



**LARGE FORMAT
RETAIL OPPORTUNITY**

TENANCY 1 & 2

10 CATALINA DRIVE,
MAJURA PARK



OVER
6 MILLION
CUSTOMERS
PER ANNUM

HOME TO ONE
OF THE BUSIEST
WOOLWORTHS
IN THE COUNTRY

P
2,500 FREE
CAR SPACES
INCLUDING ELECTRIC
VEHICLE CHARGING
SPACES

90,000m²
ONE OF THE LARGEST
RETAIL PRECINCTS
IN THE ACT

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INTRODUCTION

Majura Park is Canberra's most convenient shopping destination. Developed by Capital Airport Group as a part of the broader Canberra Airport precinct, Majura Park is home to over 60 retail stores which includes major brands such as IKEA, Costco, Dan Murphy's, Pillow Talk, Pet Barn, Macpac, Auto Barn, BBQ's Galore, Trek Bike's, Flipout, Motorserve, EG Ampol and McDonalds. Majura Park is also set to welcome a new 3000m² full line Harris Farm Markets in early 2024.

Majura Park is also home to Majura Park Shopping Centre which houses one of the busiest Woolworths supermarkets in the country, Big W, Aldi, Chemist Warehouse, Toymate, Lollipops Playland and over 30 specialty retail shops with a strong national presence.

These national and international drawcards service the whole Canberra region and the surrounding areas of NSW. The Majura Park precinct is Canberra's fastest growing retail precinct attracting an estimated 6 million + customers per annum and achieving an estimated MAT of \$500 million + per annum.

Further to the retail offering within Majura Park, the Majura Park precinct is also home to over 65,000m² of A grade office space including its own dedicated childcare centre, café, indoor swim school, gymnasium, and conferencing facilities. There is currently a corporate workforce of 4000+ people which is expected to increase to 6000+ people by late 2024.



TRADE AND DEMOGRAPHICS

- Majura Park's primary trade area includes many affluent Canberra suburbs located in the Inner North and Inner South.
- Majura Park trade area includes Queanbeyan and the surrounding areas of NSW making Majura Park more central, accessible and convenient to residents than the Canberra CBD.
- Approximately 50% of Canberra's working population is within a 7.5km radius of Majura Park.
- Commuter access via the dual lane ring road system to Canberra's major town centres means Majura Park has a greater ability to draw from the major residential areas of Canberra and Queanbeyan than any other town centre.



Average household income is **\$131,352**
Average household income is **41%** higher than the national average
27.9% of household income is over **\$156,000**



Average household size is **2.2 people**
62.9% are family households



Unemployment rate is **2.2%** which is lower than the national average



The population within a 30-minute drive of Majura Park is
<10 minutes 79,030 people
<20 minutes 192,000 people
<30 minutes 452,808 people

Source: 2021 census,
Australian Bureau of statistics



TRADE AND DEMOGRAPHICS



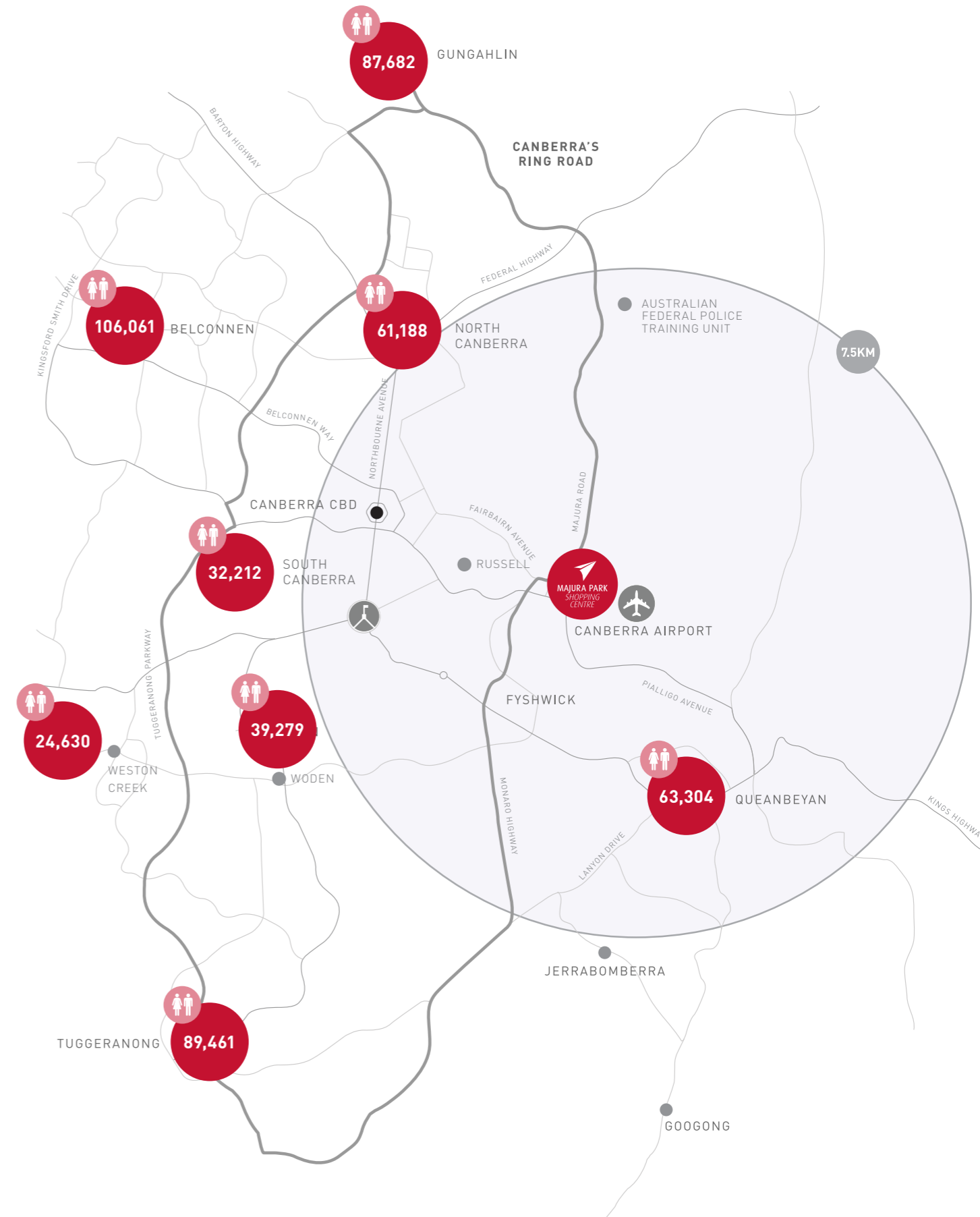
10
MINUTES
FROM CBD
INCL. INNER NORTH AND INNER SOUTH

17
MINUTES
FROM WODEN

24
MINUTES
FROM BELCONNEN

18
MINUTES
FROM GUNGAHLIN

10
MINUTES
FROM QUEANBEYAN



Source: 2021 census, Australian Bureau of statistics

LEASING OPPORTUNITY

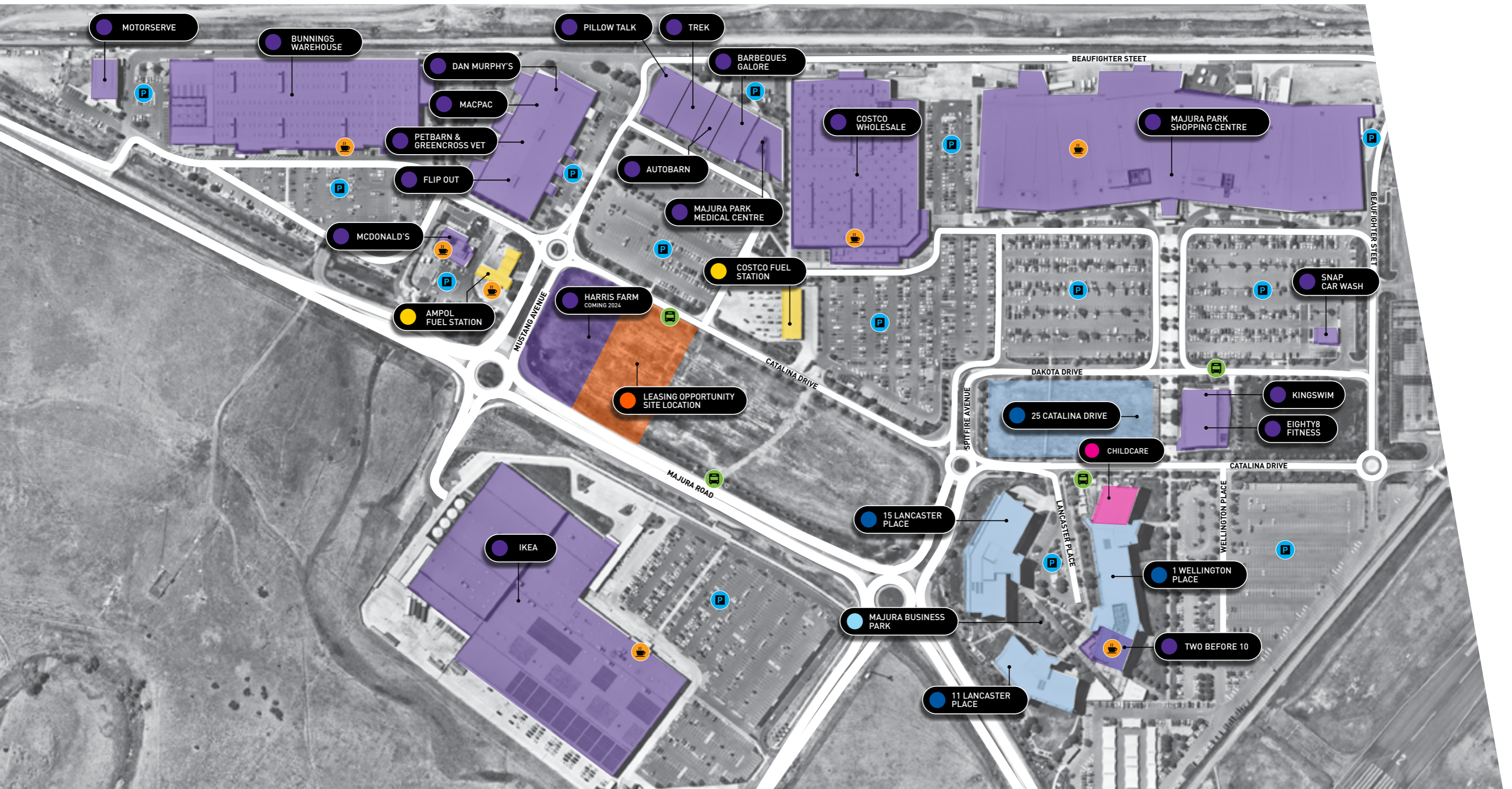
This 1485m² large format retail tenancy is located within the new Harris Farm Markets development which is set to open early 2024. The tenancy itself boasts a feature brick shop front with display windows, auto entry doors, signage opportunities, internal toilet, air conditioning, roller door with rear loading, 3 phase power and high bay lighting. This tenancy can be further subdivided down to two areas of 759m²



MAJURA PARK PRECINCT MAP

LEGEND

● RETAIL AND SERVICES	🍷 PLACES TO EAT
● CHILD CARE	🚌 BUS STOPS
P PARKING	🏢 COMMERCIAL BUILDINGS
● FUEL STATIONS	● MAJURA BUSINESS PARK



MAJURA PARK SHOPPING CENTRE MAP



FAST FACTS

- Majura Park is one of Canberra's largest retail precinct with over 90,000m² of retail space;
- Majura Park retail precinct is home to Canberra's only IKEA and Costco;
- Majura Park retail precinct is serviced by over 2,500 free car parks with 850 car parks being designated to Majura Park Shopping Centre;
- The Majura Park retail precinct see's 6 million+ shoppers per annum, with Majura Park Shopping Centre seeing 3.3 million+ customers per annum;
- Current estimated turnover of the Majura Park retail precinct is \$500 million+ per annum;
- Woolworths sales have increased by 96.8% from 15/16 FY to 21/22 FY;
- IKEA and Costco rely on a catchment drive time of 2.5 hours which draws as far as the South Coast through to Wagga Wagga;
- Majura Park is also home to 65,000m² of A-grade office space;
- Over 15,000 people currently work within the greater Canberra Airport Precincts;
- Majura Park Shopping Centre customer footfall has increased by 40.8% from 15/16 FY to 20/21 FY.
- Harris Farm Markets will open within the Majura Park retail precinct early 2024



2,500 free car parks in the precinct



6M+ shoppers visit the greater Majura Park retail precinct per annum



\$500M+ current estimated turnover of the greater Majura Park retail precinct per annum



7 Tesla Supercharger bays



4.5M Majura Park Retail precinct customers per annum



Home to one of the busiest Woolworths in the country





"Aldi is impressed with the transformation of Majura Park Shopping Centre, and the effort centre management has placed on building a strong relationship with us as a major tenant."

BRENDAN SMITH
ALDI PROPERTY DIRECTOR



"Majura Park has been an excellent location to conduct business and the precinct has aligned well with the expansion plans for McDonalds in the ACT.

We have seen growth in sales since opening the store in 2010. The addition of Bunnings Warehouse to the precinct has been a significant drawcard and has created increased opportunities for our business."

CRAIG COLEMAN
FRANCHISEE, MCDONALDS MAJURA PARK



"Majura Park has grown to become a premium retail destination. Our conversion rate at our Majura Park store is twice that of any of our other stores across Australia. People come to Majura Park ready to buy."

DEAN RODGERS
RETAIL BUSINESS DEVELOPMENT MANAGER, TREK BIKES



"Majura Park is the perfect retail location for Canberra's only Toymate. Our Majura Park store is always in the top five of sales nationwide and is continuing to grow.

Centre management is outstanding at building relationships with their tenants and community."

GLENN GEISLER
STORE MANAGER, TOYMATE MAJURA PARK



"Ms Ba Co is impressed with the transformation of the retail offerings and food court at Majura Park.

The shopping centre was the perfect location for our first store, with our food offerings continuing to grow and be well known in Canberra."

RICHARD NGOC PUH HO
OWNER, MS BA CO

COMPANY PROFILE

Our Team

Capital Airport Group has its headquarters at Canberra Airport. The group was formed in 1998 – the same year it purchased Canberra Airport from the Commonwealth Government. Headed by Executive Chairman Terry Snow and his son – Chief Executive Officer Stephen Byron, the group employs 175 staff with specialist professional skills and industry backgrounds to run its substantial award-winning aviation and property businesses. Capital Airport Group and Canberra Airport's motto is 'excellence is our power' with this position evident through the high quality A-grade office and retail accommodation we design, deliver and manage. Outside of the CBD and Parliamentary Triangle, Canberra Airport has the largest offering of commercial A-grade office accommodation in the ACT at approximately 235,000sqm. Further to this, Canberra Airports retail offering is the largest privately owned retail precinct in the ACT exceeding all 5 town centres at approximately 90,000sqm. We manage these assets in-house through our own dedicated facilities management and property team.

Things We Value

- We take ownership, accept responsibility and look after things like they're our own.
- Our customers are at the centre of everything we do, why we do it, and how we do it.
- We are 'Here to Help' and provide a seamless customer experience.
- We are professional, courteous, efficient and reliable.
- We know that 'a minute matters' to all of our customers.
- We strive to earn a reputation of integrity and excellence, founded on trustworthiness, reliability and fairness.
- We are proud to stand behind the quality of work we deliver.
- Excellence requires the highest standard of customer service, and we aim to be better, smarter and more innovative.



24-hour access to property operations



Dedicated caretaker patrols



Onsite Management



MAJURA PARK OFFICE
PRECINCT IS HOME TO




FAIRBAIRN
 WORKING POPULATION:
 2,500+


CANBERRA
 AIRPORT
 WORKING POPULATION:
 500+


BRINDABELLA
 BUSINESS PARK
 WORKING POPULATION:
 8,000+


MAJURA PARK
 SHOPPING CENTRE


MAJURA PARK
 WORKING POPULATION:
 4,000+


HARRIS FARM
 MARKETS





LEASING ENQUIRIES

Lachlan Fitzpatrick
l.fitzpatrick@canberraairport.com.au
0428 053 661

MAJURAPARKSHOPPING.COM.AU

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 [majura_park](https://www.instagram.com/majura_park)

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