



**BAROSSA
CENTRAL**

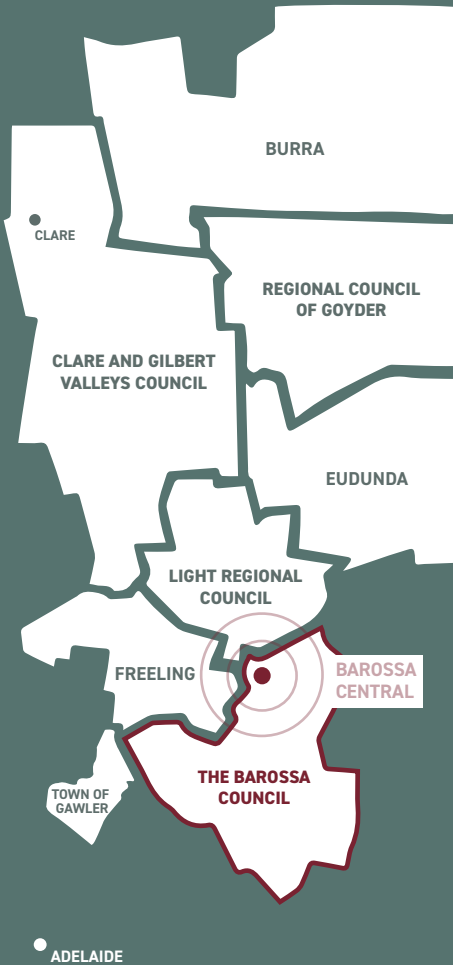
LEASING PROFILE

**WELCOME TO THE
MEETING PLACE OF
BAROSSA**



LOCATION

Located 82 kms north east from Adelaide's CBD or circa 60 minute drive, Barossa Central is situated on the busy intersection of Gawler and Murray Streets, Nuriootpa.



PASSING TRAFFIC PER DAY

15,700 on Murray Street
7,200 on Gawler Street

(South Australian Department of Infrastructure and Transport 2023 statistics)

KEY BAROSSA CENTRAL STATISTICS

GLA
11,349m²

\$83.9M
MAT as at Jan 2024 *

Total Centre performance
\$9,745 MAT/m²
as at Jan 2024

Specialty store performance
\$14,544 MAT/m²
as at Jan 2024

22,000+
Barossa Co-op Members

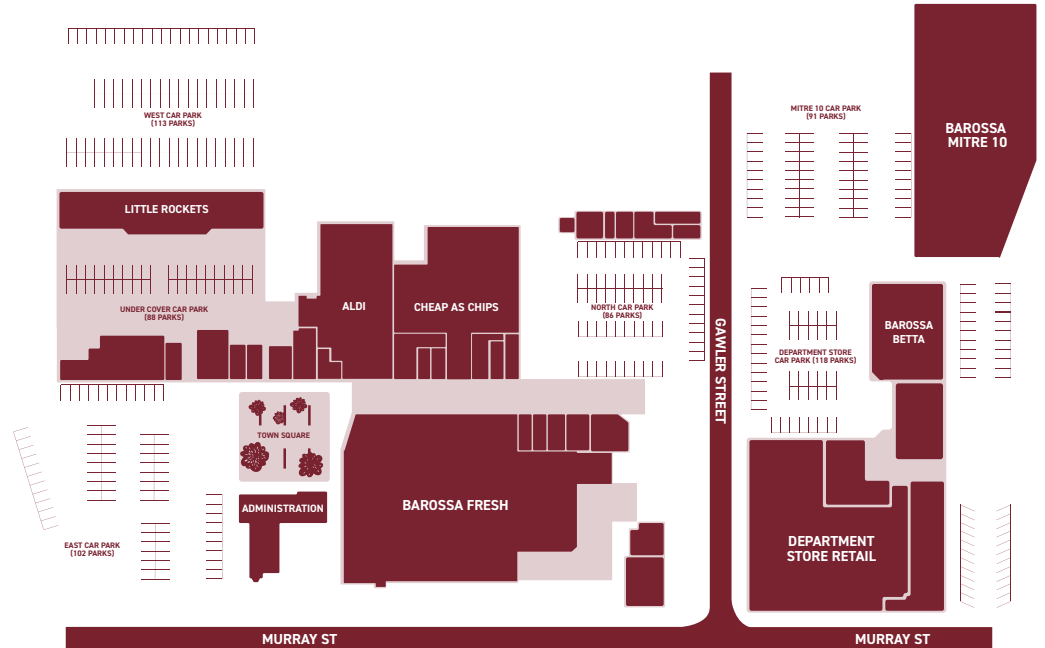
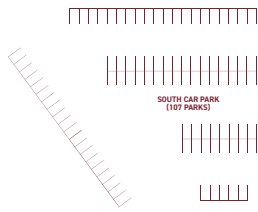
Barossa Central is community owned

Barossa Fresh is one of SA's largest independent supermarkets **

705
on grade car parks including 88 undercover and 209 carparks located off Gawler Street

* Excludes ALDI, Mitre 10, Betta Home Living and Lifestyle businesses

** Barossa Fresh rated in SA's Top 7 premium supermarkets by Glam Adelaide (April 2024)



Barossa Central offers a wide variety of large and specialty retail stores, meeting customer needs and wants.

ABOUT THE LANDLORD — BAROSSA CO-OP

Operating for 80 years, Barossa Co-op is one of Australia's largest and longest-standing retail co-operatives and is located in the township of Nuriootpa.

Beginning in 1944 as a general store in the main street, Barossa Co-op owns Barossa Central Shopping Centre and operates 11 retail outlets including Barossa Fresh supermarket, Fresh Café, Barossa Mitre 10, Barossa Betta, Barossa Sports, Barossa Toyworld, Rod & Spur, Orchard Lane, Barossa Workwear, Barossa Homewares and The Design Studio.

Barossa Co-op has over 1,000 Google reviews and an impressive net promoter score of 4.4 stars.

FOOD & BEVERAGE

Angas Park Cellars
ALDI
Barossa Fresh
Fresh Café
Beansolicious Café
Dai Hiro Sushi
Domino's
Little Rockets Play Café
Raw Lush Café
Zambreno

ELECTRONICS

Sky Mobile

HEALTH & BEAUTY

Amplifon Hearing Centre
Anytime Fitness
Babylon Barber
Barossa Nails & Beauty
Essential Beauty
The Barossa Pharmacist
Wonderful Massage

TRAVEL

Flight Centre
Phil Hoffmann Travel

HOME

Barossa Betta
Barossa Homewares
Barossa Mitre 10
The Design Studio

SPECIALTY & GIFTS

Barossa Newsagent
Barossa Toyworld
Cheaps as Chips
Smokemart & Giftbox

SERVICES

Armaguard ATM
Australia Post
Barossa Lending Services
Brian Deegan Lawyers
Inval Property
Police Credit Union ATM
Tax Matters
Wash & Dry Co Laundromat

FASHION

Barossa Sports
Barossa Workwear
Noni B
Orchard Lane
Rod & Spur



Situated in the world-renowned wine region of Barossa, Barossa Central Shopping Centre is anchored by one of South Australia's largest independent supermarkets, Barossa Fresh, and 30 specialty shops.

Barossa Central is referred to as the 'meeting place of Barossa'. Based in the heart of Nuriootpa, it is the only shopping centre in the region with two large supermarkets, internal mall and free undercover car parking.

Barossa Central is a modern shopping destination, having undertaken a \$36 million development and extension in 2017.

Key regional statistics:

- Barossa attracts over 1.2 million visitors each year as an internationally acclaimed wine region
- \$362 million is delivered to the region a year through tourism
- Primary trade area population is 25,066 (Barossa)
- Secondary trade area population is 54,037 (Gawler, Light, Goyder, Clare and Gilbert Valleys)
- Median age is 45
- Number of kids under the age of 19 totals 5,908
- Employment rate is 96.6%
- Family median weekly income is \$1,910 versus the SA average of \$1,889
- Outright home ownership is 37.5% versus the SA average of 32.8%
- Ownership with mortgage is 40.6% versus the SA average of 35.6%
- Rented 17.1 % versus the SA average of 27.6%

Sources: SATC and Barossa Australia Regional Profile, December 22

Looking to expand your retail offer in the beautiful, growing and prosperous Barossa region?

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