



FERNY GROVE SHOPPING VILLAGE

51 MCGINN ROAD | FERNY GROVE

INFORMATION MEMORANDUM

CBRE



01

- THE - OPPORTUNITY

FERNY GROVE SHOPPING VILLAGE IS AN ESTABLISHED BRISBANE METROPOLITAN NEIGHBOURHOOD CENTRE ANCHORED BY COLES NEARING TURNOVER THRESHOLD AND SUPPORTED BY A STRATEGIC MIX OF MEDICAL, HEALTH AND FOOD & BEVERAGE RETAILERS – ONLY 11 KM FROM THE CBD.

Ferny Grove Shopping Village comprises a diverse and resilient income profile with a strategic mix of medical, health, and food & beverage retailers which provide a high level of covenant and investment security. Moreover, the centre boasts excellent tenant retention; many of the tenants are successful and long-established and have consistently renewed and extended their leases.

Strategically located in the established precinct of Ferny Grove, just 11 km* northwest of Brisbane, the shopping centre is surrounded by traffic-generating amenity: it is immediately opposite the two major schools in the area, Ferny Grove State School and Ferny Grove State High.

The property is prominently positioned on a prime 9,098 sqm* corner site with extensive 200 metres* of combined frontage to McGinn and Archdale Roads. McGinn Road is one of the key arterial roads through Ferny Grove; it connects directly to Samford Road, a major road of the south-east corridor carrying a huge traffic count of more than 150,000* cars weekly.

High rental of increases up to 4.00% per annum apply to the majority of tenancies in the centre. In addition, the strongly-trading Coles is forecasted to start paying turnover rent in the short term.

Significant population growth of 23.6% over the next ten years to 2031 is expected in the primary trade catchment of Ferny Grove Shopping Village; this is supported by extensive residential development of 1,200 lots currently under construction within 2 km of the centre. Correspondingly, retail spending in the area is projected to increase by a strong 5.8% per annum¹ over the next ten years.

We encourage your strong consideration of this outstanding investment opportunity and we look forward in assisting you with your enquiries. For further information on this unique opportunity, please contact the exclusive sales and marketing agents below:

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CBRE Retail Investments are pleased to present to the market Ferny Grove Village for sale by Expressions of Interest closing Thursday 29th April 2021 at 4.00pm (AEST).

*Approximate
1 Source: Location IQ Report.

'HIGH RENTAL OF INCREASES UP TO 4.00% PER ANNUM APPLY TO THE MAJORITY OF TENANCIES IN THE CENTRE.'





51 MCGINN ROAD FERNY GROVE

'FERNY GROVE SHOPPING VILLAGE
RESTS UPON A PRIME 9,098 SQM*
CORNER SITE WITH EXTENSIVE 200
METRES* OF COMBINED FRONTAGE TO
MCGINN AND ARCHDALE ROADS.'





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– EXECUTIVE – SUMMARY

‘Ferry Grove Village is located in the established retailing precinct of Ferry Grove just 11 km from the Brisbane CBD.’



PROPERTY	Ferry Grove Shopping Village 51 McGinn Road, Ferry Grove Brisbane QLD 4055
LOCATION	Ferry Grove Shopping Village is located in the established retailing precinct of Ferry Grove just 11 km from the Brisbane CBD. Excellent corner site with extensive frontage to McGinn and Archdale Roads.
DESCRIPTION	Ferry Grove Shopping Village is an established metropolitan neighbourhood centre anchored by a strongly-trading Coles supported by a secure profile of medical, health, and food and beverage retailers.
SITE AREA	9,098 sqm*
TOTAL GLA	4,449 sqm*
ANCHOR TENANT	Coles
QUALITY TENANTS INCLUDING	Ferry Grove Medical Centre, Maven Dental, Veterinary Surgery, Queensland Government, Domino's, BWS, Jetts Fitness, Century 21, Healthsave Pharmacy.
CAR PARKING	213 car parks
MTA POPULATION GROWTH	2021: 12,710 people 2031: 15,710 people Population Growth: 23.6%
FULLY LEASED NET INCOME (AS AT 1ST APRIL 2021)	\$1,130,978 p.a.*
METHOD OF SALE	For Sale by Expressions of Interest closing Thursday 29th April 2021 at 4.00pm (AEST).

*Approximate



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– INVESTMENT – HIGHLIGHTS

9,098 SQM*
SITE AREA

4,449 SQM*
GLA

\$1.13M
NET INCOME FULLY
LEASED



EXCELLENT LOCATION

The centre is strategically situated in the heart of the Ferny Grove metropolitan centre opposite the traffic generators of Ferny Grove State School and Ferny Grove State High School, and just 500 metres from the Ferny Grove train station.



HIGH INCOME GROWTH

Favourable lease structures in place with most of the specialty tenants on fixed annual reviews between 3.0% and 4.0%, providing certain, high income growth.



STRONG RETAIL EXPENDITURE

The Main Trade Area retail spending is currently estimated at \$583.9 million and is projected to increase to \$923.1 million by 2031: this is a strong average growth rate of 5.8% p.a.



SECURE TENANCY PROFILE

Ferny Grove Village overwhelmingly comprises dependable medical, health, and food and beverage retailers which provide a high level of covenant and investment security.



LONG-ESTABLISHED TENANTS

Ferny Grove Village boasts excellent tenant retention, with many of the long-established tenants currently in their option periods having consistently renewed their leases.



STRONG TRADING HISTORY

The centre is long-established in the area and boasts a history of very strong trade. Coles is forecasted to begin paying turnover rent within the short term.



FAVOURABLE AFFLUENT DEMOGRAPHICS

Affluent, family-based retail catchment with a strong affinity for convenience-based food and grocery facilities with an average household income of \$104,364 p.a.—this is 43% higher than the Queensland average.



SIGNIFICANT POPULATION GROWTH

Over 1,200 new homes are currently under construction within the main trade area of Ferny Grove Village, driving population growth projections of 23.6% by 2031 and ultimately supporting the strong trade of the centre.





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PRIME LOCATION



BRISBANE CBD
11 KM



Ferny Grove Shopping Village is located just 11 km* from the Brisbane CBD, strategically positioned within the established metropolitan retailing precinct of Ferny Grove.

Ferny Grove Village occupies a prominent 9,048 sqm* site with a significant 200-metre* combined frontage at the intersection of McGinn Road and Archdale Road. McGinn Road is the main thoroughfare of Ferny Grove and directly connects to Samford Road, a major road of the south-east corridor carrying a huge traffic count of more than 150,000* cars weekly.

Ferny Grove Village is strategically located in the key community hub of the Ferny Grove metropolitan centre, opposite the traffic generators of Ferny Grove State School and Ferny Grove State High School. The Ferny Grove Train Station, one of the busiest lines in Queensland, is just 500 metres north.



150,000
CARS WEEKLY

SAMFORD ROAD



FERNY GROVE
STATE HIGH SCHOOL
1,800 STUDENTS



FERNY GROVE
SHOPPING VILLAGE



FERNY GROVE
PRIMARY SCHOOL
850 STUDENTS

ARCHDALE ROAD

MCGINN ROAD



ELLENDALE ESTATE
DEVELOPMENT 1.8 KM
980 LOTS

04

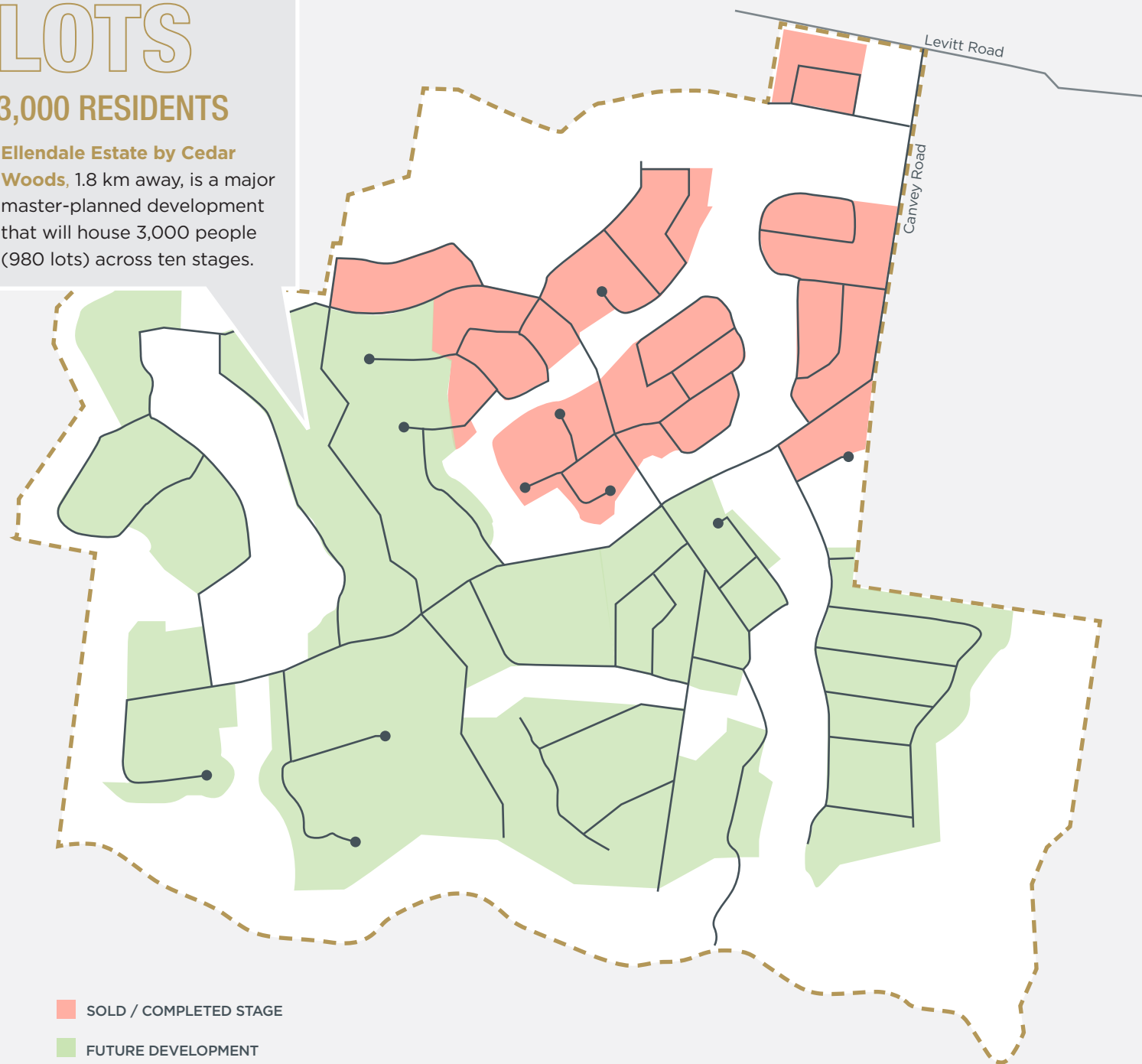
– SURROUNDING – DEVELOPMENT

ellendale
UPPER KEDRON

980
LOTS

3,000 RESIDENTS

Ellendale Estate by Cedar Woods, 1.8 km away, is a major master-planned development that will house 3,000 people (980 lots) across ten stages.



‘Significant population growth is expected around Ferny Grove Shopping Village, with over 1,200 homes currently under construction directly within its primary trade catchment.’

100
LOTS

Palisades by Kirralee Development, adjacent to Ellendale Estate, will house approximately 300 people (100 lots).

100
HOMES

A multi-dwelling development has been approved along **Rangeleigh Street in Ferny Hills**, planned to yield up to 100 dwellings.

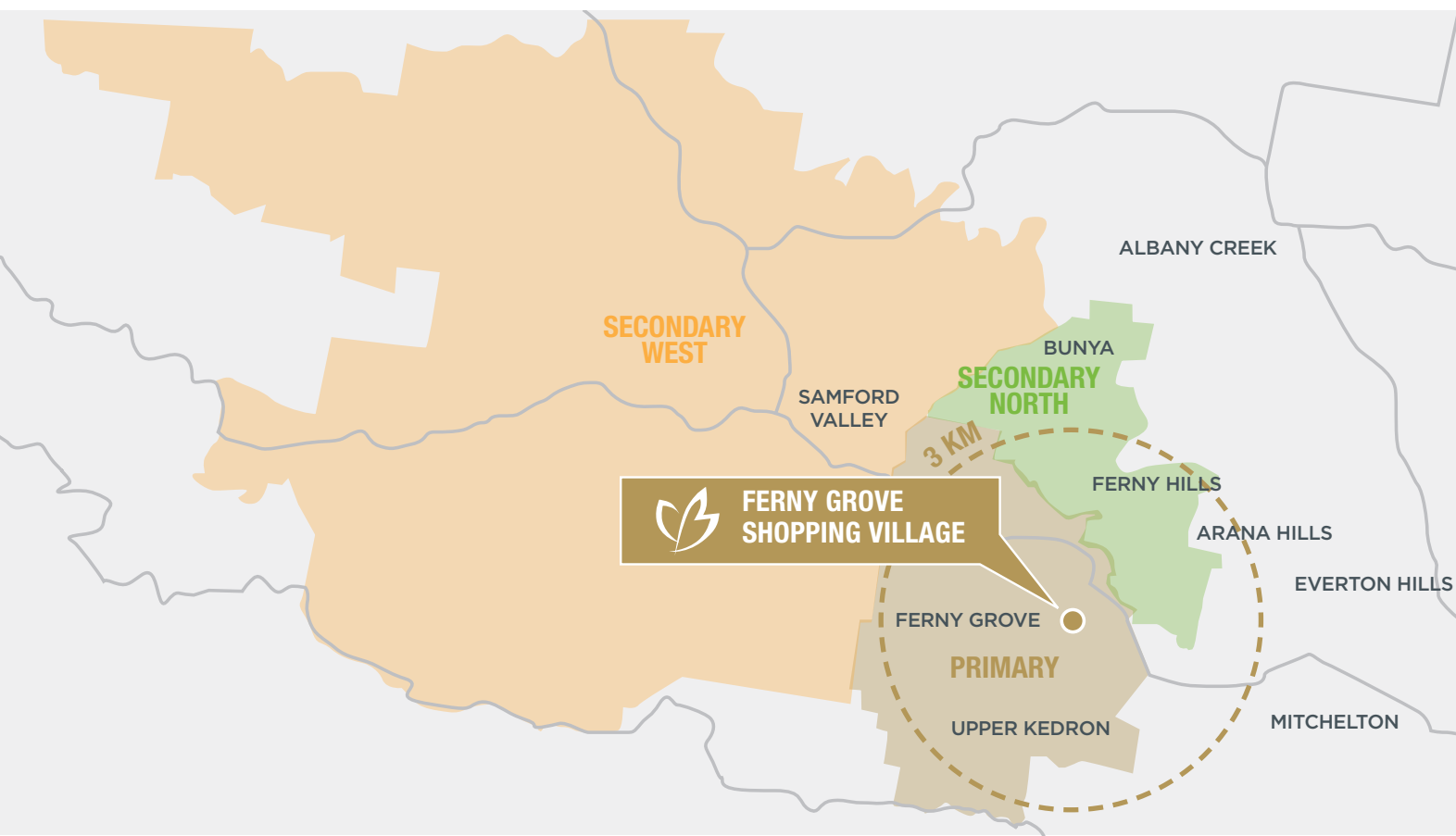
25
UNITS

Multi-townhouse development has been approved on **181 Upper Kedron Road in Ferny Grove** 600 metres away for 25 units over three stages.

05

– TRADE AREA – ANALYSIS

This section provides a review of the trade area likely to be served by Ferny Grove Shopping Village, including current and projected population and retail spending levels over the period to 2031.



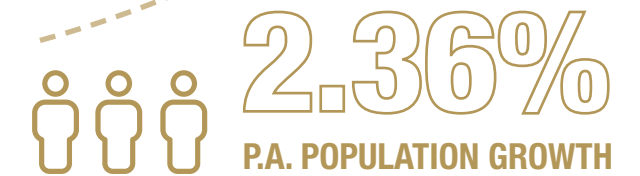
TRADE AREA DEFINITION

The defined trade area that is served by Ferny Grove Shopping Village which includes one primary sector and two secondary sectors, are as follows:

- The **primary sector** includes the suburbs of Ferny Grove and Upper Kedron, extending up to 3 km around the site, bounded by Nigber Road in the north, Kedron Brook in the east, Mount Nebo Road in the south and Samford in the West.
- The **secondary north sector** extends some 5 km north of the site to Bunya and encompasses the suburb of Ferny Hill.
- The **secondary west sector** comprises the suburbs of Samford Valley, Highvale and Cedar Creek.

TRADE AREA POPULATION

Population in the immediate primary trade catchment is projected to grow 23.6% over ten years to 15,710 people, up from 12,710 currently: this is a significant 2.36% growth per year, compared to the Queensland average of 1.6% per annum. Additionally, as a shopping centre is usually provided per 8,000–10,000 people, Ferny Grove serves a much wider catchment and this underpins its strong trade. Furthermore, Ferny Grove Village also currently services an additional 21,685 people in its secondary trade area, and this is projected to grow to 23,185 people by 2031. Correspondingly, the Main Trade Area of Ferny Grove Village is estimated to be 38,895 people by 2031.



	2021	2026	2031
Primary Sector	12,710	14,460	15,710
Secondary North	10,870	11,120	11,370
Secondary West	10,815	11,315	11,815
Main Trade Area	34,395	36,895	38,895



43%

HIGHER INCOMES THAN STATE AVERAGE

DEMOGRAPHIC ANALYSIS

The strong retail trade of the centre is further supported by an affluent, largely Australian-born and traditional-family based demographic with household income levels that are a significant 43% higher than the state average. This group naturally have a strong affinity with convenience-based food and grocery facilities.

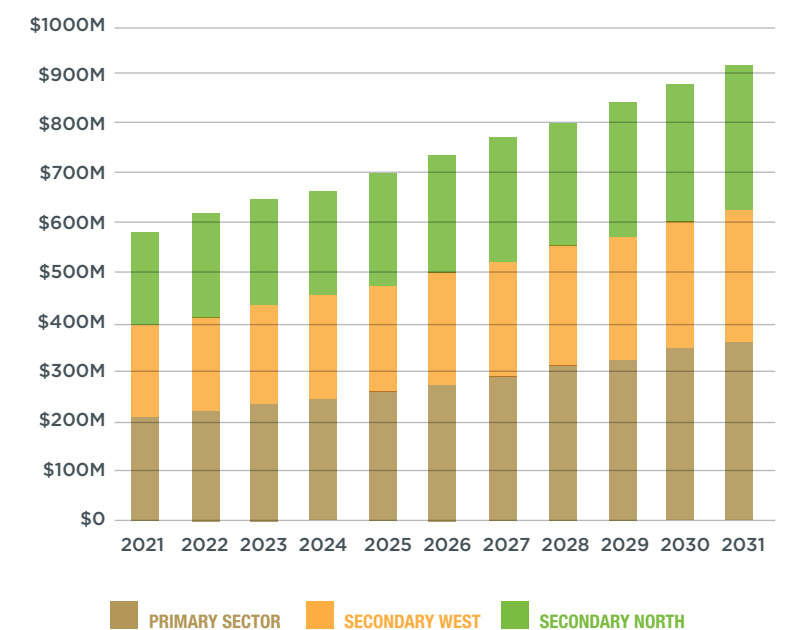
RETAIL EXPENDITURE

Main Trade Area retail spending is currently estimated at \$583.9 million and is projected to increase to \$923.1 million by 2031, representing a very strong retail growth rate of 5.8% per annum². Food retailing in particular is the largest spending market, accounting for 56.5% of all trade.



RETAIL
GROWTH

5.8% P.A.





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PROPERTY OVERVIEW



PROPERTY DESCRIPTION

Ferny Grove Shopping Village is an established metropolitan neighbourhood centre built over two levels on a large 9,098 sqm* corner site. The centre is anchored by a 2,359 sqm* Coles supermarket and is complemented by primarily medical, health, and food and beverage retailers including Ferny Grove Medical Centre, Maven Dental, Veterinary Surgery, Queensland Government, Domino's, BWS, Jett's Fitness, Century 21, and Healthsave Pharmacy.



CENTRE LAYOUT AND DESIGN

Ferny Grove Shopping Village is a convenient L-shape arrangement with a provision of shops around Coles, facing on to at-grade parking with easy access to additional basement parking. The complex is designed in an open-style configuration, mainly an open mall over one level, with a small provision of tenancies on an upper level. Access to at-grade parking is via McGinn Rd, with ingress and egress to basement parking via ramps on both Archdale and McGinn Rd.



CAR PARKING

Ferny Grove Shopping Village is serviced by a provision of at-grade and basement car parking totalling 213 car spaces. This provision of car parking equates to approx. 4.8 car spaces per 100 sqm of GLA, which is in line with typical benchmarks.



COLES | 2,359 SQM

- 1 AUX DELICES BAKERY | 59 SQM
- 2 CENTURY 21 | 80 SQM
- 3a MAVEN DENTAL | 82 SQM
- 3b MAVEN DENTAL | 26 SQM
- 4 BWS | 132 SQM
- 6 JETTS | 294 SQM
- 9 VETERINARY CLINIC | 82 SQM
- 10 HEALTHSAVE PHARMACY | 144 SQM
- 11 FERNY GROVE FAMILY PRACTICE | 245 SQM
- 14 QLD GOVERNMENT | 174 SQM
- 16 BLUSHINGTON HAIR SALON | 62 SQM
- 17 VACANT | 101 SQM
- 18 FABULOUS PHYSICAL | 128 SQM
- 19 DOMINO'S | 94 SQM
- 20 TAYLORS SEAFOOD | 58 SQM
- 21a SASS BEAUTY | 74 SQM
- 21b PURE COUNSELLING | 22 SQM
- 21c CENTRE MANAGEMENT | 44 SQM
- 23 FERNY'S CAFE | 124 SQM



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– FINANCIAL – SUMMARY



‘Ferny Grove Shopping Village Financial Summary as at 1st April 2021’

GROSS INCOME	\$
BASE RENT	
COLES	\$530,775
SPECIALTIES	\$924,992
KIOSKS	\$12,518
SUB TOTAL - BASE RENT	\$1,468,285
RECOVERABLE OUTGOINGS	\$45,451
SUB TOTAL - OTHER INCOME	\$45,451
GROSS INCOME	\$1,513,736
LESS TOTAL OUTGOINGS	\$
RECOVERABLE OUTGOINGS	
STATUTORY OUTGOINGS	\$68,669
OPERATING OUTGOINGS	\$249,589
SUB TOTAL - RECOVERABLE OUTGOINGS	\$318,258
NON-RECOVERABLE OUTGOINGS	
LAND TAX	\$64,500
TOTAL CENTRE OUTGOINGS	\$382,758
NET INCOME (FULLY LEASED)	\$1,130,978

– KEY TENANT – PROFILES



As the local doctors in Ferny Grove, the medical centre is dedicated to meeting the needs of their patients with quality medical care. Ferny Grove Family Practice have local doctors servicing the wider catchment of Ferny Hills, Upper Kedron, Mitchelton, Keperra, Enoggera, Bunya, Everton Park and Everton Hills.

LEASE SUMMARY	
Lettable Area	245 sqm
Current Base Rent	\$101,959 p.a.
Rental Reviews	2.0%
Lease Term	5 years
Options	1 x 5 years
Commencement Date	1st September 2018
Expiry Date	31st August 2023



Domino's Pizza is the largest pizza chain in Australia in terms of both network store numbers and network sales. The Domino's brand is owned by Domino's Pizza Inc., a listed US company and now extends across over 17,000 stores in more than 90 countries around the world, with 830 in Australia alone.

LEASE SUMMARY	
Lettable Area	94 sqm
Current Base Rent	\$51,105 p.a.
Rental Reviews	CPI + 1.0%
Lease Term	7 years
Options	1 x 5 years
Commencement Date	10th April 2017
Expiry Date	9th April 2024



Jetts was founded in 2007 on the Gold Coast. Since then, Jetts has expanded to become a market leader with a global network of over 280 gyms across Australia, Netherlands, New Zealand, Thailand, UK and Vietnam. Following the incredible growth both within Australia and globally, Jetts was acquired by Quadrant in 2016 which formed Fitness and Lifestyle Group, Asia Pacific's leading health and wellness group.

LEASE SUMMARY	
Lettable Area	294 sqm
Current Base Rent	\$128,253 p.a.
Rental Reviews	CPI
Lease Term	7 years
Options	2 x 7 years
Commencement Date	26th September 2009
Expiry Date	25th September 2023



Coles is a leading Australian major supermarket brand with over 2,500 stores throughout Australia. Coles has an established history in Australia, with the first Coles Variety store opening in Melbourne in 1914. Today, Coles aims to give the people of Australia a shop they trust, delivering quality, value, and service. In 2019, its revenue was 38.18 billion.

LEASE SUMMARY	
Lettable Area	2,359 sqm
Current Base Rent	\$530,775 p.a.
Turnover Rent	Coles is required to pay 2.0% in turnover rent.
Lease Term	15 years
Options	3 x 5 years
Commencement Date	26th October 2004
Expiry Date	25th October 2024



BWS is a liquor outlet operated by the ASX-listed Woolworths Group (ASX:WOW). Since its inception in 2001, BWS has grown to 1,350 stores across every state and territory in Australia. The Woolworths Group also comprises an impressive portfolio of other major Australian bottle shops such as Dan Murphy's, Cellarmasters and Pinnacle Liquor.

LEASE SUMMARY	
Lettable Area	132 sqm
Current Base Rent	\$81,972 p.a.
Rental Reviews	3.5%
Lease Term	5 years
Options	4 x 5 years
Commencement Date	1st March 2005
Expiry Date	28th February 2025



Initially launched in 2008, Maven Dental have now grown to 105 general and specialist dental practices across every state in Australia staffed by more than 800 clinicians. Maven Dental is part of Abano Healthcare Group, a publicly-listed company which is the largest Trans-Tasman dental groups, along with sister company Lumino The Dentists.

LEASE SUMMARY	
Lettable Area	108 sqm
Current Base Rent	\$60,377 p.a.
Rental Reviews	Fixed
Lease Term	3 years
Options	3+5+5 years
Commencement Date	1st April 2013
Expiry Date	31st March 2024



Healthsave pharmacies offer great value across market leading brands and generic alternatives, combining the best offers available with quality care, value and service. Healthsave have an extensive network of 76 stores across every state in Australia, including ten stores in south-east Queensland.

LEASE SUMMARY	
Lettable Area	144 sqm
Current Base Rent	\$68,746 p.a.
Rental Reviews	3.0%
Lease Term	6 years
Options	1 x 5 years
Commencement Date	1st September 2018
Expiry Date	31st August 2024

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– TERMS – OF SALE



FOR FURTHER
INFORMATION
ON THIS UNIQUE
OPPORTUNITY,
PLEASE CONTACT
THE EXCLUSIVE
SALES AND
MARKETING
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A 100% interest in Ferny Grove Village is being offered for sale by the way of Expressions of Interest (EOI) closing Thursday 29th April 2021 at 4.00pm (AEST).

Expressions of interest are not required to be lodged in any prescribed form, however as a minimum, must include the following:

- 1 Name of the interested party, together with the principals supporting the interested party and any details of the holding company or entity if the interested party is a subsidiary or part of a group of companies.
- 2 The purchase price of 100% interest in Ferny Grove Village together with proposed deposit, settlement and any conditions of purchase, including internal and external approval process.
- 3 A list of consultants including the purchaser's solicitor.
- 4 Full details of the interested party's capacity to complete the transaction in a timely matter.

Due Diligence

The following additional information can be provided upon request:

- Contract of Sale
- Lease Documentation
- Site Plan
- Indicative Depreciation Schedule
- Detailed Building Plans
- Other Due Diligence Information

Inspections

Inspection of the property is highly recommended and can be arranged by appointment only with the exclusive selling agents.

Enquiries

All enquiries regarding information and requests for inspections are to be directed to the exclusive selling agents below.

Finance (Optional)

CBRE Capital Advisors will gladly welcome the opportunity to provide funding support or options to all potential buyers and encourage those who require further information to contact Mr. Matt Lawrence, Senior Director CBRE Debt & Structured Finance, on 0404 859 244.

Terms of sale require a deposit to be paid upon the exchange of contracts and the balance of monies due at settlement.



Disclaimer

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