

43-53 EIGHTH AVENUE  
MAYLANDS



## A LANDMARK LEASING OPPORTUNITY

Rarely does a leasing opportunity arrive carrying this calibre of credentials. **43-53 Eighth Avenue, Maylands** is a character-laden, near-city site with authenticity, accessibility, and a residential catchment primed for exactly the kind of premium grocery and fresh food experience that the best independent providores have built their reputations upon. The owner is committed to a refurbishment and upgrade of services, to suit a long-term lease - meaning the incoming tenant secures not just a location, but a purpose-built home.

This is a flagship opportunity in one of Perth's most compelling emerging precincts, offered to an operator with the vision to claim it.

 **Industrial & General**

EST. 2004. RESULTS DRIVEN.



## THE BUILDING

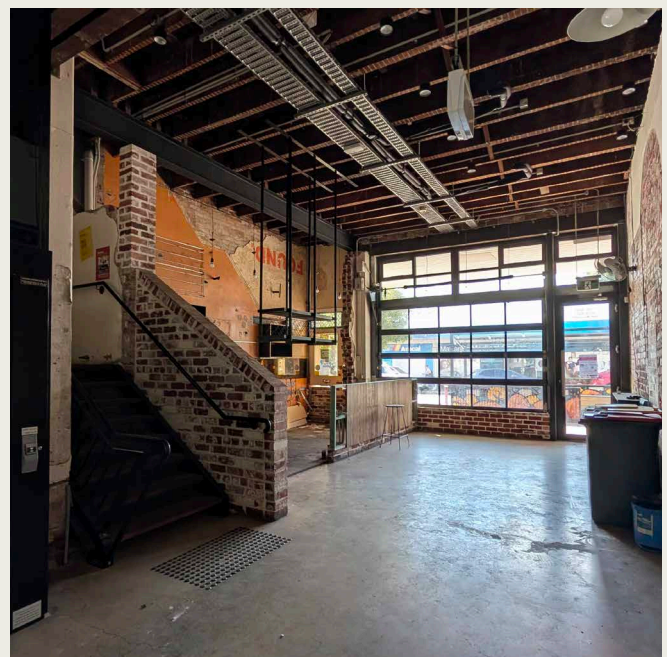
The existing improvements at 43-53 Eighth Avenue carry a quality that no new development can replicate: genuine heritage character.

The bones of this building tell a story - and for the right operator, that story becomes the foundation of a retail identity that competitors simply cannot buy.

Rather than erasing what exists, the strategy is to celebrate it - renovating the interior to reveal an open, flexible retail canvas while preserving and enhancing the architectural integrity that makes this building distinctive.

The western façade could be remodelled and opened up to flood the space with natural light, transforming what was once a constrained interior into a luminous, market-hall-like environment. The existing retail frontage along Eighth Avenue will be reconfigured to establish seamless connectivity through to the expansive main hall at the rear - a feature space with the scale, proportion, and atmosphere to support an exceptional fresh food and grocery experience.

The result will be a premises unlike anything currently available in the near-city market: raw enough to feel authentic, refined enough to feel premium, and configured to support the full spectrum of what a high-end grocery and fresh food destination demands - from produce displays and deli counters to a dedicated café area, grab-and-go meal preparation, and back-of-house storage.





# HERITAGE MEETS HIGH-END. MAYLANDS' MOST COVETED RETAIL OPPORTUNITY.



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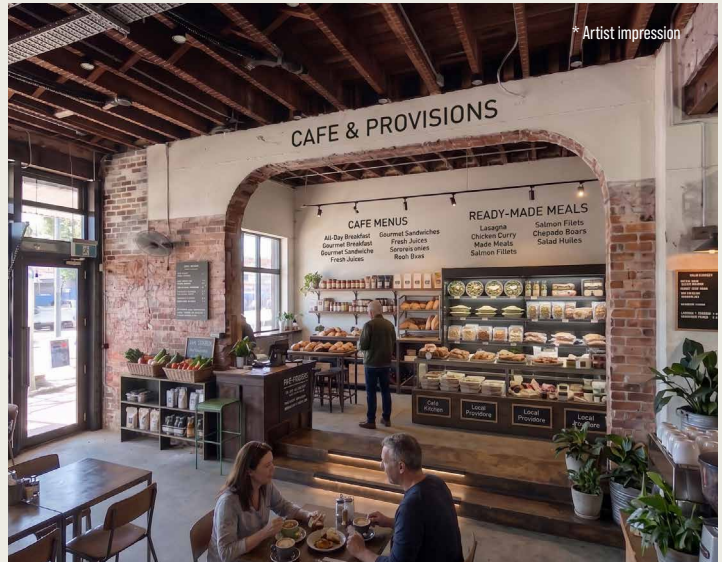
# THE FRESH FOOD EXPERIENCE

Premium grocery is location-sensitive retail. Your clientele doesn't wander in by accident - they seek you out.

Maylands offers what the inner-city strip cannot: breathing room to curate, to educate, to build a loyal following. The surrounding demographic is exactly right - tertiary-educated professionals and food enthusiasts who've made a deliberate choice to live in one of Perth's most characterful near-city suburbs.

The main hall offers the chance to do what few Perth grocers achieve: a genuine destination. Exposed brickwork and structural bones framing a world-class produce hall and an artisan deli counter - the existing commercial kitchen turning out fresh, ready-to-go meals alongside the season's best produce. Not a shopfit imposed on a generic shell. A canvas to build something iconic.

## RECOGNISING THE GENUINE POINT OF DIFFERENCE THIS BUILDING AND LOCATION OFFERS OVER CONVENTIONAL RETAIL ALTERNATIVES.

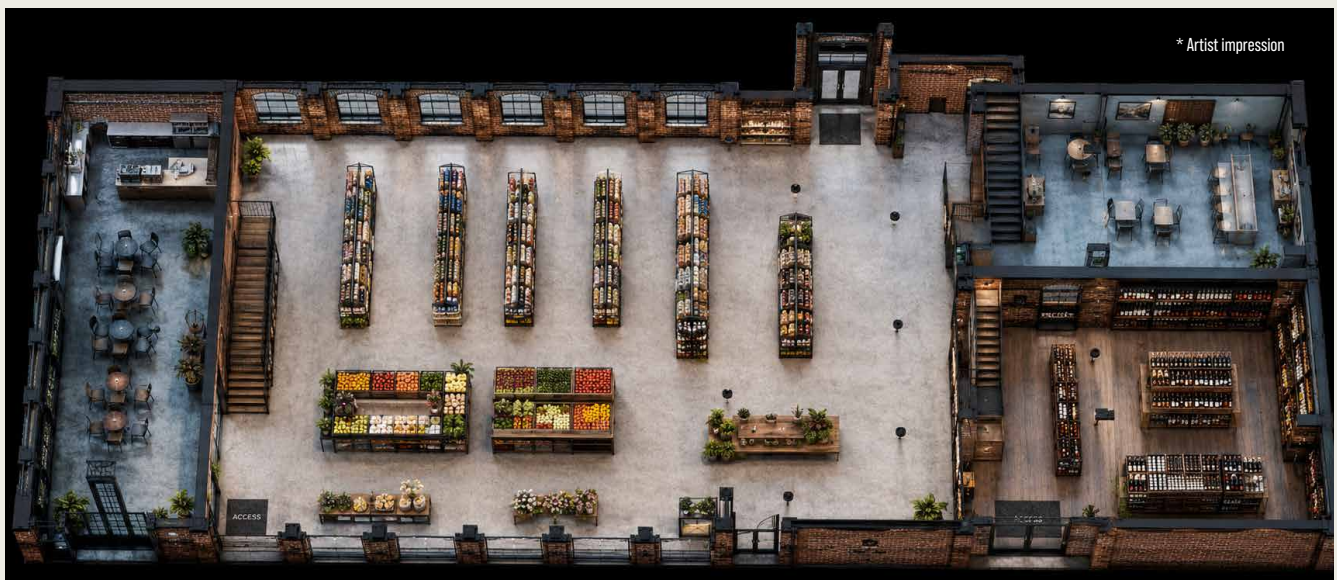


## THE CAFÉ & READY-MEAL OPPORTUNITY

Modern grocery retail lives and dies on convenience without compromise - and this building is built for it.

The main hall's scale allows a genuine café to sit alongside the grocery floor, not as an afterthought but as a destination in its own right: morning coffee and pastries that bring locals through the door before they've even thought about dinner. The existing commercial kitchen is ready-made for a chef-led, ready-to-go meal program - fresh, restaurant-quality meals merchandised for the time-poor professional and the discerning home cook alike.

This is the model the best providores have perfected: shop, sip, and take dinner home, all in one visit. It transforms a single trip into multiple baskets, and a destination grocer into a daily habit.



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# THE DEVELOPER

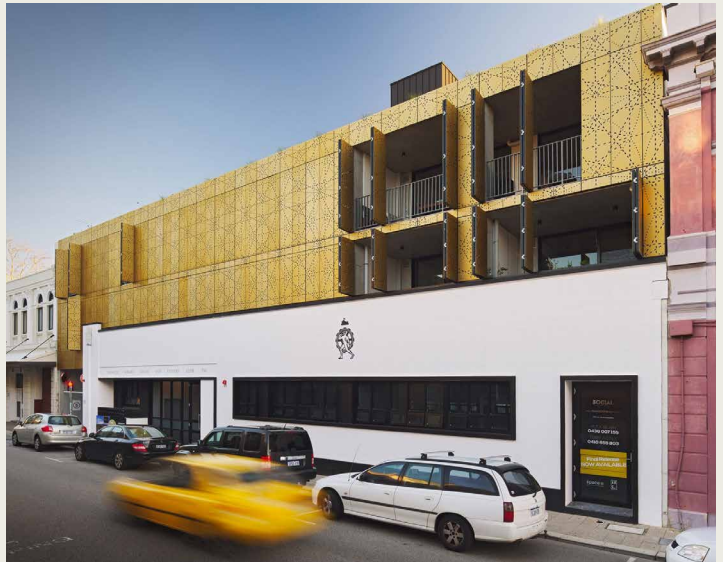
## adc

ADC's vision is to create better places and build a better future. Founded in 2011, it has built a portfolio of some of Perth's most exceptional hospitality, residential commercial and mixed-use precincts and places – Price Street Subiaco, Mos Lane Mosman Park, Overton Terraces Cottesloe, Perth Girls School Precinct East Perth, The Social on Henry, Lyric Theatre Residences Maylands, Freeman Residences North Fremantle, and the Holiday Inn Hotel + Julio's Restaurant in West Perth.

Delivering investor, market and community certainty is at the heart of ADC's development approach.

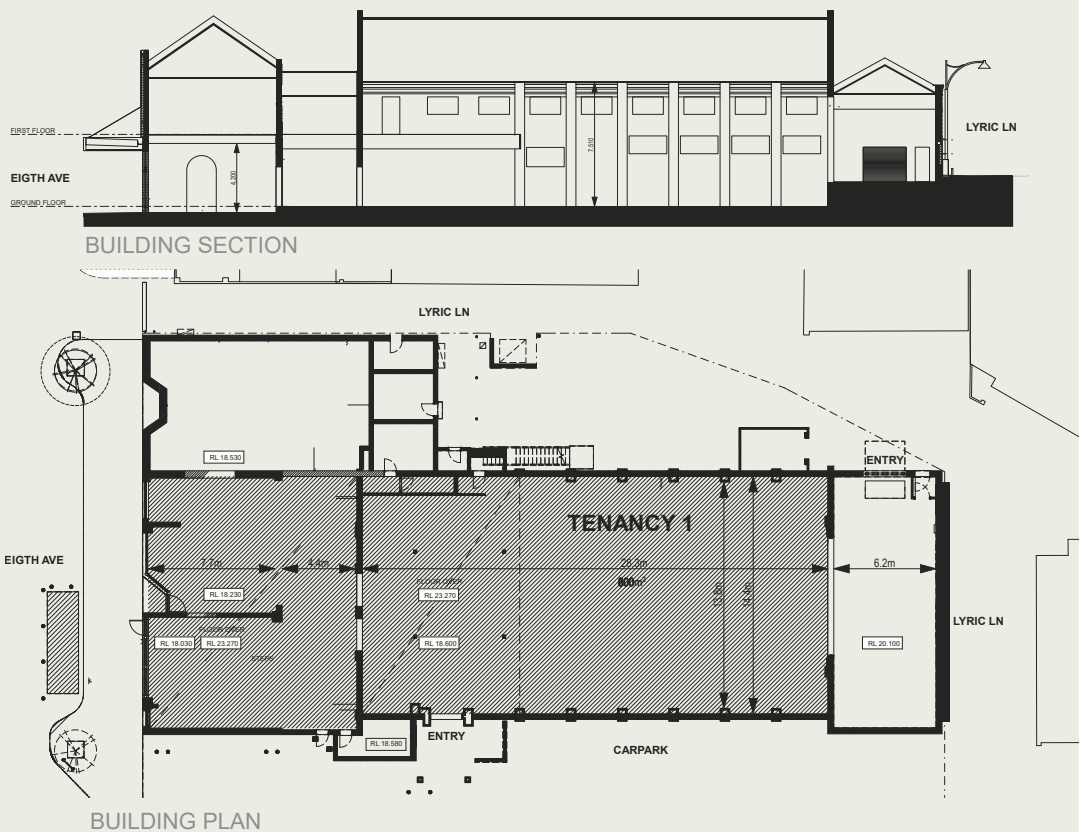
The team is driven by a shared vision to reinvigorate some of Perth's most distinctive neighbourhoods – blending strong project fundamentals with intelligent design and innovative delivery.

For project partners, stakeholders, clients and communities, ADC considers all perspectives to deliver enriching, commercially viable, people-centred places.



## CREATING BETTER PLACES. BUILDING A BETTER FUTURE.

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# THE LOCATION

Maylands is no longer an emerging suburb - it has arrived. And 43-53 Eighth Avenue sits at the heart of its commercial evolution.

The precinct's accessibility is a critical commercial advantage. With direct bus routes and Maylands Train Station within easy walking distance, the property draws from a catchment that extends well beyond the immediate neighbourhood - into the inner north and east, and directly into the CBD corridor. Foot traffic here is not incidental; it is purposeful.

Adjacent parking supports the convenience that a premium grocery destination requires. Customers arriving to stock up on the week's fresh produce or collect a ready-made dinner need ease of access - and this property delivers it.

The surrounding retail and hospitality continues to strengthen, with Maylands' reputation as a food and lifestyle destination growing year on year. A premium grocer here would not be pioneering alone - they would be joining a precinct already resonating with precisely the right audience.

# KEY HIGHLIGHTS

- 1,100m<sup>2</sup>\* on the Eighth Avenue retail strip, historically the Lyric Theatre (1920s)
- Total land area 1,705m<sup>2</sup>\*
- 17 dedicated onsite retail parking bays including 1 disabled bay
- Adjoining abundant public carparking
- Maylands Train Station ~200m walk\*
- 10 minutes\* to the Perth CBD\*
- 15 minutes to the Airport\*

\* Approximate and Subject to Survey



# THE VISION

For the right grocery and fresh food operator, this is not simply a leasing decision. It is a founding decision – the opportunity to establish a landmark retail address in one of Perth's most compelling near-city precincts, in a building that will do as much for your brand as your brand will do for it.

# ENQUIRIES

Invitations are open for qualified expressions of interests from premium liquor merchants & retailers. Inspection of the property is recommended. All enquiries should be directed to the exclusive leasing agents, Industrial & General.

**MATT LYFORD 0419 934 904**  
**PAUL ABRAHAMS 0419 901 280**

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EST. 2004. RESULTS DRIVEN.

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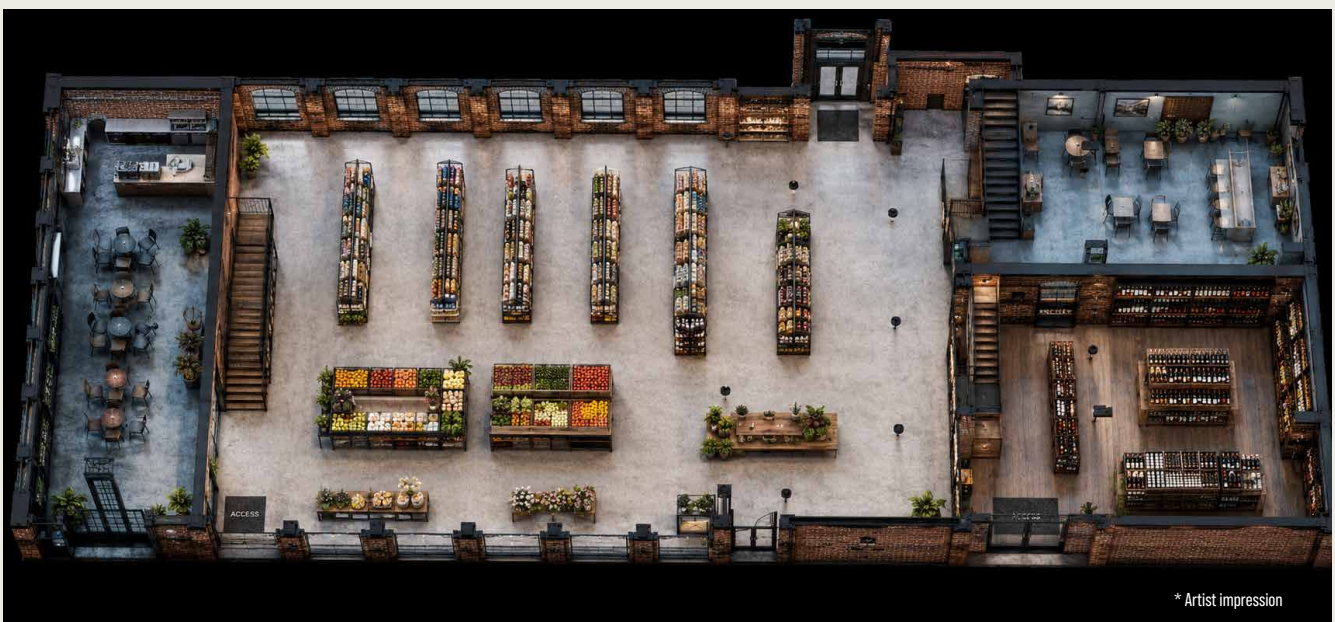
The premium grocery and fresh food sector is one of the most location-sensitive in retail. Your clientele doesn't wander in by accident - they seek you out, and where they find you matters enormously.

Maylands offers something the inner-city strip cannot: breathing room. Space to curate. Space to educate. Space to build a following among a residential community that is engaged, loyal, and willing to spend on quality. The demographics surrounding this precinct are precisely those that drive the premium end of the grocery market - tertiary-educated professionals, food and hospitality enthusiasts, and a growing cohort of residents who have made a deliberate lifestyle choice to live in one of Perth's most characterful near-city suburbs.

The large-format main hall presents an exceptional opportunity to do what few Perth grocers have successfully achieved: create a destination. Imagine a space where the architecture earns its place in the brand - exposed brickwork and structural bones framing a world-class produce hall, an artisan deli counter, a café carved from the character of the building itself. The existing commercial kitchen producing fresh, ready-to-go meals to be sold alongside the freshest seasonal produce. This is not a shopfit imposed on a generic shell. This is a retailer given the canvas to build something genuinely iconic.



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