

Westfield

# EASTGARDENS, NSW

152 BUNNERONG RD, EASTGARDENS NSW 2036



Westfield Eastgardens is located approximately 10 kilometres from the Sydney CBD in the city's south-eastern suburbs. The centre caters to a trade area population of approximately 295,000 residents.

Westfield Eastgardens is home to some of Australia's most trusted retailers including Myer, Big W, Kmart, Target, Coles, Woolworths, and ALDI. There is also a Hoyts cinema on site as well as a broad mix of retailers including approximately 70 apparel, footwear and accessories stores.

The total retail spend by the Westfield Eastgardens Total Trade Area in 2017 was estimated at \$4.7 billion while the total retail spend by the Main Trade Area was estimated at \$2.3 billion.

The total annual per capita retail spend for the Westfield Eastgardens Main Trade Area is estimated at \$14,581, which is broadly in line with the Sydney Metro average (\$14,609).

The centre serves a culturally diverse community with 41% of the Main Trade Area population born in a country outside Australia including 22% born in Asia.



**287**

NUMBER OF RETAILERS



**82,830 m<sup>2</sup>**

GROSS LETTABLE AREA



**\$600.2 m**

TOTAL ANNUAL RETAIL SALES



**3,263**

CAR PARKING SPACES

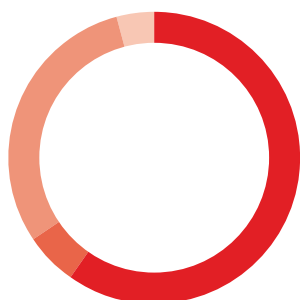
## Ownership & Site

Centre Owner	Scentre Group (50%) Terrace Tower Group (50%)
Centre Manager	Scentre Group
Site Area	9.2 ha
Car Park Spaces	3,263

## Value

Acquisition Date	July 2018
Acquisition Price (\$ million) SCG Share	\$720.0
Retail Capitalisation Rate	4.25%
Centre Opened	1987
Centre Redeveloped	2013

## Centre Composition By GLA



- Anchors
- Specialties >400sqm
- Specialties <400sqm
- Offices

## Retail Sales Information

Annual Sales (\$ million)	\$600.2
Annual Sales Growth	2.7%
Specialty Sales	\$9,892 psm

## Demographics

	MTA	TTA
Retail Expenditure (\$ billion)	\$2.3	\$4.7
Population	155,912	295,579

## Anchor Retailers

	GLA	%
Myer	11,624	14.0%
Target	7,342	8.9%
KMart	7,422	9.0%
Big W	7,905	9.5%
Coles	5,190	6.3%
Woolworths	4,168	5.0%
Aldi	1,660	2.0%
Cinemas	3,873	4.7%
Majors	49,184	59.4%