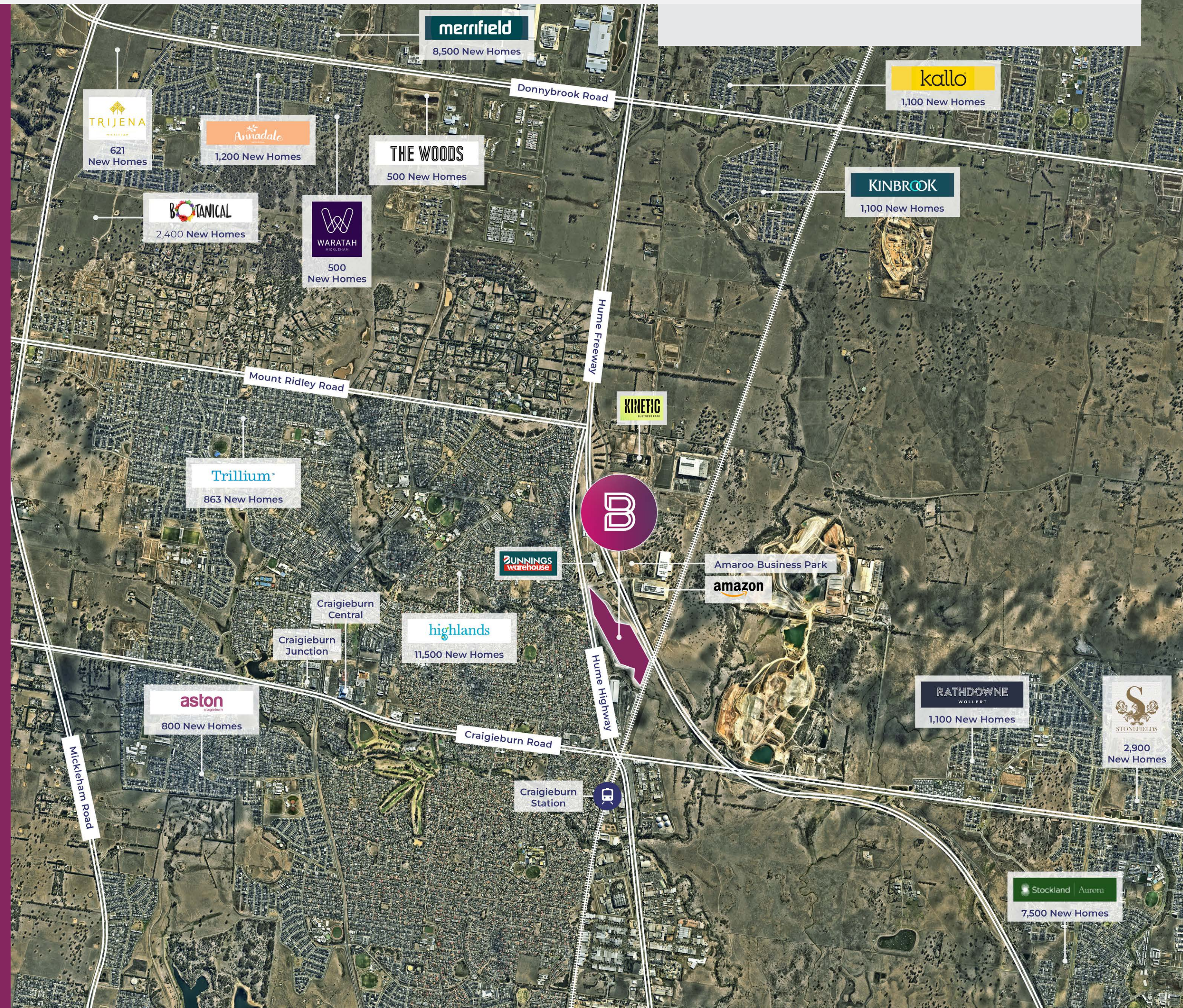


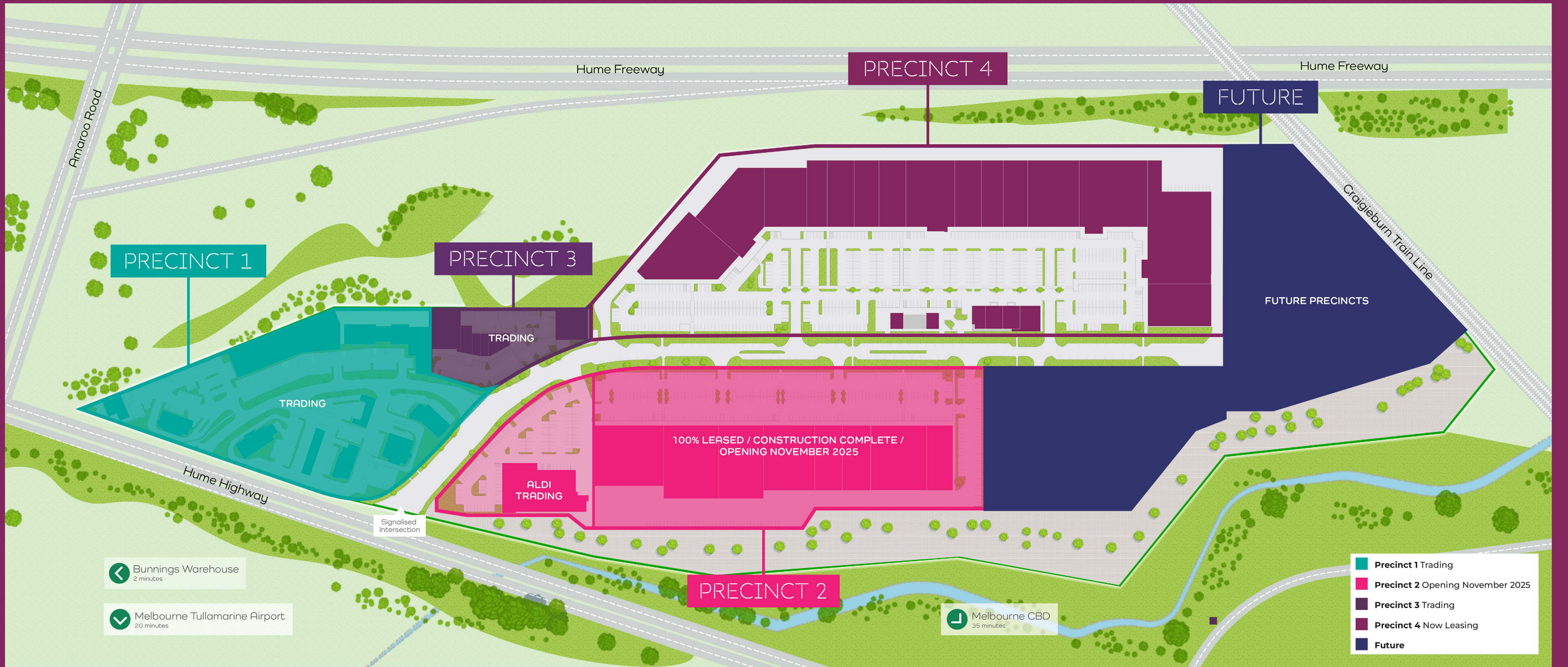
Mount Ridley College (2.9km)



Craigieburn Station (2.7km)

*Approximate





PRECINCT 1

PRECINCT 3

PRECINCT 4

FUTURE

TRADING

TRADING

ALDI TRADING

100% LEASED / CONSTRUCTION COMPLETE / OPENING NOVEMBER 2025

PRECINCT 2

FUTURE PRECINCTS

Bunnings Warehouse
2 minutes

Melbourne Tullamarine Airport
20 minutes

Melbourne CBD
35 minutes

- Precinct 1 Trading
- Precinct 2 Opening November 2025
- Precinct 3 Trading
- Precinct 4 Now Leasing
- Future

NOW TRADING AT THE BASE

Precinct 1

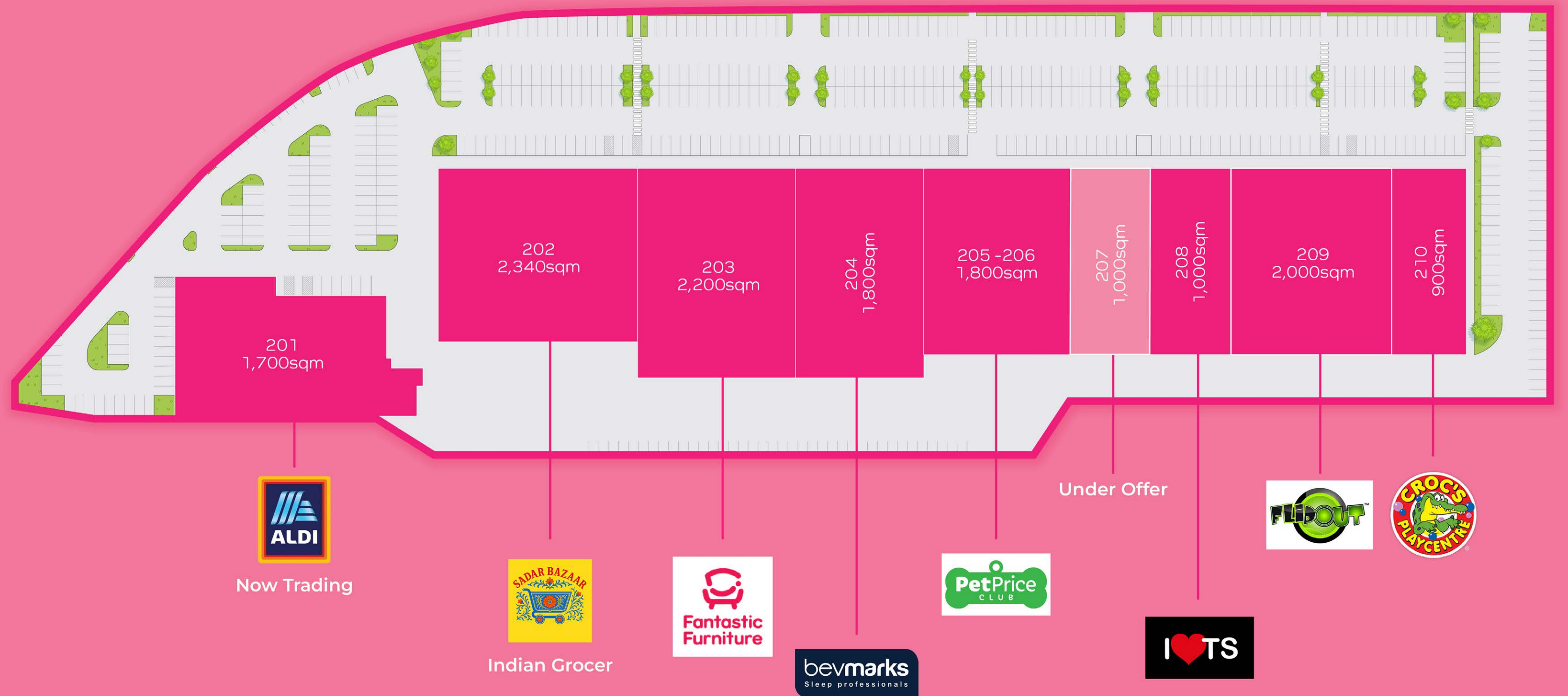
Home to high-profile tenants including Planet Fitness, Hungry Jack's, Jax Tyres, Zet & Zaatar, Kool Kidz, KFC and Liberty Petrol Station & Car Wash.



OPENING FROM NOVEMBER 2025*

Precinct 2 - Large Format Stage 1

With Aldi now trading and construction complete on the large format stage a number of brands including Fantastic Furniture, Bevmarks, Pet Price Club & I Love This Shop are set to open their doors at The Base from November 2025.



*Approximate

NOW TRADING

Precinct 3

The latest precinct to open at The Base and home to Blue Fit Swim School, Nutrition Warehouse, JoJayz Cafe, Blue Hippo Laundry, Kings Lounge Barber and Cellarbrations Superstore.



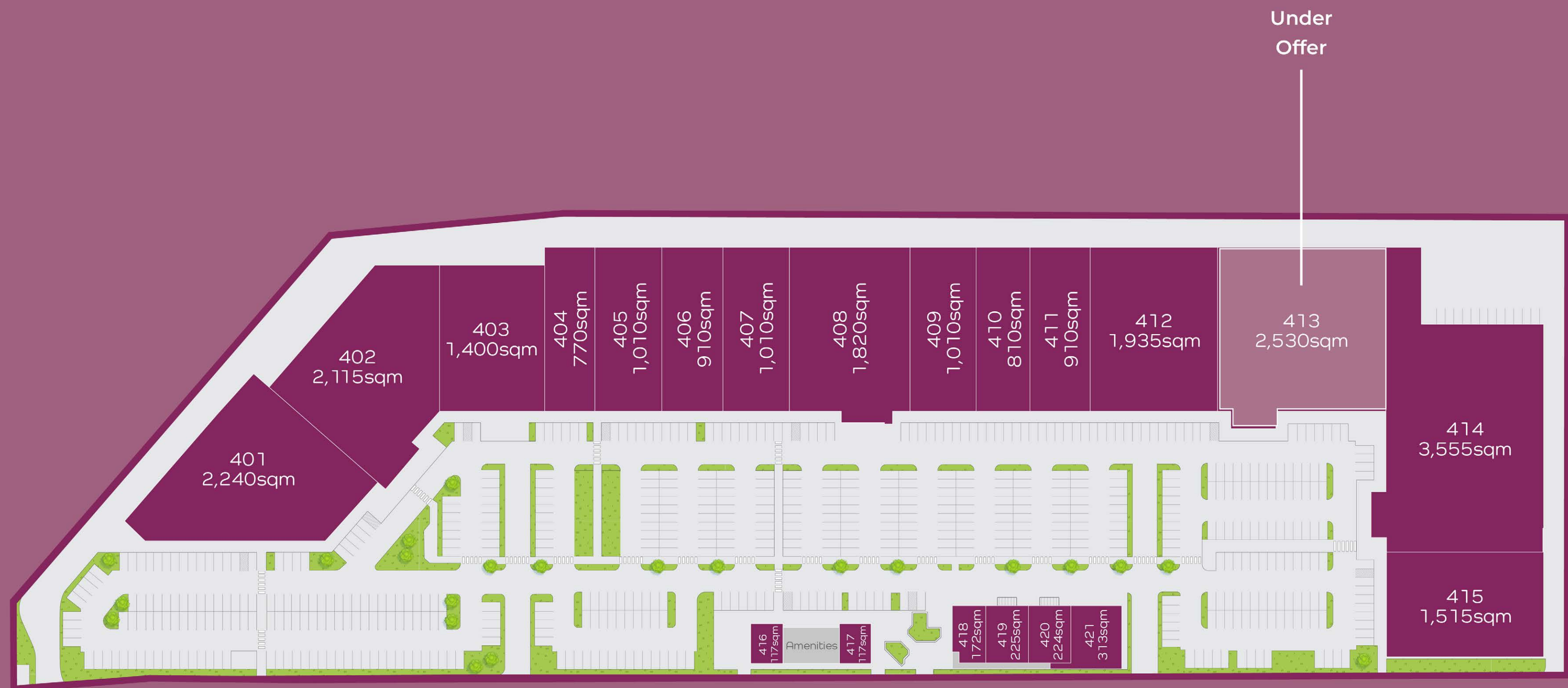
*Approximate

PRECINCT 4 NOW LEASING

Don't miss your opportunity in the largest precinct at The Base with negotiations now underway and construction slated to commence in 2026.

Precinct 4 is on track to become the ultimate large format retail destination strategically located in Melbourne's booming north bringing together the best in shopping, dining, entertainment and wellness.

Precinct 4 Now Leasing



PROJECT TEAM



Clyde North Lifestyle Centre, Clyde North



Artist Impression, Minta City, Berwick



Artist Impression, Millers Junction Village, Altona North



Artist Impression, Geelong Quarter



Riverdale Village, Tarneit

LEFFLER SIMES ARCHITECTS

Leffler Simes Architects (LSA) is a nationally recognised award-winning architectural and interior design practice.

LSA has established its reputation through decades of involvement in Australia's retail sector, establishing a strong foundation that has since expanded across a wide range of industries.

Guided by a strong social conscience, the practice is committed to creating architecture that enriches communities and enhances the built environment.

lefflersimes.com.au



We design to change the world, one project at a time. We use our expertise as architects, interior designers and urban designers to build environments that meet communities' needs today and seize opportunities to positively impact tomorrow.

chc.com.au

Leedwell

Since Leedwell's doors opened in 2009, we've opened thousands for clients as property experts with a broad perspective.

We believe innovative solutions stem from bespoke approaches to individual needs. Our team brings unique expertise, dedicating themselves to understanding and ensuring successful outcomes.

With offices in Adelaide and Melbourne, our national property services leverage extensive networks and skills across Australia. Specialising in retail, commercial, and industrial property with expertise in sales, leasing, asset management, development consultation, and strategic advice.

leedwell.com.au



With over 35 years of professional experience, KMPC provides expert strategic planning, leasing, sales/acquisitions and asset management services.

Keith Murray has a proven track record of delivering success for his clients in the commercial property sector, with emphasis on retail and mixed use projects.

These projects have included award winning shopping- & town-centre developments, signature commercial & residential projects as well as tailored solutions for individual property owners.

APD

With over 40 years of proven property experience, APD Projects has forged a reputation as the quiet achievers in property.

Specialising in landmark residential, land and retail developments across Victoria and Queensland, The Base continues our venture into the commercial space following successful openings of The Village Warralily in Armstrong Creek and Riverdale Village in Tarneit.

Whether it's bespoke apartments or masterplanned communities; APD's purpose is to deliver better places today, for thriving communities tomorrow.

apdprojects.com.au

Large format retail opportunities now available

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