



**Armadale Shopping City**



*Your gateway to  
Perth's south-east  
growth corridor*

Armadale Shopping City is the dominant **sub-regional retail destination** servicing Armadale and the wider south-east Perth trade area. Anchored by major national tenants and supported by a strong mix of specialty retailers, the centre offers a versatile leasing platform for retail, food & beverage, and service-oriented businesses.

ANCHORED BY

coles

Kmart

ALDI

Target

JB  
HI-FI

Best&Less

THE REJECT SHOP

& over 85  
specialty  
stores



# Centre Overview

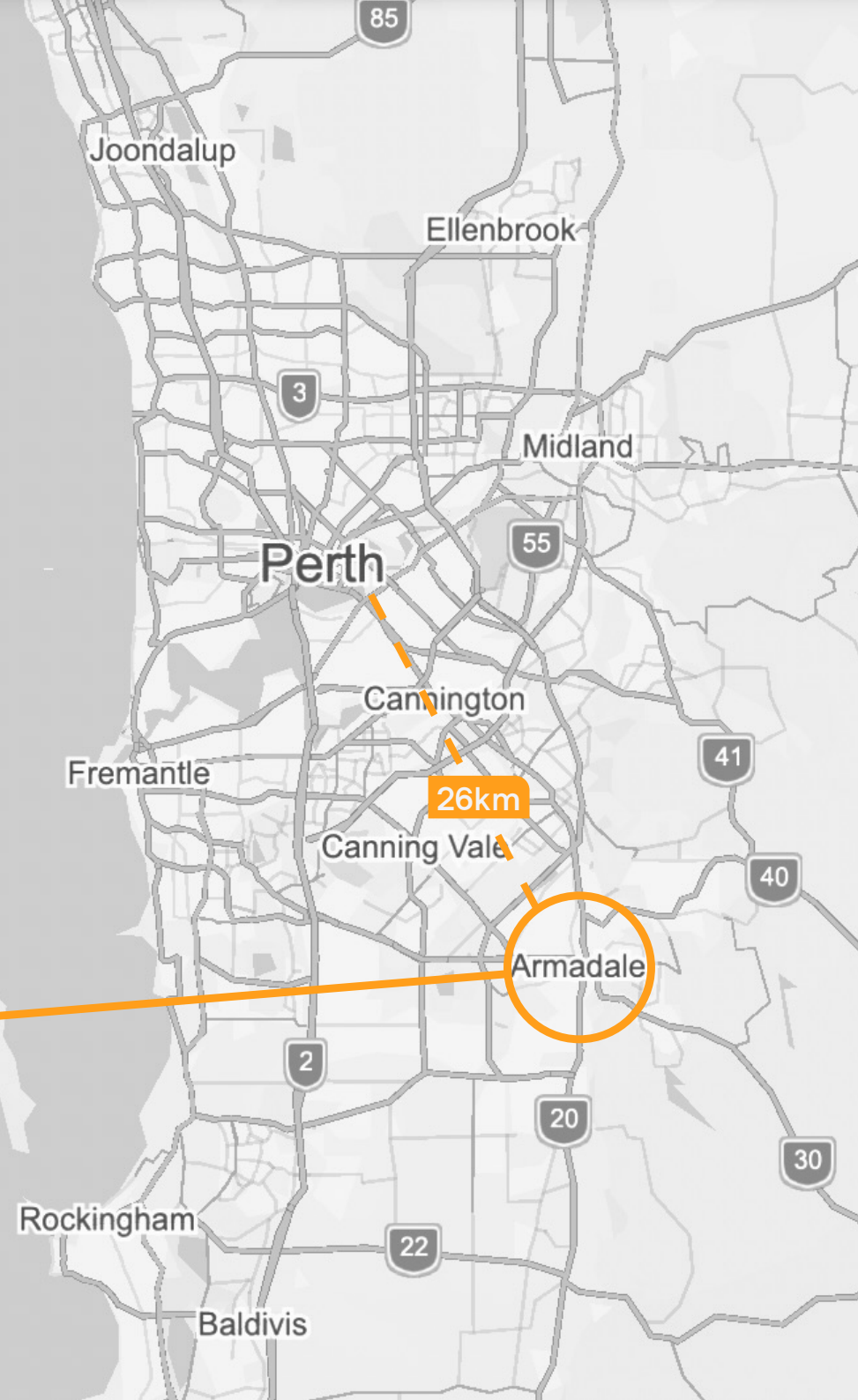
- + Dominant sub-regional centre servicing the south-east metropolitan corridor.
- + Convenient onsite parking with over 1,500 spaces, the majority undercover.
- + Well-designed racetrack layout enhancing circulation and tenancy exposure.



**Gross Lettable Area:**  
Approximately  
32,296sqm

# Location & Accessibility

- + Prime regional location in the heart of Armadale, approximately 26km south-east of the Perth CBD.
- + Well connected to major roads and public transport, including Armadale Train Station and local bus services immediately adjacent to the centre.
- + High visibility and foot traffic from Jull Street and surrounding residential catchments.





# Tenant Mix & Anchors

Armadale Shopping City offers a balanced and compelling tenant mix including major anchors:

- + Coles
  - + Kmart
  - + Target
  - + ALDI
  - + JB Hi-Fi
  - + Best & Less
  - + The Reject Shop
- (plus over 85 specialty stores)*

This strong tenancy profile supports daily convenience shopping, fashion, entertainment, and dining needs.



Best&Less



& over 85 specialty stores



# A dominant Retail Destination in Perth's South-East

## Armadale Shopping City

- + Serving a growing catchment in Perth's south-east with strong residential expansion.
- + Positioned as the primary retail hub in the local market with limited direct competition.
- + Close proximity to established suburbs and ongoing residential developments.



# Centre Amenities & Services

Armadale Shopping City is designed for convenience and comfort:

- + Services including parents' rooms, EV charging stations, accessible facilities, and customer support.
- + Active centre events and promotions to stimulate visitation and dwell time.

This strong tenancy profile supports daily convenience shopping, fashion, entertainment, and dining needs.



**Over 1,500  
parking bays  
with undercover  
options**

# Trade Area Overview



**3.865M**

Annual customer visits



**\$200M**

Annual centre turnover



**\$106,587**

Average household income  
per annum



Average retail spend

**\$15,184**

cap/per annum



**279,523**

Total trade  
area population



**\$2.35b**

Total trade area  
retail spending



**81,465**

Dwellings in catchment



Median Age

**35 years**



# A Growing Customer Base

## Catchment Snapshot



**36,000+**  
Private Dwellings



**35 Years**  
Median Age



**109,000+**  
Residents within  
The City of  
Armadale



**2.7 Persons**  
Average Household  
Size

## Strategic South-East Metropolitan Catchment

Armadale Shopping City services a substantial and established residential catchment within Perth's south-east growth corridor, approximately 26km from the Perth CBD.

The centre draws from the City of Armadale, one of Western Australia's designated growth municipalities, benefiting from ongoing residential development and infrastructure investment.

## Age Structure

The catchment demonstrates a balanced and diversified population profile:

- + **0–14 years:** ~21%
- + **15–29 years:** ~21%
- + **30–44 years:** ~21%
- + **45–59 years:** ~19%
- + **60+ years:** ~18%

This distribution supports broad retail demand across supermarket, value fashion, services, health and discretionary categories.



The trade area reflects a mature suburban profile supported by continued greenfield and infill residential expansion.

# A high-frequency, family-driven catchment

Armadale Shopping City services a substantial and established family-based catchment within Perth's south-east growth corridor.

The trade area is characterised by:

- + Strong household formation and family representation
- + Consistent weekly grocery-driven visitation
- + Value-oriented retail spend
- + Demand for everyday convenience and essential services



“With continued residential expansion across Byford, Haynes and Hilbert, the centre captures both established residential density and forecast population growth, reinforcing long-term retail demand.”



A resilient trading environment supported by strong anchors and sustained residential growth.

Armadale Shopping City occupies a defined primary catchment with limited competing large-scale retail supply.

The centre benefits from:

- + Supermarket and discount department store anchors driving high-frequency traffic
- + Forecast population growth exceeding the WA average through to 2046
- + Strong service and convenience retail demand
- + Established customer loyalty within the local community

# Why Armadale Shopping City?



Strategic retail hub for the south-east Perth corridor.



Anchored by recognised national brands drawing consistent shopper demand.



Ample, convenient parking and strong local loyalty.



Excellent value proposition for both national tenants and emerging local retailers.



# Current Leasing Opportunities

Now Leasing within Perth's South-East growth corridor.

*Position your brand within a dominant catchment*



## Tenancy Sizes Available

Opportunities currently range from 48sqm to 463sqm, providing flexibility across specialty retail, food catering, service-based operators and allied health uses.



## High-Exposure Locations

Vacancies positioned within established mall areas benefiting from anchor-driven traffic and strong customer flow.



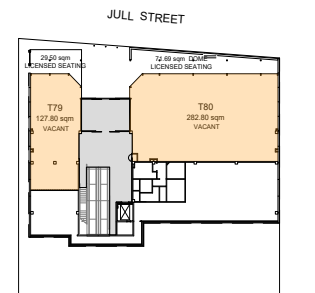
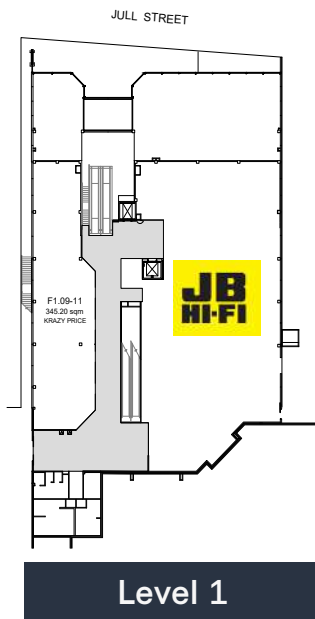
## Suitable For

Fashion | Footwear | Quick Service Restaurant (QSR) | Café | Nail & Beauty | Services | Allied Health

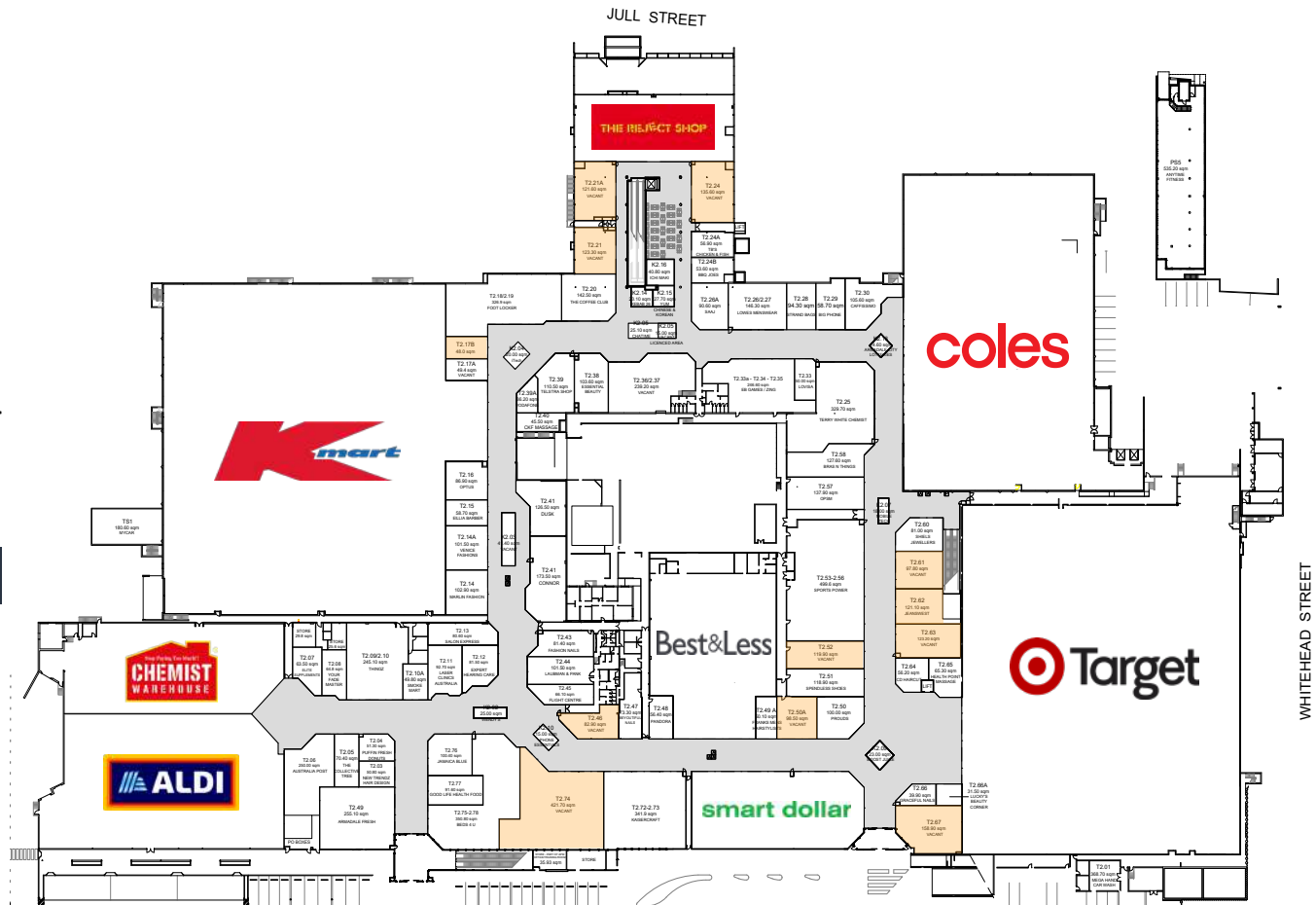
TENANCY	AREA (GLA)
T2.17B	48
T2.21	101.2
T2.21A	123.3
T2.24	135.6
T2.46	82.9
T2.50A	98.5 (Retail 90.5, Store 8.0, Total 98.5)
T2.52	119.9
T2.61	97.5
T2.62	121.1
T2.63	123.2
T2.67	158.9
T2.74	463.3 (Retail 421.7, Store 41.6)
T79	127.8 (Retail 96.2, Amenities 31.6, Total 127.8)
T80	407.0 (Retail 339.5, Licenced Area 67.5)

# Available Opportunities

SHOP	SQM
17B	48
21	101.2
21A	123.3
24	135.6
46	82.9
50A	98.5
52	119.9
61	97.5
62	121.1
63	123.2
67	158.9
74	463.3
79	127.8
80	407.0



Ground



Level 2

# Contact & Leasing Enquiries

For more information, floor plans, or to arrange an inspection

## Contact:



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#### Disclaimer

All areas, tenancy sizes, door counts and Centre Turnover figures are approximate and provided for marketing purposes only. Centre Turnover includes estimates for stores that do not provide sales data. Figures are subject to change and should not be relied upon as a guarantee of performance. Prospective tenants should undertake their own enquiries.