

LEASING OPPORTUNITIES



YAMBA'S MOST CONVENIENT SHOPPING – A BUSY RETAIL HUB FOR LOCALS & HOLIDAYMAKERS ALIKE.

Yamba Fair is a single level, convenient shopping centre anchored by a Coles supermarket and Target. The majors are well supported by The Reject Shop, Priceline Pharmacy, Liquorland and over 20 specialty shops serviced by 280+ car parks.

Make the most of over 1.85 million visitors per annum, a top trading full line supermarket and an increase in tourist numbers over 3% year on year.

Situated in the beautiful coastal oasis of Yamba, Coles is the only supermarket in the primary trade area. With the new Pacific Highway upgrade, due to open in 2020, minimising travel times from Northern NSW and South East Queensland, Yamba Fair offers an exceptional leasing opportunity for Retailers.

1.85 MILLION customers per annum

OVER 20 specialty shops, anchored by Coles, Target, Priceline, Liquorland, The Reject Shop

280+ convenient, car spaces

7,170m² Gross Lettable Area

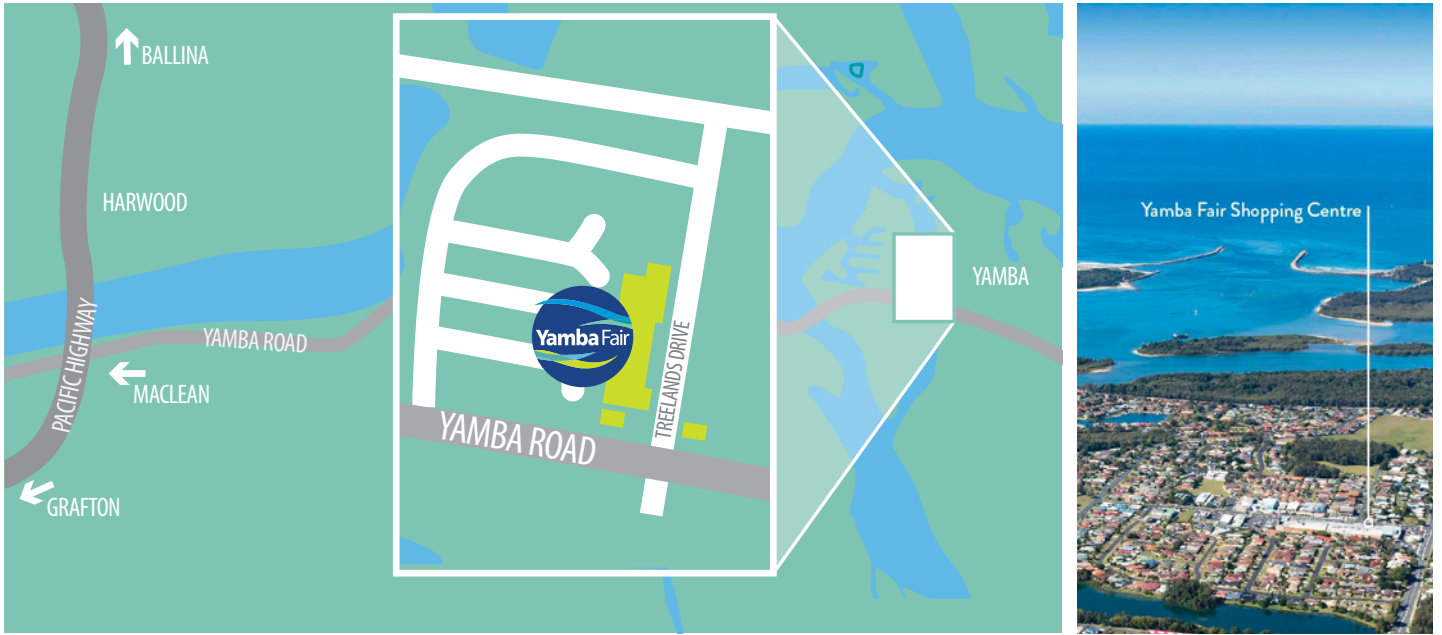
4.4% forecasted annual growth in Retail expenditure.



OPEN 7 DAYS | FREE WIFI | FREE PARKING
YAMBAFAIR.COM.AU

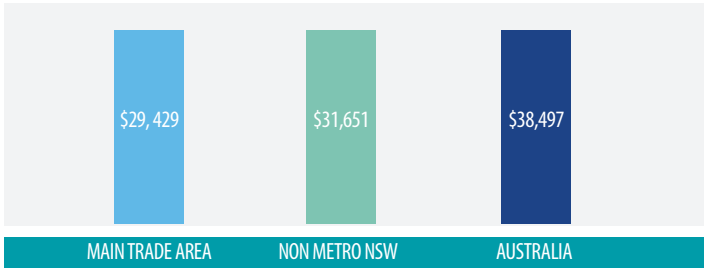


LOCATION

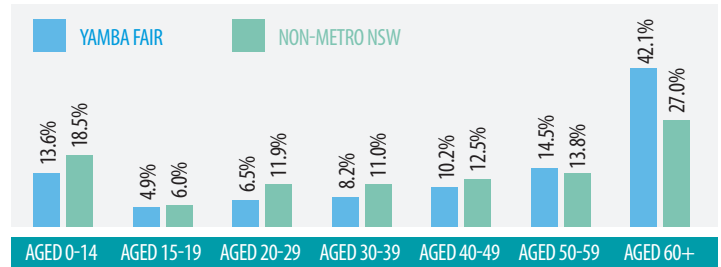


STATISTICS

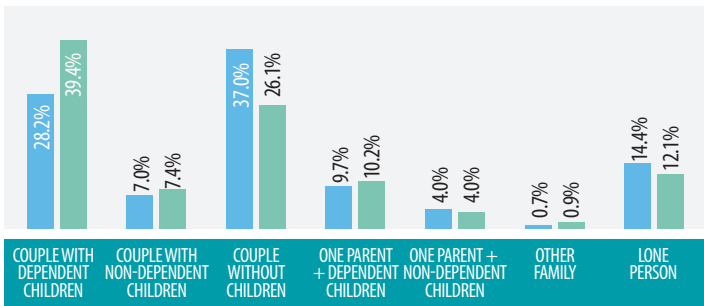
MAIN TRADE AREA - AVERAGE PER CAPITA INCOME LEVELS



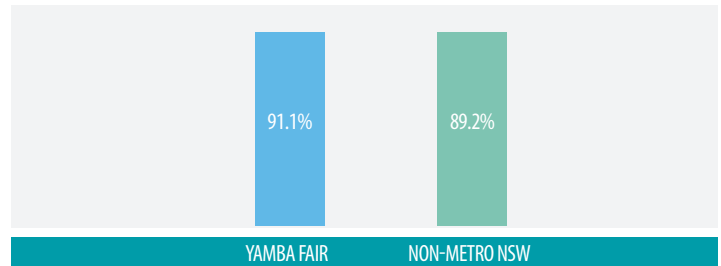
MAIN TRADE AREA - AGE DISTRIBUTION



MAIN TRADE AREA - FAMILY STRUCTURE



MAIN TRADE AREA - AUSTRALIAN BORN %



OPEN 7 DAYS | FREE WIFI | FREE PARKING
YAMBAFAIR.COM.AU





TENANCY MIX

-  NATIONAL RETAILERS
-  SUPERMARKET
-  MEDICAL CENTRE
-  HAIR & BEAUTY
-  BUTCHER
-  NEWSAGENT
-  BAKERY
-  CAFE'S
-  REAL ESTATE AGENT
-  ATM'S



- | | | | | | |
|-------|--------------------------|-------|--------------------------|------|------------------------------|
| 1-6 | THE REJECT SHOP | 20B | NOODLE PARADISE | 35 | SUBWAY |
| 7 | FAMILY PRACTICE AT YAMBA | 22 | YAMBA BREAD SHOP | 38 | TARGET |
| 8A | AMIE ROSE BEAUTY | 23 | TELECOMMUNICATIONS 4 ALL | 39 | DEPARTMENT OF HUMAN SERVICES |
| 8B | TSG TOBACCO STATION | 24 | EYECARE PLUS | ATM1 | ST GEORGE |
| 9 | YAMBA FAIR BUTCHERY | 25 | KANES SPORT & LEISURE | ATM2 | COMMONWEALTH BANK |
| 10/11 | DUNES CAFE | 27 | SWEETPEA FOR ME | | |
| 12 | LIQUORLAND | 28 | PIZZA HUT | | |
| 15 | PRICELINE PHARMACY | 31/32 | COLES SUPERMARKET | | |
| 17 | PURE HAIR YAMBA FAIR | 33 | BUSH 2 BEACH CAFE | | |
| 18 | BROAD HORIZONS TRAVEL | 34 | RAINE & HORNE | | |
| 19/20 | NEWS XPRESS | | | | |



OPEN 7 DAYS | FREE WIFI | FREE PARKING
YAMBAFAIR.COM.AU



FURTHER INFORMATION



WHY CHOOSE YAMBA FAIR?

REGIONAL ACCESSIBILITY

The site enjoys a high-profile location at the intersection of Yamba Road and Treelands Drive, anchored by a new Shell Service Station. Yamba Road is a significant east-west aligned road linking with the new Pacific Highway upgrade due for completion in 2020.

RESIDENT POPULATION

The resident population catchment of 18,670 is projected to increase to 21,570 persons by 2031. This will generate increased demand for retail goods.

RAPIDLY DEVELOPING AREA

The main trade area is benefiting from several new residential developments under construction in the surrounding areas adding to retail demand.

TOURISTS

Yamba is a significant tourist destination, with Northern New South Wales attracting some 5.7 million overnight visitors in 2018.

MAIN TRADE AREA EXPENDITURE

Main trade area retail spending is currently estimated at \$261 million and is projected to increase to \$478 million by 2031, at an average annual rate of 4.4%. The average person within the main trade area spends some \$13,905 per year on retail.

LIMITED MEDICAL CENTRES

The provision of doctors within the key primary sector is substantially lower than the Australian benchmark. Yamba Fair now boasts the only bulk billing facility in the main trade area.

MAJOR DESTINATION

Yamba Fair is major regional destination situated within a conveniently located retail precinct. The offering of a range of mini-majors and specialty stores further enhances Yamba Fair as a strong performing retail destination.

FOR FURTHER INFORMATION CONTACT:

NORTH COAST COMMERCIAL

CHRIS MURPHY | 0413 353 918

CHRIS.MURPHY@NORTHCOASTCOMMERCIAL.COM.AU

Subject to the Australian Consumer Law, Competition and Consumer Act 2010 and any similar legislation applying in Queensland / New South Wales (to the extent that they and any other statutory provisions may not be excluded), Clarence Property & North Coast Commercial for itself and for its related companies, gives notice that any information given in relation to the property contained in this document is gathered from sources Clarence Property & North Coast Commercial believes to be reliable. However, Clarence Property & North Coast Commercial does not represent or guarantee its accuracy. Intending lessees, occupiers or interested parties must verify and satisfy themselves as to the accuracy of all information given by undertaking their own investigations, surveys of building and floor areas, searches and enquiries (including without limitation, as to zoning, town planning and use), and obtaining their own advice. This document is not intended to be relied on by intending lessees, occupiers or interested parties. Clarence Property & North Coast Commercial, its related companies or its servants, agents or employees makes, or has authority to make or give any representation or warranty or to state any matters of fact or opinion in relation to the information contained in this document.

