

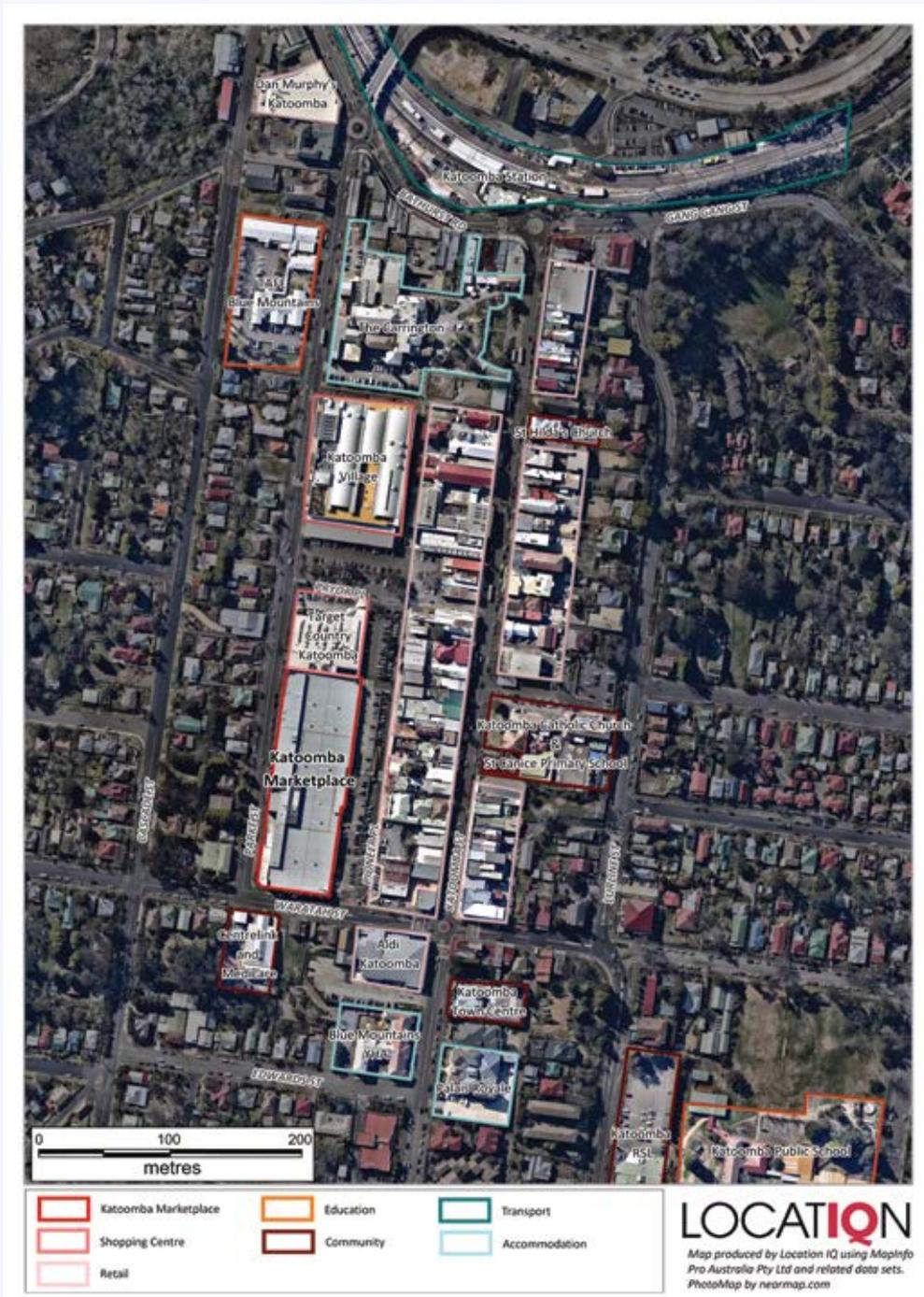
Katoomba Marketplace



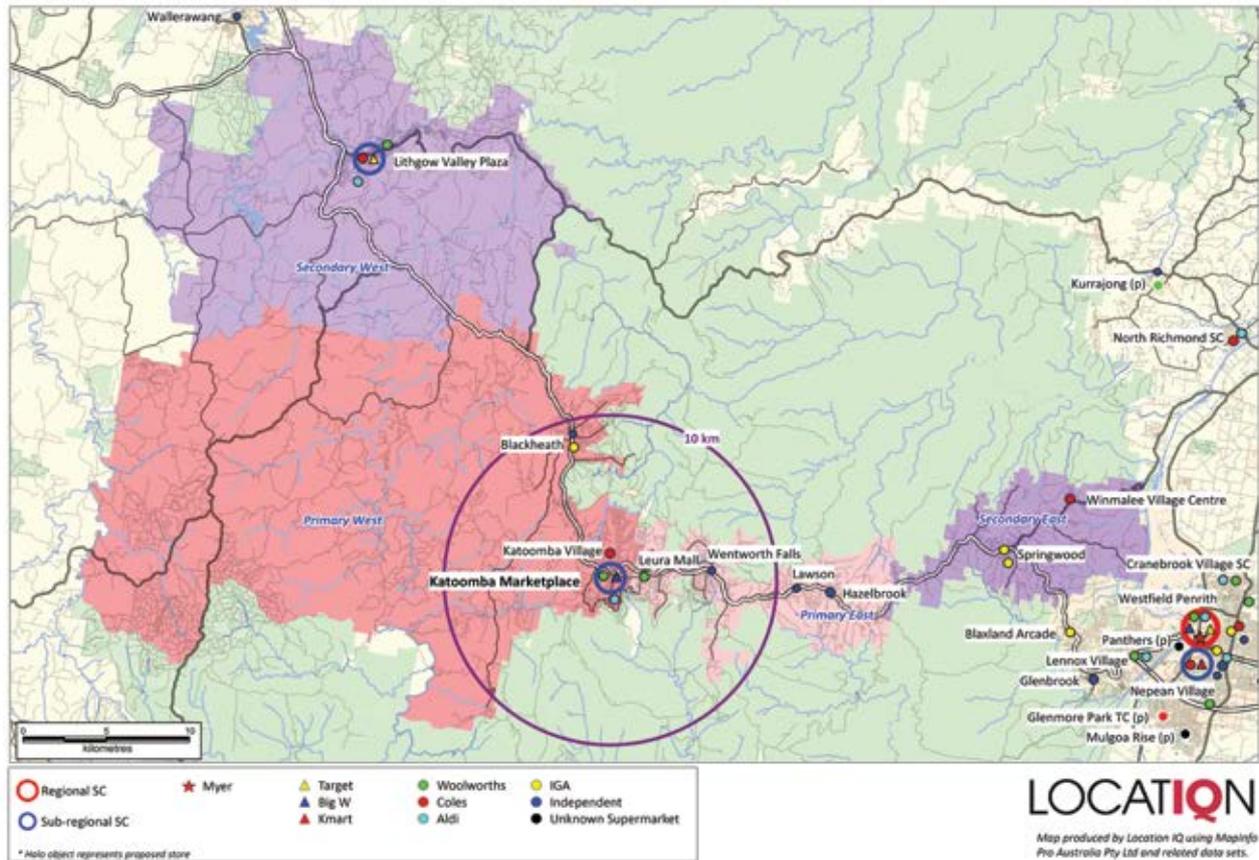
Location	30–34 Waratah Street, Katoomba, New South Wales
Building completion date	April 2014
Parking	457 on grade and basement car spaces (including 124 leasehold)
Catchment Area	<p>Katoomba Marketplace is a freestanding shopping centre anchored by a Big W discount department store and a Woolworths supermarket with no specialty stores. The centre is located in Katoomba, the retail, commercial and administrative hub of the Blue Mountains. Katoomba Marketplace is situated approximately 100 kilometres by road from the Sydney Central Business District and approximately 50 kilometres from Penrith CBD. Katoomba is within the Local Government Area administered by the Blue Mountains City Council.</p> <p>The site is easily accessible behind the main retail strip along Katoomba Street and is adjacent to other major tenants including Target Country, Coles and Aldi. The main retail strip includes a number of retail and non-retail shopfronts.</p> <p>Both on grade and undercroft car parking is provided on site with accessibility from Pioneer and Parke Streets. There is both traveller and lift access from the undercroft carpark to the shop front of both tenancies.</p> <p>Katoomba is an established residential suburb and a popular tourist destination with its scenic mountain views and bush walking trails attracting domestic and international tourists.</p>
Type	Freestanding
Independent Valuation (\$m)	44.7
Property GLA (sqm)	9,719
Anchor Tenant	Woolworths Limited trading as Woolworths Supermarkets & Big W
Site area incl parking (sqm)	13,870
Specialty tenants	N/A
Capitalisation Rate	6.50%
Occupancy	100%
Lease Expiry (years)	18.5



Katoomba marketplace local context



Katoomba trade area and competition map



Trade Area Analysis

Trade population	77,460	<p>Location IQ, one of Australia's leading economic location advising consultancies, considers Katoomba Marketplace will serve an extensive Primary Trade Area and substantial Secondary Trade Area, as set out in the Katoomba Marketplace Main Trade Area and Competition Map above. Location IQ has advised that a shopping centre with a discount department store serves a main trade area population in the order of 50,000 persons. The Katoomba Marketplace main trade area population of 77,460 is somewhat larger than the benchmark.</p> <p>The centre is the largest shopping centre within the primary sector and the Big W is the only full-line discount department store offer within a 30km radius. The nearest other full-line discount department store is Target at Lithgow, some 38km to the north-east. A smaller Target Country of 1600 sqm is located adjacent to Katoomba Marketplace.</p>
Trade population growth	80,560 by 2026	
Trade population annual growth rate	0.3%	
Average household size	2.4	
Average household income	\$81,137	
Average income per capita	\$33,295	
Average age	40.5	
Average household	42.5% couples with dependent children 23.9% couples without children 12.8% single occupant	
Home ownership	78% owned/mortgaged, 22% rented	

Source: Location IQ