



The Property

The Clarkson Lifestyle Zone is a premiere Large Format Centre located in Perth's northern corridor, situated within of the fastest growing municipalities in WA.

The Centre is surrounded by major retail brands, including Bunnings, the new Woolworths Centre and the Dexu owned Ocean Keys Shopping Centre, that includes Coles, Aldi, Kmart, JB Hi-Fi, TK Maxx, Best & Less and over 100 specialty stores. The Clarkson Lifestyle Zone has attracted a strong and diverse tenancy mix, including national brands such as Super Cheap Auto, Petbarn, Inspirations Paint (Dulux), Bridgestone, Giant, Surge Fitness + more.

Additional benefits include a unique four-street frontage, high exposure to circa 19,000* vehicles passing daily (Main Roads) on Neerabup Road and easy connectivity to major arterial roads and public transport. There's ample parking available on site, with approx. 458 bays for staff and customers, with further benefits including rear roller door access, prominent shop frontage, pylon signage opportunities + more.

The property is zoned 'Business' under the City of Wanneroo's structure plan No.2 – Clarkson District Centre, providing flexibility to a variety of uses including Showrooms, Retail Shop, Drive-Thru F&B, Hospitality, Childcare, Medical, Automotive, Office and more (STCA)

Join the Lifestyle at the Clarkson Lifestyle Zone today!



Location

The Clarkson Lifestyle Zone is situated in the heart of Clarkson, a northern coastal suburb located approximately 25 kilometres north of the Perth CBD and is part of the City of Wanneroo local government area.

The Centre is located in Clarkson's Activity Centre, or Town Centre Precinct which is the main commercial and retail precinct in the catchment. The centre benefits from exposure to 3 popular roads, in Neerabup Road, Key Largo Drive and Lower Keys Drive. The site has convenient access to the Mitchell Freeway via the Neerabup Road exit and accessibility to the Perth's beautiful northern beaches via Marmion Ave. The site is also well-connected by public transport, with a train station and several bus routes in the area.

The suburb is home to many young families, with nearly 30,000 residents living within 3km radius of the centre. Clarkson has experienced significant population growth in recent years, as more homes are built to accommodate both local and new migrants, including the new master-planned Catalina Estate by Satterley. The suburb is well-served with amenities, including well developed retail precincts, primary schools, and a range of community facilities.



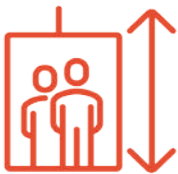


Trade Area Overview



27,716

Census Population 2021
(3km) Radius



36

Average Age



10,417

Private Dwellings



2.65

Average Household Size



\$111,156

Average Income per
Household



\$15,922

Total Retail Spend

Economics

Growing Residential Market

From an economic perspective, the area of Clarkson, Perth WA is a rapidly growing region that is attracting a lot of investment and development. The population of the area has grown significantly over the past decade, with many new residential developments, like Catalina Estate, being built to cater to the demand.

The Census usual resident population of Clarkson in 2022 was 13,904, living in 5,604 dwellings with an average household size of 2.58. ABS estimated population in 2022 was 14,559. The number of dwellings in Clarkson is forecast to grow from 5,604 in 2021 to 7,466 in 2041 (Forecast ID)



New Woolworths and Bunnings

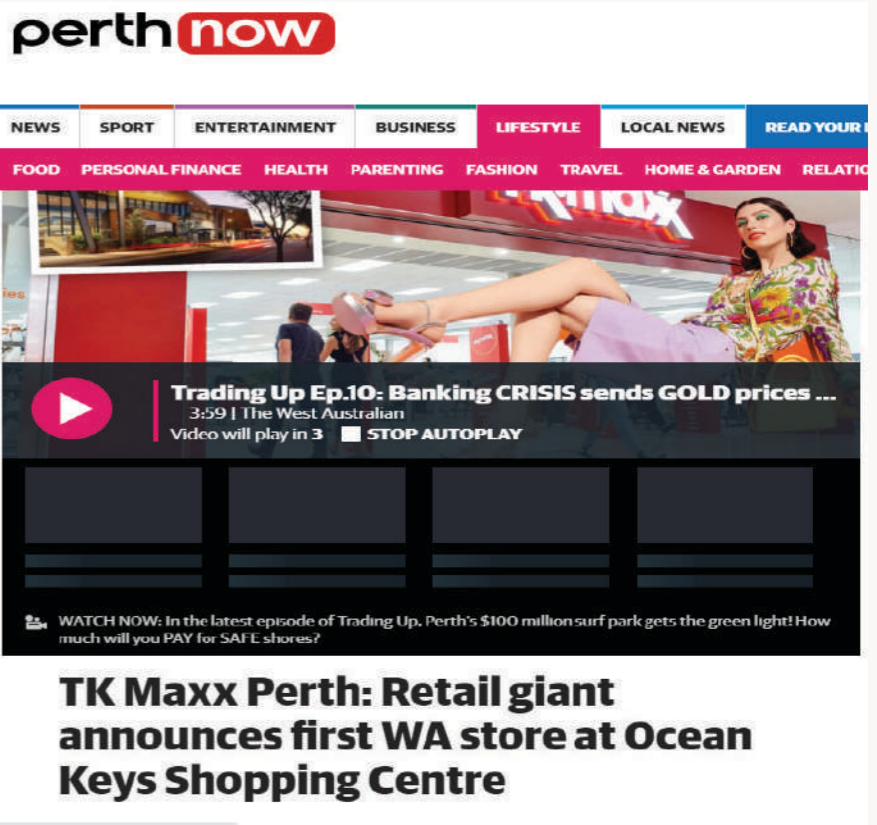
Woolworths Clarkson Shopping Centre has launched the revitalised \$15 million development with anchor, Woolworths earlier this year, along with eight new speciality stores including a pharmacy, speciality convenience, and takeaway stores with national brands tipped to headline the centre opening. The former Bunnings Warehouse site on the corner of Marmion and Neerabup roads, closed in 2014, and the land was sold to Woolworths in 2020.

Both Bunnings and new Woolworths are located directly adjacent to subject property. The new Woolworths recently opened and has been a welcomed and popular offering to local residents



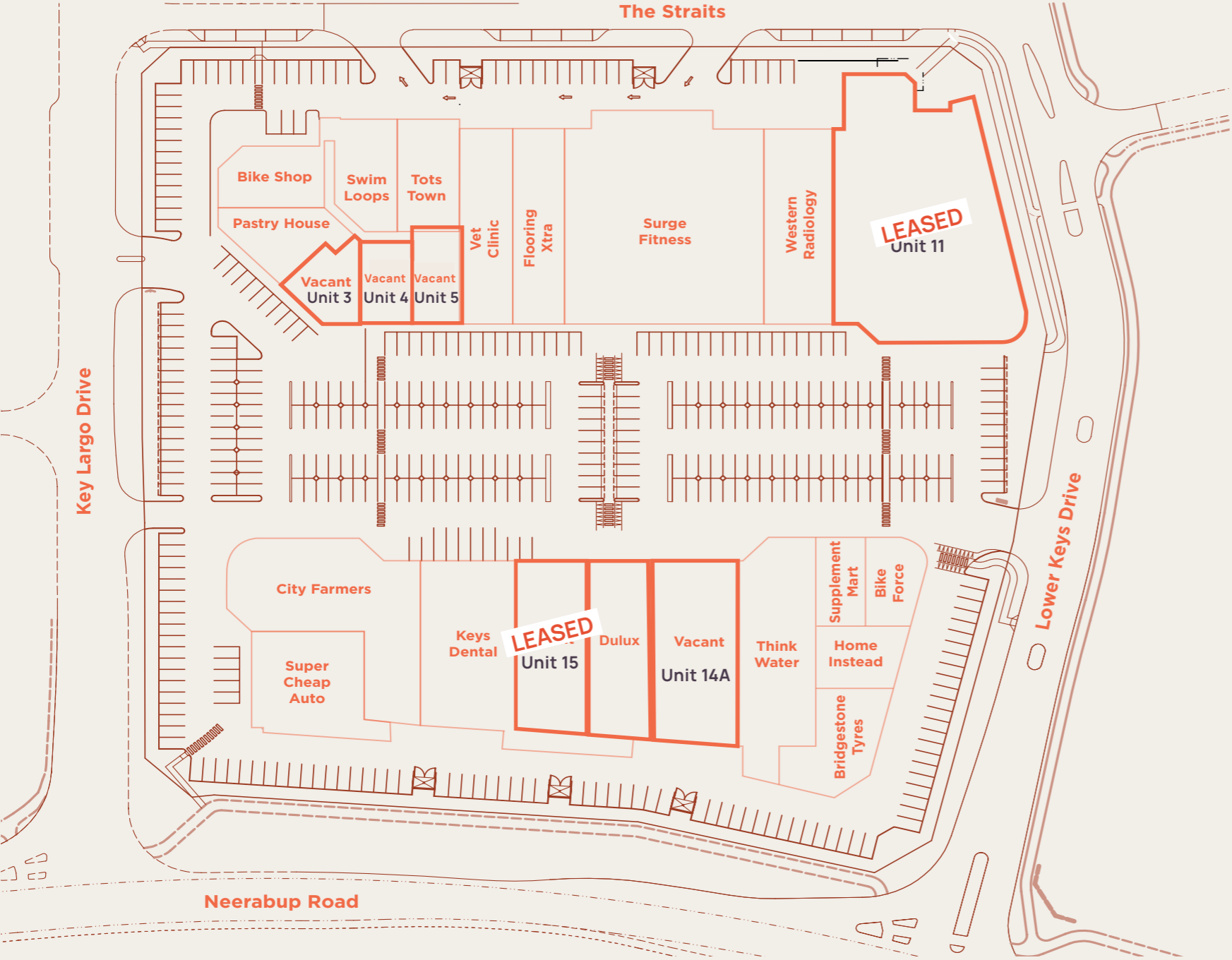
TK Maxx arrives in Clarkson

Off-price retail giant TK Maxx has announced it will be launching in Perth this spring, welcome news to local bargain hunters. The global retailer will open its first WA store at Ocean Keys Shopping Centre in Clarkson following high demand, with plans to expand further throughout the State over the coming years. The new store is estimated to employ 50 staff from the local area and will stock a wide range of products including womenswear, menswear and children's fashion, shoes, accessories, beauty, toys and homeware



Centre Plan

Available Opportunities



Shop	Size
3	261sqm
4	198sqm
5	203sqm
11	LEASED
14A	709sqm
15	LEASED

Clarkson Lifestyle Zone is a contemporary Large Format Retail Centre, comprising a single level Centre divided in to two main buildings which have been subdivided to create 24 retail tenancies.

For more information, please contact our leasing agents below.



Ahmad Ibrahim
0434 659 823
Ahmad.Ibrahimi@cygnetwest.com