

LEASING AT COOLEMAN COURT

# WELCOME TO COOLEMAN COURT





# KEY STATISTICS

- Is a Neighbourhood shopping centre and the community focal point of Weston Creek
- Is a one-stop convenience shopping centre with two major supermarkets (ALDI and Woolworths) and is serviced by almost 500 car spaces
- Is a strong community focal point and meeting hub
- Is supported by Mini Majors in Target Country, Best & Less, The Reject Shop and 37 specialties
- Has long-term specialty owner operators that are highly regarded by the local community
- Has the greatest population growth opportunity on its doorstep in The Molonglo Valley; a new urban development in the secondary north sector (3km away). It is expected to deliver 55,000 residents over the next 25-30 years. Residential development is now underway, with second and third home buyers driving the demand

Future Weston Creek Master Plan outcomes will support a prospering and resilient community with diversity and strong community connections in a sustainable manner with good accessibility and community warmth.

## COOLEMAN COURT BY THE NUMBERS

**10,687** SQUARE  
METRES

**37** SPECIALTY  
STORES

**497** PARKING  
SPACES

**\$113m** ANNUAL  
RETAIL SPEND

**3.5m** VISITORS  
PER YEAR

*As at May 2014.*

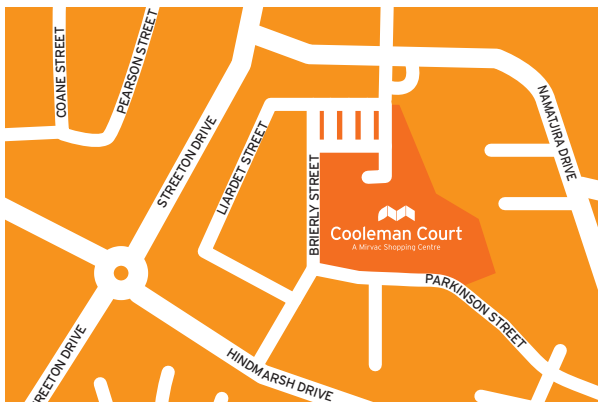
# THE LOCATION

**Coolleman Court is located in Canberra's central-west in the region of Weston Creek.**

It is serviced by 11 suburbs in the immediate primary catchment. The secondary catchment includes the Woden Valley in the East and Kambah in the South. Major arterial roads including the Tuggeranong Parkway and Hindmarsh Drive define the primary trade area.

The Centre is easily accessible by car and is only a short 10 minute drive into Canberra CBD.

Public transport services are available with taxi and bus stops in the immediate vicinity of the shopping centre, however the majority of residents travel to and from the centre by car.



## TRADE AREA

- The trade area is defined by a primary sector (Weston Creek) and three secondary sectors to the North (Molonglo), South (Kambah) and East (Woden Valley)
- The current trade area is estimated at **73,040** residents including **23,220** within the primary trade area
- The Molonglo & North Weston land releases represent the biggest population growth opportunity (55,000 people over the next 30 years)
- MTA comprises older Australian born families with above average incomes
- Higher than average home ownership levels; above average proportion without children or lone person households
- Average age of TA residents is 39.4 (ACT average is 36) reflects the high proportion of residents over 60



# THE SHOPPER

## ACADEMIC ACHIEVERS

- Middle-aged professional families with preschool and university aged children
- Successful professionals employed in finance, health and education
- Household incomes greater than \$130k per annum
- Enthusiasts of cultural and sporting events, food, wine and national newspapers
- High property prices

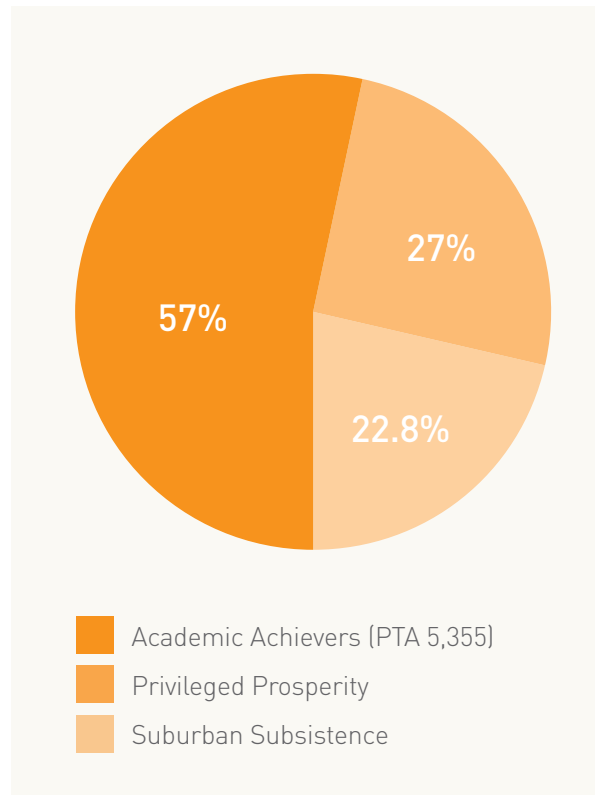
## PRIVILEGED PROSPERITY

- Educated professional or managerial couples raising mature families
- Active lifestyles and keen users of technology

## SUBURBAN SUBSISTENCE

- Single adults and parents with a strong representation of retirees
- Living in aged care facilities

COOLEMAN COURT SHOPPER PROFILE



Our customers are well educated professionals with household incomes higher than the national average.

# WHAT MAKES US UNIQUE

## FRIENDLY, COMMUNITY VIBE

From the moment you walk into Cooleman Court Shopping Centre you will notice a warmth generated by the local people and long-term retailers. Many residents have lived in the area for 40 years or more and their lives are intrinsically linked by their community experiences. One of the most significant was the 2003 Canberra bushfires that saw the loss of 500 homes, many of which were situated in Weston Creek. Cooleman Court was an evacuation Centre during this time and tragedy brought the whole community together – this vibrant community spirit is ever present.

## CONVENIENCE SHOPPING AT ITS BEST

The Centre is compact over two levels and allows convenience shopping to be done with ease. Access is easy from the southern or northern car parks with Woolworths and ALDI supermarkets easily servicing these entries.

The retail mix has a range of fresh food, service, destinational and lifestyle operators who provide friendly focused service.

Cooleman Court offers our customers everything they need for their everyday shop.

## STRONG INDEPENDENT LONG-TERM OPERATORS

Many retailers are owner-operators and have run family businesses at Cooleman Court for more than a decade. Freddy Frapples Fruit & Veg has just celebrated 30 years and R&R Fabricare Dry Cleaning has been run by the Ryan family since the Centre opened in 1978.

These long-term operators, plus many more local residents working in retail stores at Cooleman Court, have helped to make Cooleman Court the focal point that it is today.



# THE LEASING TEAM

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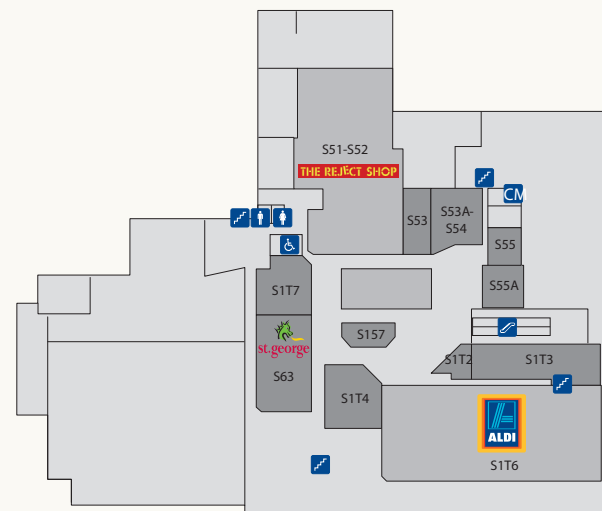
### KEY

 ATM	 Lift
 Bus	 Pay Phone
 Disabled Restroom	 Taxi Rank
 Female Restroom	 Travelator
 Male Restroom	 Customer Service Desk
 Parents Room	 Parking

### DISABLED PARKING

Located near Centre entrances, in all car parks.

## Level One



## Ground Floor





Store

SAKEENA'S  
cafe

Cooleman Court  
A Mirvac Shopping Centre

Function  
Catering  
Now Available  
HOT & COLD FOOD

Sakeena's  
Breakfast Special  
\$12.00  
ANY  
Sakeena's

CANBERRA  
MILK  
CHOC  
FRESH  
GETS!

Sakeena's  
Cafe  
All of our food  
is made fresh daily  
Home made cakes, pies &  
breads at Sakeena's  
After lunch, pizza, sandwiches  
& more  
Tea & Coffee!!!

Capitol

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Cooleman Court  
A Mirvac Shopping Centre