Information Memorandum

Red Rooster Gladstone Park (Westmeadows)

Fast Food Drive-Thru Investment | Rare Head Office Net Lease | No Stamp Duty Payable

To be sold via National Portfolio Auction 187 on Wednesday 16th September 2026 at 10:30am (AEST)

Executive Summary

Property Address
2/247-253 Mickleham Road,
Westmeadows VIC 3049

Title Details
Lot 2 on Registered Plan of
Strata Subdivision 033382U
Volume 09924 Folio 987

Building Area
175 sqm*

Land Area
1,326 sqm*

Zoning
Commercial 2 Zone (C2Z)

Frontage
Mickleham Road Service Road:
32.53 Metres*

Car Parking
Approximately 18 total car spaces

Due Diligence
The following documents are available upon request to qualified parties:

- Lease
- Title & Plan
- Contract of Sale & Section 32
- Floor Plans

Method of Sale
National Portfolio Auction 187
Wednesday 16th September 2026 at
10:30am (AEST)

Exclusive Agents

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*Approx


GLADSTONE PARK
PRIMARY SCHOOL
MELBOURNE CBD
15KM*
GLADSTONE PARK
SHOPPING CENTRE
MELBOURNE AIRPORT
3KM*
MCDONALD'S
HUNGRY JACK'S
MICKLEHAM ROAD
37,000 CARS PASSING DAILY
32M*
*Outline/Boundaries Indicative Only


red rooster
drive thru
red rooster

Investment Highlights

Recently renewed 5 year net lease extension to October 2031, plus 3 further 5 year options to 2046

Fully leased to long-standing tenant Red Rooster: an established fast food retailer forming part of the Craveable Brands network with over 580 restaurants across Australia

Desirable net lease structure and annual 3% rent increases, providing compounding annual rental growth

Excellent exposure to 37,000* vehicles passing daily along busy Mickleham Road

Stamp Duty Exempt: Eligible under Victoria's CIPT regime

Freestanding retail store with drive-thru facilities, ample car parking, rear loading bay and pylon sign providing brand visibility in all directions

Commercial 2 Zone landholding benefiting from strong underlying land value and ongoing growth across Metropolitan Melbourne's northern corridor

Proximity to Melbourne Airport: positioned moments from Victoria's primary international gateway, currently benefiting from a $7.5B* infrastructure expansion that includes a third runway and major terminal upgrades, underpinning long-term economic and catchment growth.

Net income $147,659 pa* + GST as at 4th October 2026

*Approx


The Rooster's Calling
red rooster


1,326 SQM*
Confectionery
Dried Fruits • Nuts
Party Goods
Drinks

Lease Summary

Lessee	Red Rooster Foods Pty Ltd
Lease Term	5 Years
Commencement	4th October 2026
Expiry	3rd October 2031
Options	3 x 5 Years
Annual Increases	Fixed 3%
Base Rent	**$160,000 pa* + GST**
Less single holding land tax	$9,150
Less building insurance	$3,191
Net Income (As at 4th October 2026)	**$147,659 pa* + GST**

*Approx

Tenant Profile

Red Rooster

Founded in Kelmscott, Western Australia in 1972, Red Rooster is one of Australia's most established quick-service restaurant (QSR) brands, with more than 50 years of operating history and a significant national presence. The brand has evolved from its traditional roast chicken offering to become the only major Australian fast-food chain specialising in both roast and fried chicken.

Red Rooster operates through an extensive national franchise network, with individual restaurants predominantly owned and operated by local franchisees. Its established operating model combines dine-in and takeaway trade with drive-through, click-and-collect, catering and home delivery services, providing customers with multiple convenient purchasing channels.

The brand forms part of Craveable Brands, one of Australia's largest quick-service restaurant groups, providing the business with the backing of an established national food and franchising platform. Red Rooster maintains a broad footprint across metropolitan and regional Australia, including its established Gladstone Park location.

Underpinned by strong brand recognition, an established franchise network and more than five decades of operating history, Red Rooster represents a highly recognisable national tenant within Australia's defensive and resilient quick-service restaurant sector.

What's Driving This Precinct?

Gladstone Park Shopping Centre & Established Retail Precinct

Positioned directly opposite Gladstone Park Shopping Centre, 2/247 Mickleham Road occupies one of Melbourne's most established suburban retail locations. Anchored by Woolworths, ALDI and Big Fields Fresh Market, the centre comprises more than 100 specialty retailers, medical services, banking facilities and everyday convenience offerings, generating consistent customer traffic and servicing a broad residential catchment. This established retail environment continues to support strong demand from national retailers, food operators and service-based businesses.

Melbourne Airport & Major Employment Hub

Located just minutes from Melbourne Airport, Australia's second busiest airport, the property benefits from immediate access to one of Victoria's largest employment and economic drivers. The airport precinct supports thousands of jobs across aviation, freight, logistics, hospitality and corporate sectors, generating significant daily commuter movements and providing a strong customer base for convenience retail and quick-service food operators.

Exceptional Road Connectivity

The property enjoys outstanding connectivity via Mickleham Road, Tullamarine Freeway (M2), Western Ring Road (M80) and the Calder Freeway (M79), providing seamless access to Melbourne CBD, Melbourne Airport and the broader metropolitan road network. This strategic transport infrastructure ensures excellent accessibility for local residents, commuters and passing traffic, further reinforcing the property's long-term retail appeal.

Established Residential Growth Corridor

Surrounded by the well-established suburbs of Gladstone Park, Tullamarine, Westmeadows, Airport West and Greenvale, the property is positioned within Melbourne's rapidly expanding north-western growth corridor. Continued residential development, population growth and ongoing infrastructure investment across the region are expected to support increasing consumer demand and strengthen the long-term investment fundamentals of this prominent retail location.

*Approx

Pylon sign provides excellent exposure to major thoroughfare

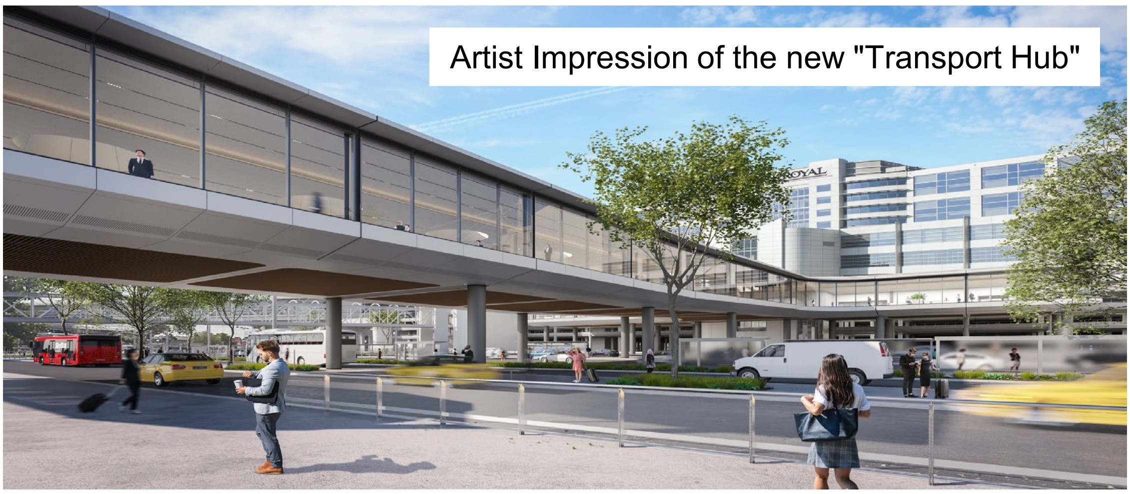
Melbourne Airport's Multi-Billion-Dollar Expansion

Located just minutes from Melbourne Airport, Red Rooster Gladstone Park is strategically positioned to benefit from one of Australia's most significant aviation infrastructure programs. Melbourne Airport is currently undertaking a transformative expansion exceeding $5 billion, comprising the near-complete $500 million Naarm Way Transport Hub and a $4.5 billion international terminal expansion, reinforcing its position as Australia's largest 24-hour gateway.

The Naarm Way project is set to substantially enhance accessibility to the airport through new pick-up and drop-off facilities, direct freeway connections and improved pedestrian infrastructure. Once operational, the redevelopment is expected to double passenger pick-up and drop-off capacity and reduce peak-hour travel times by up to 28 minutes by 2029, delivering a significantly improved experience for travelers, employees and visitors.

Complementing these works, Melbourne Airport's $4.5 billion international terminal expansion will deliver enlarged check-in and baggage halls, additional aircraft stands and supporting infrastructure to accommodate growing domestic and international passenger demand. The expansion will coincide with the delivery of the airport's third runway in 2031, enabling increased flight capacity, greater airline connectivity and improved access to more destinations.

Together, these landmark infrastructure investments are expected to support continued employment growth, strengthen Melbourne Airport's role as a major economic gateway and generate increased visitation and consumer spending throughout the surrounding north-west corridor, further enhancing the long-term investment appeal of this highly strategic location.



*Approx Source: www.timeout.com; www.news.com.au

8-minute drive from Melbourne Airport

The $500 million Naarm Way project

Portfolio Auction Method of Sale

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Due Diligence

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Inspections

Please contact the exclusive selling agents for further information.

Bidder Registration

To bid at auction you must pre-register. Please contact the exclusive selling agents.

Terms of Sale

Deposit of 10% payable upon exchange and the balance upon settlement. It is proposed the property will be offered as a 'going concern' and if the purchaser meets the provisions of the GST legislation the sale will not incur GST*.

* Subject to the contract and purchaser to seek their own independent advice.

Exclusive Selling Agents

CBRE

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Appendix 1 - Title Plan

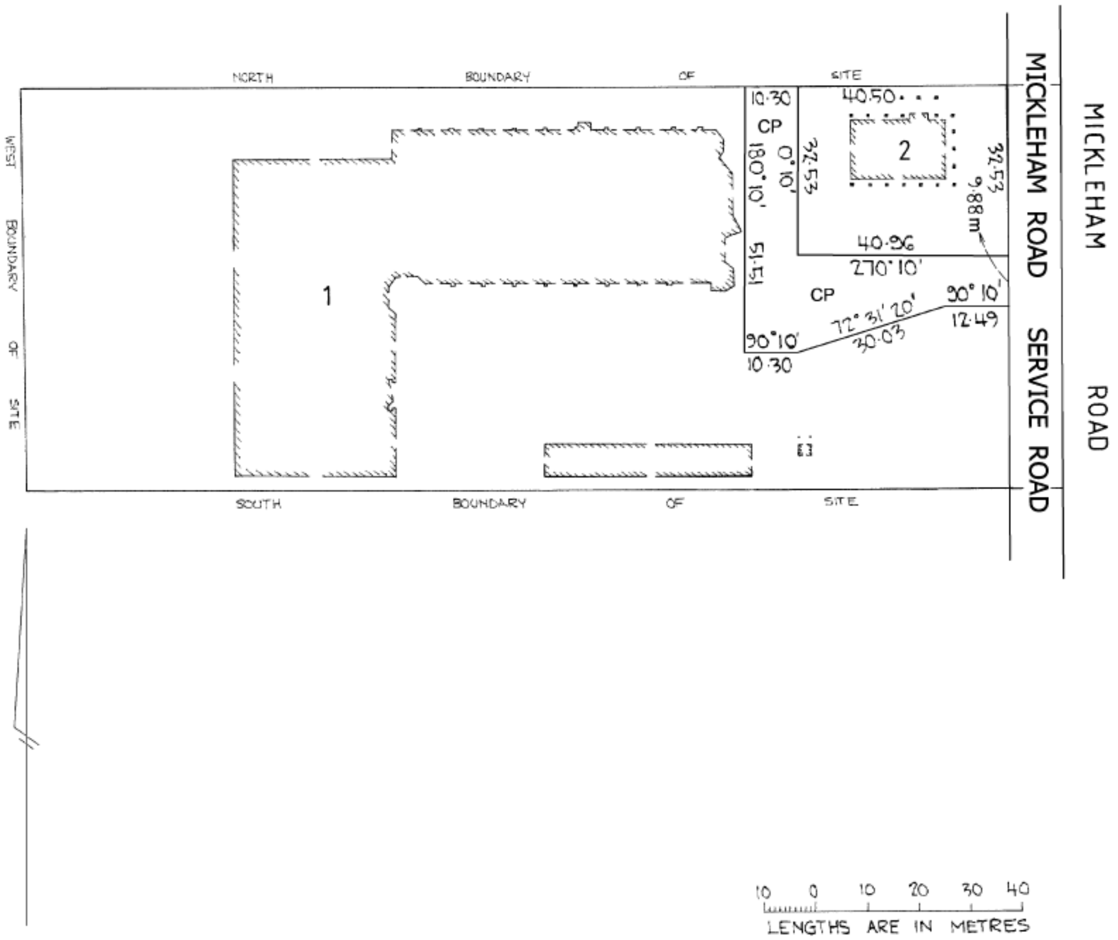
PLAN OF STRATA SUBDIVISION

SP033382U

THE UPPER BOUNDARY OF THESE LOTS IS TEN METRES ABOVE THAT PART OF THE SITE.

NO LOT ON THIS PLAN IS AN ACCESSORY LOT.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND MAY INCLUDE LAND ABOVE AND BELOW THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.



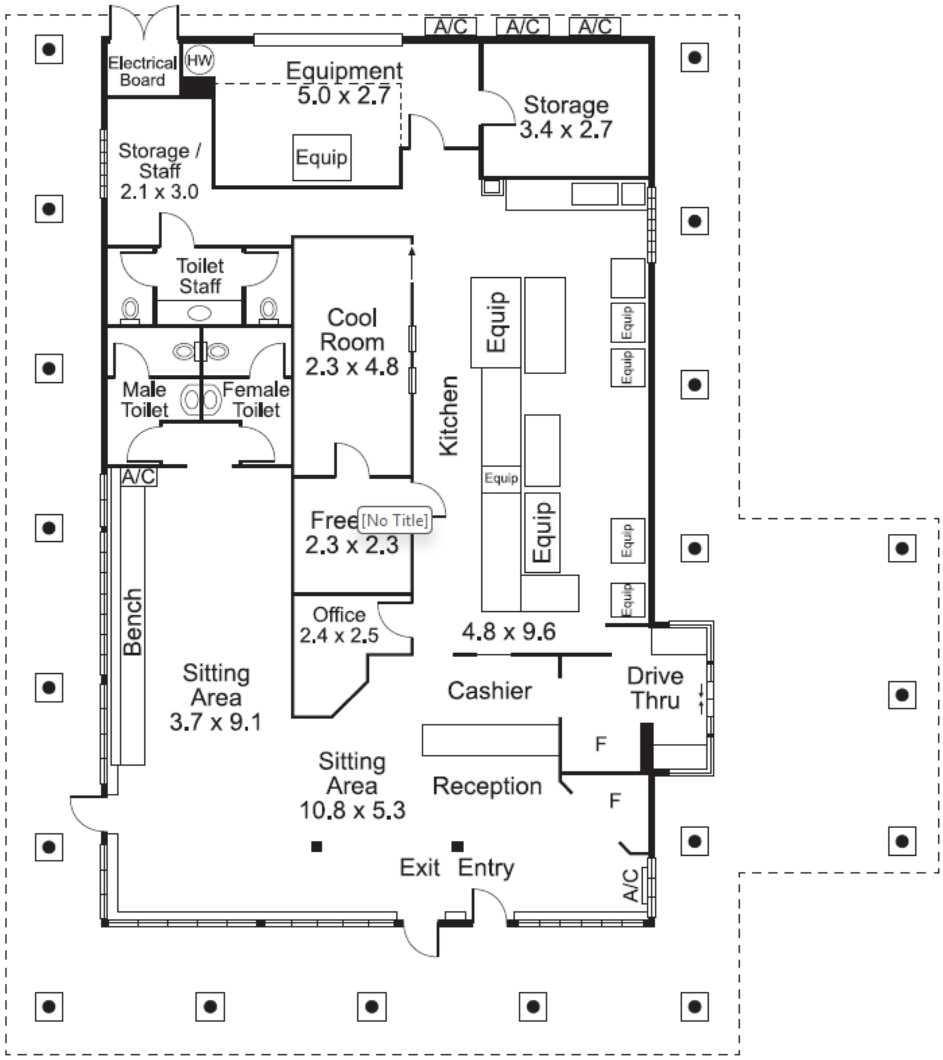
MEASUREMENTS ARE IN METRES

SHEET 2

Appendix 2 – Floor Plans

MARKETING PLANS

2/247-253 Mickleham Road, Westmeadows



Additional Notes:

Amenities:	15sqm approx.
Warehouse:	131qm approx.
Storage:	9qm approx.
Office:	4qm approx.
Equipment:	16qm approx.
Total Building Area:	**175sqm approx.**

NOT TO SCALE

Disclaimer: Every care has been taken to ensure correctness of details to this floorplan. Interested parties are requested to take such action as necessary to satisfy themselves of any pertinent matters.

urbanangles CBRE

Red Rooster Gladstone Park (Westmeadows)