



LEASING OPPORTUNITIES

YAMBA'S MOST CONVENIENT SHOPPING

A BUSY RETAIL HUB FOR LOCALS & HOLIDAY MAKERS ALIKE.

Yamba Fair is a single level, convenient shopping centre anchored by Coles Supermarket and K hub. 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 completed in 2020, minimising travel times from Northern NSW and South East Queensland, Yamba Fair offers an exceptional leasing opportunity for Retailers.

MAJOR TENANTS

- Coles
- K hub
- Liquorland
- Pizza Hut
- Subway
- Reject Shop
- Eyecare Plus
- Priceline Pharmacy

STRONGLY PERFORMING COLES

1.85 MILLION CUSTOMERS PER ANNUM

OVER 20

SPECIALTY SHOPS ANCHORED BY COLES, K HUB, PRICELINE PHARMACY, LIQUORLAND, THE REJECT SHOP

280+ FREE

CONVENIENT CAR PARKS

7,170M2

GROSS LETTABLE AREA

4.4%

FORECASTED ANNUAL GROWTH IN RETAIL EXPENDITURE



OPEN 7 DAYS | FREE WIFI | FREE PARKING
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WHY CHOOSE YAMBA FAIR?

REGIONAL PROFILE

- **Regional accessibility:** The site enjoys a high-profile location at the intersection of Yamba Road and Treelands Drive, anchored by a Shell Service Station, Yamba Road is a significant east-west aligned road linking with the new Pacific Highway upgrade which was completed 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 a major 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.

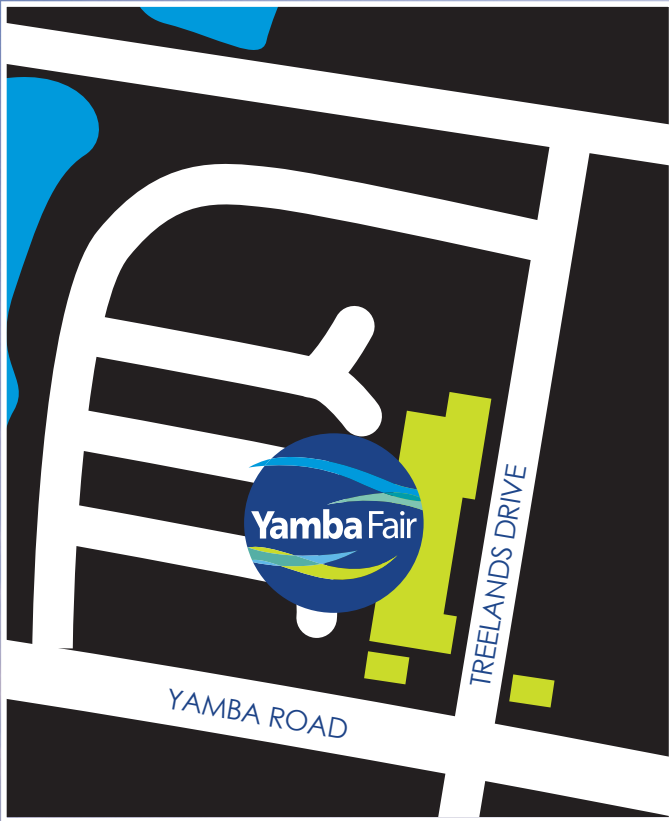
OUR TENANT MIX



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FURTHER INFORMATION

LEASING OPPORTUNITIES

Clarence Property is seeking interest to join our dynamic tenancy mix at Yamba Fair, contact us today to discuss leasing opportunities further.

FOR FURTHER INFORMATION

CLARENCE PROPERTY

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CLARENCE PROPERTY

A HISTORY OF SUCCESS

Clarence Property is a market leading funds management business combining people, capital, and ideas to help our investors, shareholders and the community we serve to prosper.

Clarence Property has a strong and consistent track record in successful property investment. This success is delivered through an experienced team, extensive leasing capabilities, a strong development track record and access to off-market opportunities. The key foundation driving everything Clarence Property undertakes is to deliver enduring property income to unit holders. Clarence's portfolio includes commercial, retail, logistics, industrial and residential developments, and properties from Townsville in Queensland to Grafton in Northern NSW.

Today the business has approximately \$860m of real estate assets under management, with both significant investment and development opportunities.



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