

Portfolio



INDUSTRIAL UNBOXED

HOW GLOBAL GIANTS ARE RESHAPING AUSTRALIA'S INDUSTRIAL LANDSCAPE





The Ultimate Investment Property Arena

Burgess Rawson delivers unparalleled market expertise in commercial real estate, backed by the power of our huge national presence.

For the past 24 years, our iconic portfolio auctions have set industry benchmarks, offering the nation's best commercial investments for sale in one place.

Sydney	Melbourne	Brisbane
Sydney Opera House	Crown Casino	Hilton Hotel
25 March 2025	26 March 2025	27 March 2025
13 May 2025	14 May 2025	15 May 2025
24 June 2025	25 June 2025	26 June 2025

Bidding is available by phone, online or in person at our auction rooms.

For further details, visit burgessrawson.com.au



Welcome



Mimi Wylie
General Manager NSW

MIMI.WYLIE

Welcome to the March edition of Portfolio Magazine.

We entered 2025 with strong momentum, driven by easing interest rates and sustained investor confidence. This positive climate set the stage for a promising year, with our first portfolio auction event achieving a standout result—more than \$75 million in transactions and a sharpened blended yield of 5.41%.

The Reserve Bank of Australia's 0.25% rate cut has injected renewed energy into the market, lowering borrowing costs and enhancing capital flow. This shift has not only increased investor activity but also reinforced commercial property's appeal as a secure asset class.

In this edition, we take a deep dive into the industrial sector and how global brands are driving the next revolution in the real estate industry. Our recent sale of the Amazon leased asset in West Gosford achieved an impressive 4.74% yield, marking the first Amazon asset sale in Australia and reinforcing the strength of this sector.

Our latest industrial sales have seen yields as low as 3.3%, further highlighting the sector's strong demand and resilience.

We also explore the growing influence and potential of the Asian Investment Services sector. Recently, Burgess Rawson hosted a Chinese New Year celebration at the Garden Room, Crown Casino in Melbourne, bringing together over 100 esteemed clients. Coinciding with our 50th anniversary, the event provided an invaluable opportunity to thank our clients and foster connections within our network.

We examine the rise of the once-niche op shop sector, now emerging as a premium investment class in its own right. Similarly, Surfers Paradise has evolved from a relaxed beachside spot to one of Queensland's top investment destinations, drawing global brands like Wendy's and high-profile retailers keen to capitalise on its ongoing growth.

With the market showing renewed strength across key asset classes, 2025 is shaping up as a year of exceptional opportunities.



Portfolio Team

EDITOR Olwyn Conrau
PRODUCTION MANAGER Chelsea Goodall
DESIGN Bryan Karman, Ty Layton, Ethen Curtis
PHOTOGRAPHY Various

Burgess Rawson's Portfolio Magazine requires a creative collective committed to producing a premium property publication that people just won't want to put down.

Our diverse and forward-thinking Portfolio Team is drawn from Burgess Rawson's offices across Australia, working collaboratively and each contributing their unique skill set to bring you a magazine we're proud to call our own.

BURGESSRAWSON.COM.AU

All areas and figures displayed in this magazine are approx only. All precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the Vendor or Agents. The Retail Leases Act 2003 may apply.

In the spirit of reconciliation, Burgess Rawson acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.



THE INDUSTRIAL REVOLUTION

HOW GLOBAL GIANTS ARE TRANSFORMING AUSTRALIA'S COMMERCIAL PROPERTY LANDSCAPE

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A simple cardboard box has become the icon of modern commerce. Behind every delivery lies a sophisticated network of industrial real estate that has transformed from the basic warehouse into high technology driven logistic powerhouses.

In a landmark transaction that signals this new era, Burgess Rawson has just facilitated the sale of Australia's first ever Amazon-leased asset, a watershed moment that exemplifies how global giants are reshaping our industrial landscape.





Amazon West Gosford NSW

The sale of Amazon’s West Gosford facility for \$10.85 million represents more than just another transaction; it marks Australia’s formal entry into a new age of industrial property.

Located at 9 Marstan Close, this state-of-the-art 2,550 sqm logistics facility serves as a crucial link in Amazon’s last-mile delivery network. Achieving a sharp yield of 4.74%, the property showcases how premier tenant covenants are driving unprecedented value in the industrial sector.

“This sale highlights a fundamental shift in industrial property,” says Yosh Mendis, Burgess Rawson’s Head of Sydney Agency and Partner. “When a global titan like Amazon with its \$2 trillion market capitalisation, commits to an Australian facility, it signals the maturation of our market. Investors recognise that these aren’t just warehouses anymore, they’re essential infrastructure for today’s digital economy.”

The property’s sophisticated features reflect this evolution: high-clearance warehousing, a recessed loading dock, and two floors of light-filled modern office space. With a seven-year lease generating \$514,565 annually plus GST and fixed 3.25% increases, it exemplifies the kind of secure, growth-oriented investments that sophisticated buyers are aggressively pursuing.

The industrial sector’s remarkable performance is reflected in institutional grade portfolios, with major REITs reporting occupancy rates above 99.5% and rental review increases averaging 3.7% through 2024. Burgess Rawson’s data highlights the strong performance of the sector, with yields outperforming many other asset classes.

The current yield for metro industrial assets stands at 4.72%, down from 5.38% in 2024, showcasing the sector’s growing resilience. These metrics affirm the sector’s fundamental strength, with re-leasing spreads exceeding 12% demonstrating the sustained demand for quality assets.

“When a global titan like Amazon, with its \$2 trillion market capitalisation, commits to an Australian facility, it signals the maturation of our market.

Investors recognise that these aren’t just warehouses anymore, they’re essential infrastructure for today’s digital economy.”



Yosh Mendis

Burgess Rawson
Partner

Burgess Rawson’s position as Australia’s leading industrial property specialist extends far beyond transactions. Through our comprehensive asset management and leasing services, our agency maintains intimate knowledge of tenant requirements and market dynamics across every state and territory.

This hands-on management experience, combined with our renowned Portfolio Auctions held every six weeks, provides unparalleled real-time market intelligence that benefits clients across the full property lifecycle. This deep market engagement reveals fascinating regional variations in industrial trends.

While Sydney’s Western Growth Corridor commands premium rates for logistics facilities, Melbourne’s western industrial precinct has seen a surge in manufacturing tenants seeking larger format space.

Brisbane’s Trade Coast continues its evolution into a multi-modal logistics hub, while Perth’s industrial market benefits from resources sector strength,

particularly in specialised warehousing and workshop facilities.

The transformation of industrial real estate is perhaps best exemplified by the growing specialisation within the sector. Cold storage facilities now incorporate sophisticated temperature monitoring systems, while medical-grade warehousing must meet stringent compliance requirements.

Data centres demand specific power and connectivity infrastructure, and manufacturing facilities increasingly accommodate automation and robotics. This technical complexity makes expert asset management and leasing capabilities more crucial than ever.

In a remarkable demonstration of market dominance following the historic Amazon transaction, Burgess Rawson in February, orchestrated a series of sales across three states, securing four premier Civilmart facilities for a combined value of \$39.497 million at an average yield of 5.73%.

Portfolio 175 Industrial Opportunities

Woolworths Group (PFD Foods)

Devonport TAS

Page 28

Woolworths Group (PFD Foods)

Geebung QLD

Page 28



MG Autoleague

Midland WA

Page 56



Civilmart

Wodonga VIC

EOI Campaign



Scan the QR code to enquire about this property.

Metro Yields (Annual)

2025

4.72%

2024

5.38%

Price Point*

Lowest

\$781,000

Median

\$3,150,000

Highest

\$15,000,000 *Since 2023



Civilmart Corio VIC

The portfolio of assets - spanning Pakenham (VIC) plus off-market deals of Corio (VIC), Cairns and Rockhampton (QLD) are all leased to the global construction materials powerhouse recently acquired by Fortune 500 giant CRH. Underpinned by incredible underlying land value thanks to their strategic locations, these sales exemplify how premium industrial assets are commanding attention thanks to their robust investment fundamentals.

“The appetite for quality industrial investments remains incredibly strong,” said Justin Kramersh, Senior Sales Executive, who negotiated all four transactions. “We’re seeing both private and institutional investors aggressively pursuing assets with strong fundamentals and blue-chip tenants, which has driven these sharp yields despite a higher interest rate environment.”

This competition among buyers is particularly evident in specialised industrial assets with unique capabilities. In November 2024, a state-of-the-art medical industrial facility in Heatherton (VIC) sold

under the hammer at auction for 25% over its reserve price. Purpose-built for stem cell storage and leased to Cellcare, the property transacted \$7.38 million at a remarkable 4.61% yield.

These premium transactions are taking place against a backdrop of extraordinary market activity. Over \$180 million worth of industrial assets have changed hands in recent weeks alone. EG Funds scored a massive windfall from two Sydney industrial sales totalling \$101.1 million, realising a 41% capital gain in just four years.

Meanwhile, the \$13 billion Charter Hall Prime Industrial Fund has acquired a significant industrial site in Brisbane’s Darra for \$80.55 million, with plans to develop a \$350 million estate adjacent to its existing \$250 million development.

The breadth of recent transactions demonstrates both the sector’s maturity and its potential. Premium assets continue attracting strong yields, from e-commerce giants to specialised medical facilities, automotive services to food logistics.

Sustainability has become increasingly crucial, with modern facilities incorporating solar power, energy-efficient systems, and green building certifications to meet tenant demands and attract long-term investment.

What makes the industrial sector particularly appealing is its accessibility to a broad range of investors. Entry-level assets, such as storage units or compact warehouses, can start from under \$450,000, while expansive distribution centres and advanced manufacturing facilities command prices well into the millions.

Burgess Rawson’s current national portfolio reflects this diversity, with assets across every sub sector on offer, including automotive, cold storage and manufacturing. We are exclusively offering two strategic PFD leased assets in Devonport (TAS) and Geebung (QLD).

Also included in the plethora of premium opportunities is another trophy Civilmart asset located in Wodonga (VIC), anticipated to attract fierce competition through an Expressions of Interest campaign.

For investors seeking stable returns and growth potential, industrial property’s transformation from humble beginnings to technological sophistication presents compelling opportunities.

Through our integrated service platform spanning sales, leasing, and asset management, combined with real-time market insights from regular portfolio auctions, Burgess Rawson provides comprehensive support for investors navigating this dynamic sector.

As industrial assets cement their position as essential infrastructure for the digital economy, our deep expertise across all industrial subsectors and geographies positions Burgess Rawson as the partner of choice for accessing this thriving market.

Civilmart Pakenham VIC



The recent Civilmart sales attracted significant nationwide investor interest, driven by the appeal of land rich sites and a global tenant covenant.

Notably, the Pakenham asset achieved a sharp 3.3% yield, with additional transactions across Queensland and Victoria reinforcing the continued investor confidence and stability in the industrial sector.

Justin Kramersh
Burgess Rawson
Senior Sales Executive



Recent Industrial Investment Sales

Civilmart

Pakenham VIC



Sold: \$12,500,000 Yield: 3.3%

Civilmart

Corio VIC



Sold: \$15,000,000 Yield: 5.37%

Deluxe Powder Coating

Port Adelaide SA



Sold: \$2,850,000 Yield: 5.88%

Safety XPress

Port Adelaide SA



Sold: \$3,200,000 Yield: 5.84%

BlueScope Steel Limited

Hume ACT



Sold: \$10,800,000 Yield: 5.40%

Lactalis Australia

Campbellfield VIC



Sold: \$8,000,000 Yield: 5.81%

EHI Australia

Wangara WA



Sold: \$9,850,000 Yield: 6.90%

PFD Food Services

Kawana QLD



Sold: \$4,900,000 Yield: 6.98%

Modscape

Brooklyn VIC



Sold: \$10,050,000 Yield: 2.29%

Harvey Norman

Invermay TAS



Sold: \$5,200,000 Yield: 6.34%

Reece

Jamisontown NSW



Sold: \$13,250,000 Yield: 5.13%

Cleanaway

Shepparton VIC



Sold: \$7,000,000 Yield: 5.89%

Recent Portfolio Sales



Civilmart - 4 Properties

In a landmark series of transactions that demonstrate both market strength and national reach, Burgess Rawson secured four strategic Civilmart facilities across two states.

The portfolio was anchored by two standout assets: a state-of-the-art facility in Pakenham (VIC), achieving a sharp 3.3% yield at \$12.5 million, and a premium Corio (VIC) property commanding \$15 million at 5.37%.

The portfolio showcases Civilmart's dominance in construction materials following their acquisition by Fortune 500 company CRH, with each facility purpose-built to exacting specifications and secured by attractive lease terms and underlying land value.

Total Value: \$39,497,000

Portfolio Average Yield: 5.73%



Bridgestone - 4 Properties

This strategic portfolio of Bridgestone-leased assets exemplifies the strength of the automotive service sector, with a particularly strong presence in Queensland.

The standout Kilsyth South facility in Victoria achieved a sharp 4.15% yield at \$3.305 million, while the largest Queensland asset in Garbutt commanded \$3.25 million.

Three properties were secured by five-year leases with options, while the Condon (QLD) facility featured a valuable ten-year commitment. The portfolio's successful sale reinforces the automotive sector's resilience and the market's confidence in Bridgestone's global covenant strength, particularly across strategic growth corridors.

Total Value: \$11,185,000

Portfolio Average Yield: 5.60%



PFD (Woolworths Group) - 13 Properties

An unprecedented national offering spanning six states demonstrated Burgess Rawson's ability to identify value across diverse markets.

The 13-property portfolio ranged from metropolitan Brisbane, where Tingalpa achieved a sharp 5.01% yield at \$2.67 million, to strategic regional locations including Coffs Harbour (NSW) at \$2.48 million.

Eleven properties were secured by five-year leases with two sites on ten-year terms, providing exceptional income security from PFD Food Services, a subsidiary of retail giant Woolworths Limited. The portfolio's geographic diversity, from Esperance (WA) to Smithton (TAS), highlights PFD's national distribution network servicing Australia's food service industry.

Total Value: \$16,026,000

Portfolio Average Yield: 6.63%

Building Generational Legacy

Your Partner in Australian Commercial Property Investment

In Asian culture, creating lasting wealth for future generations isn't just an aspiration, it's a fundamental responsibility. Over the next two decades, Australia will witness one of the largest intergenerational wealth transfers in history, with an estimated \$3.5 trillion expected to change hands between generations.

For Asian families, who traditionally maintain one of the highest wealth transfer rates globally—with studies showing over 90% of Asia-Pacific wealth being passed down through family lines, strategic property investment has become a cornerstone of legacy planning.

At Burgess Rawson's Asian Investment Services, we've built our entire approach around this core cultural value, helping families establish and

grow their legacy through strategic commercial property investment in Australia.

This focus is particularly relevant given that Asian investors represent one of the largest sources of foreign investment in Australian commercial real estate, with investment volumes consistently exceeding \$5 billion annually.

Our dedication to intergenerational wealth creation goes beyond traditional property services. We have become renowned for our exclusive and sophisticated investment strategy seminars held in partnership with leading Australian banks, specifically designed to guide Asian investors through the complexities of building a lasting property portfolio. These events across the Eastern Seaboard dive deep into crucial topics that matter to our clients,



Left to right: Natalie Cooper, Shaun Venables, Alexis Omwela, Connie Duan, Adam Thomas, Diana Jin, Katherine Shi, Ingrid Filmer, Jamie Perlinger, Matthew Wright, Zomart He, Jane Mei & Sam Mercuri.

identifying premium assets for long-term growth, strategic portfolio development, and practical approaches to leveraging Australian commercial real estate for generational wealth transfer.

The success of our approach is reflected in our outstanding track record. In the past 12 months alone, our team has facilitated transactions exceeding \$508 million, contributing to our impressive total of \$1.2 billion in sales. But these numbers tell only part of the story.

Behind every transaction are families who have secured high-performing assets in sectors proven to generate stable, long-term returns, from blue-chip fast-food outlets and early education centres to strategic land parcels with significant development potential. Commercial property has historically outperformed many other asset classes in terms of intergenerational wealth preservation, with quality assets showing average annual returns between 6-8% over the past decade, not including capital appreciation.

What truly sets us apart is our comprehensive, end-to-end service delivered by a team that understands both the cultural nuances and practical needs of Asian investors. Led by the highly respected Zomart He, our expanded team now includes talented professionals across the Eastern Seaboard: Katherine Shi, Paul Tran, Jane Mei, Diana Jin, Johnny Chan, Chloe Kuo, and Connie Duan.

This multicultural team offers more than just language capabilities, they bring deep expertise in every aspect of commercial property investment.

Our clients benefit from seamless access to specialised services in their preferred language, wherever they are located. From initial investment strategy and property selection to asset management and leasing, our team provides comprehensive support at every step. This integrated approach ensures that our clients' investment journey is not only successful but also aligned with their long-term wealth creation goals.

The Australian commercial property market offers unique advantages for building intergenerational wealth: political stability, strong economic fundamentals, and consistent long-term growth. Australia's reputation as a secure investment destination is reflected in its consistent ranking among the top 20 countries globally for real estate transparency and investment security.

Our team's intimate knowledge of both local markets and Asian investment preferences allows us to identify opportunities that align perfectly with our clients' generational wealth objectives.

As we enter the new Lunar Year, our commitment to helping Asian investors build lasting legacies through Australian commercial property remains stronger than ever. With our proven track record, dedicated team of professionals, and deep understanding of intergenerational wealth creation, we continue to be the trusted partner for Asian investors looking to secure their family's financial future.



From Thrift to Thriving

How Culture Shifts and Economic Pressures are Powering the Op Shop Revolution

The rise of vintage fashion on social media has transformed Australia’s op shops from hidden gems into retail powerhouses. With hashtags like #ThriftTok and #VintageFashion generating billions of views on TikTok and Instagram, second-hand shopping has shed its stigma to become a badge of honour among young, environmentally conscious consumers.

This digital-driven renaissance is just one part of a perfect storm propelling op shops into the retail mainstream. The Salvation Army (Salvos), St Vincent de Paul Society (Vinnies), and Red Cross have evolved from small-scale donation centres into sophisticated retail operations, responding to unprecedented demand from multiple directions.

Australia’s second-hand economy now exceeds \$46 billion annually, with clothing resale growing 21 times faster than traditional retail. This explosive growth stems from a convergence of powerful forces reshaping consumer behaviour. Gen Z and Millennials are leading a vintage fashion revival, with 80% of under-30s prioritising environmental impact in their purchasing decisions. “Thrift haul” videos routinely garner millions of views, transforming op shopping into a cultural phenomenon, while influencers showcase creative styling of second-hand finds, directly challenging fast fashion’s dominance in the retail landscape.

The surge in op shop popularity isn’t solely driven by social media trends. With inflation driving up essential costs, consumers across all demographics are actively seeking affordable alternatives to retail chains.

Recent studies show that 68% of Australians report actively looking for ways to reduce spending on clothing and household items. Op shops have positioned themselves perfectly to meet this need, offering high-quality, brand-name items at a fraction of retail prices.

As economic uncertainty has normalised budget-conscious shopping across all income brackets, these stores have found themselves serving an increasingly diverse customer base.

Environmental consciousness plays an equally crucial role in driving this transformation. With fast fashion accounting for 10% of global carbon emissions, consumers are increasingly turning to sustainable alternatives. Each kilogram of reused clothing saves 3.6kg of CO² emissions, a fact not lost on the 65% of shoppers who now actively seek ways to reduce their environmental impact through purchasing decisions.

Op shops prevent millions of tonnes of textiles from entering landfill annually, turning environmental responsibility into a compelling business model.

This convergence of social, economic, and environmental factors has revolutionised how op shops operate. Gone are the cluttered racks and dusty shelves of yesteryear. Today’s op shops feature curated collections and dedicated vintage sections, professional visual merchandising, and active social media presence.

Many locations now exceed 1,000sqm, offering premium shopping experiences that rival traditional retailers.

These stores seek high-visibility sites in suburban growth corridors and regional hubs, offering excellent accessibility, ample parking, strong demographic alignment, and high foot traffic potential.

For commercial property investors, this evolution presents a compelling opportunity backed by powerful market fundamentals.

The sector’s outlook is particularly bright, with the second-hand market projected to double by 2027. This growth is supported by continued increases in environmental consciousness, broader acceptance across all demographic groups, and rising cost-of-living pressures that show no signs of abating. Furthermore, these assets align perfectly with ESG investment criteria, offering a unique combination of social impact and commercial success.

For investors seeking assets that combine stability with growth potential, properties leased to op shops offer a unique value proposition. They provide exposure to one of retail’s fastest-growing sectors while delivering the security of long-term leases with established national tenants.

Through its extensive experience in this sector, Burgess Rawson continues to identify and secure premium opportunities for investors looking to capitalise on this growing market.

As op shops cement their position as mainstream retail destinations, these assets represent both immediate returns and long-term growth potential in an evolving retail landscape where social responsibility meets commercial success.

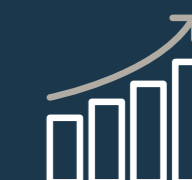
These assets offer unique advantages in the retail property sector:



Natural hedge against economic downturns as budget-conscious shopping increases.



Strong covenant strength backed by national charitable organisations.



Annual rent increases usually fixed at 3-4%.



Lease terms typically ranging from 5 to 10 years with options.

Recent Op Shop Sales Highlights



Cleveland QLD
Salvos/Lifeline

\$10,650,000 | 5.55% Yield



Australind WA
Vinnies

\$3,000,000 | 5.56% Yield



South Nowra NSW
Salvos

\$7,650,000 | 6.00% Yield

Paradise Perfected

How Surfers Paradise became Queensland's hottest investment destination



The transformation of Surfers Paradise from a laid-back beach town into Queensland's most dynamic commercial hub reads like a masterclass in urban evolution. While other coastal destinations like Noosa and Port Douglas have maintained their boutique appeal, Surfers Paradise has emerged as a powerhouse of economic growth, wielding a magnetic pull for global brands and institutional investors alike.

The numbers tell a compelling story. The Gold Coast's \$40 billion economy now rivals that of major regional centres like the Sunshine Coast (\$19.5 billion) and Townsville (\$15.5 billion), with Surfers Paradise at its beating heart. Tourism expenditure has soared to \$7.8 billion in 2024, marking a remarkable 31.1% increase over pre-pandemic levels. This growth outpaces other Queensland tourism hotspots, with visitors spending more per capita in Surfers Paradise than in comparable destinations.

The area's transformation is perhaps best exemplified by the recent arrival of Wendy's, the global fast-food giant, which chose the iconic Cavill Avenue for its Australian comeback. This strategic decision speaks volumes about Surfers Paradise's evolution into a premier retail destination. Cavill Avenue, with its fusion of international brands and local favourites, has become Queensland's answer to Melbourne's Chapel Street or Sydney's Pitt Street Mall, commanding premium rents and attracting global retail heavyweights.

Population growth tells another compelling chapter of this story. The Gold Coast's annual growth rate of 2.3% exceeds the Queensland average of 1.8%, driving unprecedented demand across all property sectors. Since 2020, property values in Surfers Paradise have skyrocketed by up to 92%, outperforming even Brisbane's sought-after inner-city suburbs.

Infrastructure investment has played a crucial role in this transformation. The Light Rail network, which rivals Brisbane's Metro system in scope and impact, has revolutionised connectivity throughout the Gold Coast. These improvements have catalysed a wave of high-density, mixed-use developments that are reshaping the skyline and creating new opportunities for commercial tenants and investors alike.

The commercial property market reflects this evolution. Prime retail spaces in Surfers Paradise now command rents comparable to Brisbane's CBD, while maintaining stronger growth trajectories. The scarcity of premium commercial space has intensified competition among national and international brands, driving yields to historic lows and capital values to new heights.

Looking ahead, the growth story shows no signs of slowing. The expanding population continues to drive investment across the market, with retail and fast food operators securing strategic locations at unprecedented rates.

The childcare sector has responded to growing demand with occupancy rates now exceeding 95%, while healthcare providers are establishing flagship facilities to serve the burgeoning population. The hospitality sector continues to thrive, with venues reporting record occupancy rates and strong forward bookings that affirm the region's enduring appeal.

For commercial property investors, Surfers Paradise offers a rare combination of established success and future potential. The precinct has successfully balanced its tourist appeal with genuine economic diversity, creating a resilient market that performs strongly through economic cycles.

This sustainability is underpinned by a permanent population base that supports year-round business activity, direct access to international markets through the Gold Coast Airport, and a diverse economic base spanning tourism, education, healthcare, and technology sectors. The continued infrastructure investment provides a solid foundation for long-term growth.

The evolution of Surfers Paradise from tourist destination to economic powerhouse has created something uniquely valuable for investors: a proven growth market with substantial upside potential. The combination of strong underlying fundamentals, continued population growth, and infrastructure development suggests that this paradise for investors is far from reaching its peak.

With its stunning coastal setting and dynamic urban core, Surfers Paradise stands as a testament to successful urban development and a beacon for commercial property investment in Queensland.

“What we're witnessing in Surfers Paradise is unprecedented in Queensland's history. The convergence of population growth, infrastructure development, and global brand interest has created a perfect storm for commercial property investment.”

Adam Thomas

Managing Director QLD Partner





March Portfolio Campaign

SYDNEY
10:30AM AEDT
TUESDAY
25 MARCH

MELBOURNE
10:30AM AEDT
WEDNESDAY
26 MARCH

BRISBANE
10:30AM AEST
THURSDAY
27 MARCH

There are three ways to bid. Via phone, online or in-person.

Discuss with our agents which bidding option is the best for you and available in-person bidding locations.

New Properties For Sale



Industrial & Automotive

Tenant	Location	State	Income pa	Page
MG Autoleague	Midland (Perth)	WA	\$369,654	56
PFD Foods	Geebung (Brisbane)	QLD	\$366,027	28
PFD Foods	Devonport	TAS	\$279,198	28



Supermarket

Tenant	Location	State	Income pa	Page
ALDI, Cellarbrations, Cheap as Chips & Buxton	Bell Park (Geelong)	VIC	\$1,190,000	24
IGA Plus Liquor & Alliance Pharmacy	St George's Basin (South Coast)	NSW	\$708,798	35
IGA	North Sydney	NSW	\$180,000	41



Retail Centre

Tenant	Location	State	Income pa	Page
7-Eleven, Domino's, Snap Fitness & Detox Zen	Golden Bay (Perth)	WA	\$606,493	26



Large Format Retail

Tenant	Location	State	Income pa	Page
Petstock, OMF, FitStop & Country Care	Monkland (Gympie)	QLD	\$353,735	46
Pets Domain	Roma	QLD	\$110,000	49

New Properties For Sale



Fast Food

Tenant	Location	State	Income pa	Page
El Jannah	Tahmoor (Sydney)	NSW	\$257,500	40
Hungry Jack's	Albury	NSW	\$165,000	42
Cranbourne Grill & Kebab	Cranbourne North (Melbourne)	VIC	\$56,525	55



Convenience Retail

Tenant	Location	State	Income pa	Page
EG Group / Ampol	North Narrabeen (Sydney)	NSW	\$458,016	36
Metro Petroleum	Sefton (Sydney)	NSW	\$388,168	37



Pubs & Liquor

Tenant	Location	State	Income pa	Page
Bentspoke Brewery	Braddon (Canberra)	ACT	\$255,620	32
Diggers & Sports Club	Surfers Paradise (Gold Coast)	QLD	\$247,200	47
The West End Tavern	Adelaide	SA	\$194,917	52
ALH Hotels	Morwell (Traralgon)	VIC	\$173,235	54



Retail

Tenant	Location	State	Income pa	Page
Ariomi The Space	St Peters (Sydney)	NSW	\$54,936	44



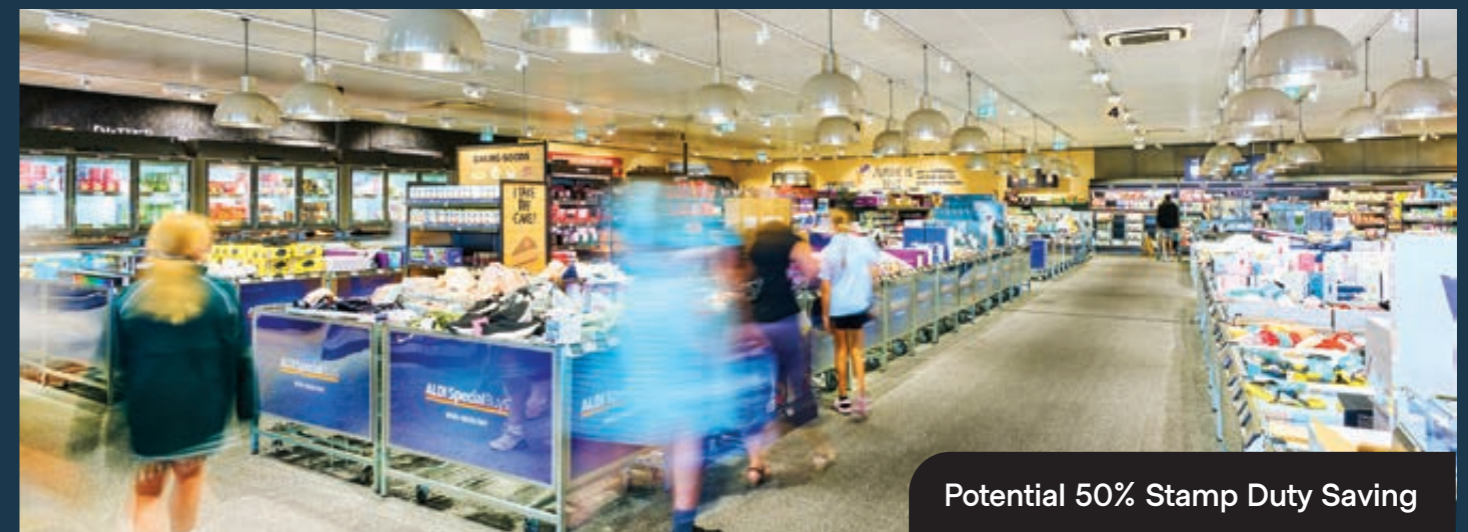
Early Education

Tenant	Location	State	Income pa	Page
Imagine Early Learning	Smithfield (Adelaide)	SA	\$320,000	51
Discover & Learn Academy	Tanilba Bay (Newcastle)	NSW	\$295,650	38
Young Academics	Toongabbie (Western Sydney)	NSW	\$260,000	39
Goodstart Early Learning	Moulden (Darwin)	NT	\$151,363	45
Goodstart Early Learning	Fernvale (Brisbane Valley)	QLD	\$138,442	48
Little Kindy	Walcha (Tamworth)	NSW	\$113,568	43



Medical & Health

Tenant	Location	State	Income pa	Page
WA Country Health Services	Cable Beach (Broome)	WA	\$267,890	57
I-MED Radiology	Shepparton	VIC	\$265,033	53
Dental One	Templestowe Lower (Melbourne)	VIC	\$234,000	30
Dental One	Epping (Melbourne)	VIC	\$178,260	30
OCD Clinic	Carina (Brisbane)	QLD	\$81,452	50
The Athletic Club	Campbell (Canberra)	ACT	\$61,901	33



Exceptional ALDI Anchored Neighbourhood Centre in Australia's 2nd Fastest Growing LGA

11,350sqm* Commercial Freehold Site
Impeccable Occupancy History



Bell Park (Geelong) VIC
218-226 Anakie Rd (cnr Rena St)

ALDI: 15 year lease plus 10 year options through to 2052

100% occupancy, 5.65 yr WALE

Annual fixed 3% & CPI reviews

Net Income: \$1,190,000 pa* + GST

- + Convenience centre with strong non-discretionary tenants incl liquor, pharmacy & medical
- + 11,350sqm* site with triple street frontage, 14,400 cars passing daily
- + Modern 4,243sqm* centre redeveloped in 2017 with significant taxation saving depreciation
- + Important 143 on-site car spaces
- + Greater Geelong: pop forecast to grow by 47% to 441,000+ by 2046

Contact
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Shaun Venables 0411 860 865
Zomart He 何梓轩 0488 220 830

For Sale by Expressions of Interest
Closing 3pm AEDT
Thursday 3 April 2025

*Approx



Trophy Perth Convenience Retail, Fast Food and Health Care Investment

54% of Year 1 Rent Potentially Tax Free¹

**Premium 4,550sqm* Freehold Site
8.11 Yr WALE to National Tenants**

Golden Bay (Perth) WA
52 Thundelarra Drive

Anchored by 13 year net lease to global retailer 7-Eleven
Fixed 3% & 2.75% annual rent increases guaranteeing growth
Tenants pay all usual outgoings
Net Income: \$606,493 pa* + GST

- + Complementary tenancy mix secured by 7-Eleven, Domino's Snap Fitness & Detox Zen
- + Constructed 2022 providing significant depreciation benefits
- + High profile 4,550sqm* freehold landholding with triple frontage
- + Strategic position within 2,200 dwelling master-planned estate
- + City of Rockingham: booming location, population forecast to grow 70% by 2046²

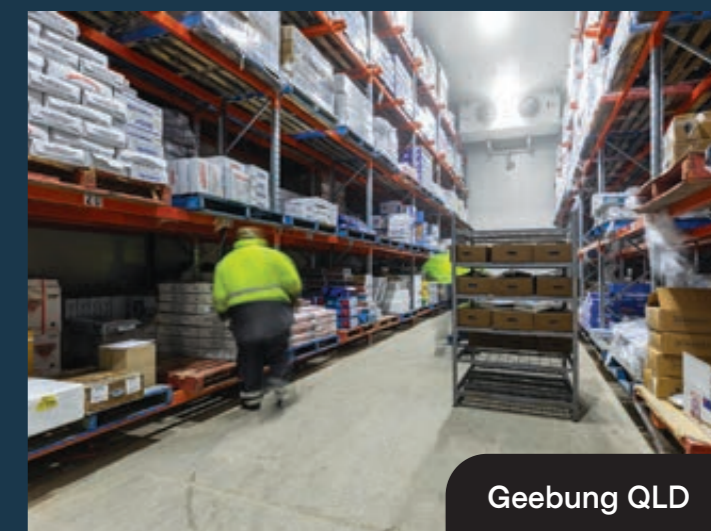


Contact
Beau Coulter 0413 839 898
Yosh Mendis 0434 413 188
Jamie Perlinger 0413 860 315

For Sale by Expressions of Interest
Closing 3pm AWST
Wednesday 2 April 2025

¹Approx ²U Mathew Advisory
²Forecast id

Woolworths Group PFD Foods – Long Term Net Leases up to 2041



2 Rare-to-Market Metro Cold Storage & Logistics Investments

Long leases to ASX Listed, Woolworths-owned (ASX: WOW): PFD Foods, one of Aust's largest food service distributors

Part of Woolworths' B2B division, F24 EBIT of \$122 million increased by a normalised 87.1% with H2 EBIT of \$51 million increasing by a normalised 221% compared to the prior year^{1*}

Attractive Net Lease - Tenant pays all outgoings including rates, land tax, management fees, insurances, general repairs and maintenance

Compounding fixed 2.8% pa rent increases, ensuring growth

Devonport TAS
28 Hillcrest Road

- + Long 15 year net lease to 2036 plus options to 2071
- + Expansive 19,530sqm* landholding offering potential future upside
- + Large 3,198sqm* facility with low 16% site coverage
- + Devonport: TAS third largest city and major service centre, port and tourism link to mainland
- + **Net Income: \$279,198 pa* + GST²**

Upgraded Multi-Million Dollar Facility Metro Brisbane Woolworths Group

Geebung (Brisbane) QLD
93 Prosperity Place

Renewed 20 year net lease to 2041 plus options to 2076

Fixed 2.8% annual rent increases

Tenant pays 100% of outgoings

Net Income: \$362,372 pa* + GST²

- + Rare to market 5,030sqm* high value inner city site in tightly held Brisbane industrial precinct
- + Exceptional purpose fit facility with brand new multi million dollar expansion in 2024
- + Major Brisbane distribution and processing facility
- + Brisbane: population to grow by 230% to 4.2 million by 2050 with a median house price growth of 19.9% over the last 12 months



Contact
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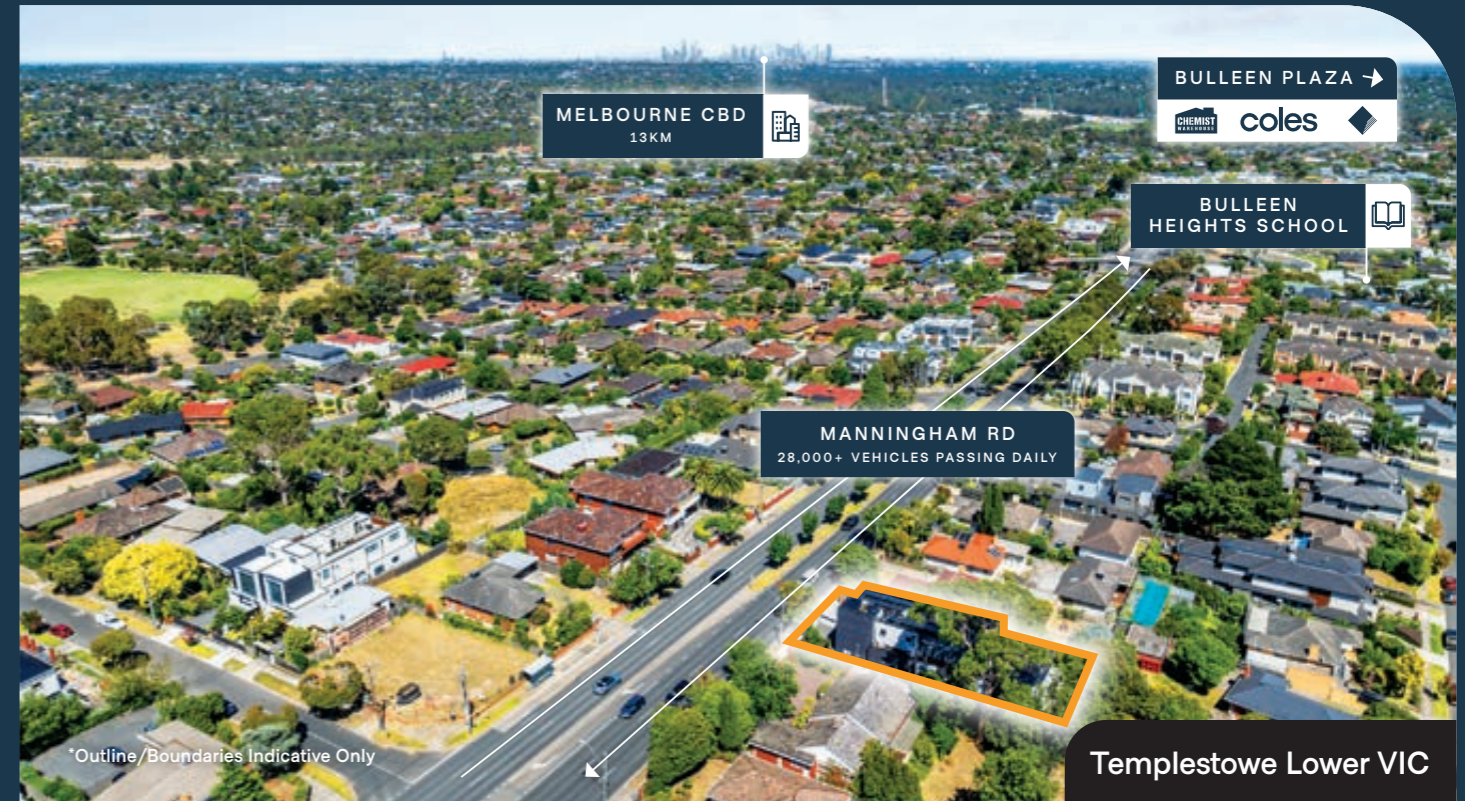
Investment Portfolio Auction
To be sold individually
10:30am AEDT
Tuesday 25 March
Sydney Opera House

¹Approx. ²Woolworths Group 2024 Annual Report ³As at May 2025

Two Metro Melbourne State-of-the-Art Dental Clinics



Epping VIC



Templestowe Lower VIC



Templestowe Lower VIC

Brand New 10 Year Leases to 2034 Significant Depreciation Benefits

Dental One: leading provider of high quality, affordable, and personalised dental services, network of 8 locations across Victoria and trading history of 10+ years

Fixed 3% annual rent increases, assuring income growth

Investor preferred net lease terms with Dental One responsible for all usual outgoings inc council rates & building insurance

Both properties offer recent construction providing modern infrastructure and significant tax depreciation benefits - Templestowe Lower provides 65.6% potential depreciation in year 1 of ownership

Epping (Melbourne) VIC
Unit 1/341 Harvest Home Road

- + Brand new 10 year net lease to 2034 plus options to 2054
- + 346sqm* dental facility offering emergency, restorative & cosmetic services
- + Amongst the Coles & ALDI anchored Aurora Village SC
- + Epping: population forecast to exceed 51,000 by 2036
- + **Net Income: \$178,260 pa* + GST**

Templestowe Lower (Melbourne) VIC
275 Manningham Road

- + Brand new 10 year net lease to November 2034 plus options to 2054
- + Multi level state-of-the-art facility including general dentistry, cosmetic procedures & orthodontic services plus admin & laboratory amenities
- + High profile 714sqm* freehold landholding with exposure to 28,000+ vehicles passing daily and 13 basement car spaces
- + Templestowe Lower: only 13km* from Melbourne CBD, affluent inner metro suburb home to 14,574 residents and median house price of \$1.35 million
- + **Net Income: \$234,000 pa* + GST**



Contact
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Investment Portfolio Auction
To Be Sold Individually
10:30am AEDT
Wednesday 26 March
Crown Casino, Melbourne

*Approx



Multi Award-Winning Pub and Brewery in Vibrant CBD District



Braddon ACT
48-50 / 38 Mort Street

- + Leased to award winning hospitality venue - Bentspoke
- + Long term tenant in occupation since 2013
- + Substantial premise over 3 titles spanning 369 sqm GFA over two levels
- + Valuable 13 car spaces available under the unit title

Brand new net lease with options to 2040

Attractive 4% increases ensuring growth

Net Income: \$255,620 pa + GST

Contact
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Kieran Bourke 0417 418 007

Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

*Approx

Affordable Entry Level Investment New 10 Year Lease – Stamp Duty Free



Campbell ACT
140/81 Constitution Avenue

- + Well presented 139 sqm tenancy plus 33 sqm of exclusive outdoor space
- + Valuable two car spaces on title
- + High quality gym fitout
- + High density corporate and young professional (25-44 years old) population
- + Ideal location only metres from UNSW Campus attracting up to 5,000 students upon completion

Brand new 10-year lease till 2035

Attractive 4% fixed annual increases ensuring growth

Net Income: \$61,901 pa + GST

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

*Approx

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IGA + Liquor Anchored Investment Premium Sth Coast Shopping Centre



St Georges Basin NSW
136 Island Point Road

Long 20 year IGA (Metcash) lease to 2032 plus options to 2047

100% leased essential service centre incl Alliance Pharmacy

Net Income: \$708,798 pa* + GST

+ IGA + Liquor: national supermarket brand with 1,400+ stores across Australia¹

+ Enormous 7,643sqm* town centre site with excellent visibility within main retail hub

+ Complemented by an abundant 104* on-site car park

+ Shoalhaven City Council: high growth NSW LGA, with a pop increase of 26%* by 2051²

Contact
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Rhys Parker 0451 101 042
Luke Easton 0472 546 001

Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

*Approx ¹iga.com.au ²forecast.id



Blue Chip Convenience Retail Investment Sydney's Trophy Northern Beaches



North Narrabeen (Sydney) NSW
1412-1414 Pittwater Road

5 year net lease to 2029 plus
option to 2034

Min 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$458,016 pa* + GST

- + EG Group: multinational fuel and convenience retailer with \$33B* revenue & 6,600+ locations globally¹
- + Strategic position on Pittwater Road & adjacent national tenants Petbarn and Supercheap Auto
- + Large 1,841sqm* site providing exposure to 35,561² vehicles daily
- + Northern Beaches Council: an industrial hub with 116,617 local jobs and a GRP of \$21.1B³

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

¹Approx ²EG Group
³Transport NSW ³Economy.id



Western Sydney Convenience Retail Freehold 20km* to Sydney CBD - Significant Upside



Sefton (Western Sydney) NSW
101-103 Hector Street

Suitable for fuel operators,
investors & developers

R4: High Density Residential
zoning permitting a building
height of 13m* (STCA)

Net Income: \$388,168 pa* + GST

- + Strategic 2,285sqm* Western Sydney corner freehold, with significant value add potential
- + 5km* to Bankstown Airport, 600m* to Sefton Train Station, near Woolworths anchored Chester Square Shopping Centre
- + High profile site with 93 metres* of combined frontage to major high traffic intersection
- + City of Canterbury Bankstown: West Syd suburb, pop of 2.74M+*²

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

¹Approx ²metropetroleum.com.au
²profile.id



Impressive Childcare Investment New 12 Year Net Lease to 2036 + Opts



Tanilba Bay (Port Stephens)
NSW, 59-61 Beatty Boulevard

- + Discover & Learn Academy: established and successful multi-centre operator
- + Newly built 81 LDC place centre - offers significant depreciation
- + Large 1,576sqm* corner site opposite the Cole-anchored Tanilba Bay shopping centre
- + Tanilba Bay: part of the Port Stephens LGA & 30km* from Newcastle

Two 10 year options to 2056

Sought-after 4% pa rent increases

Tenant pays all outgoings

Net Income: \$295,650 pa* + GST

Contact
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Michael Vanstone 0403 580 528

Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

*Approx

Brand New Trophy Sydney Childcare Long 15 Year Net Lease to 2040 + Opts



Toongabbie (Western Sydney)
NSW, 125 Cornelia Road

- + Young Academics ELC: established premium Sydney childcare operator with 48+ centres
- + Brand new purpose-built centre - maximum depreciation benefits
- + High-demand childcare catchment: 27% more 0-4 yr olds than NSW average within 1.5km*
- + Education rich precinct - 20 schools & 11,600* pupils within 3km
- + Seven Hills: expanding population forecast to grow 38.7% by 2046¹

Brand new 15 year net lease to 2040 plus options to 2060

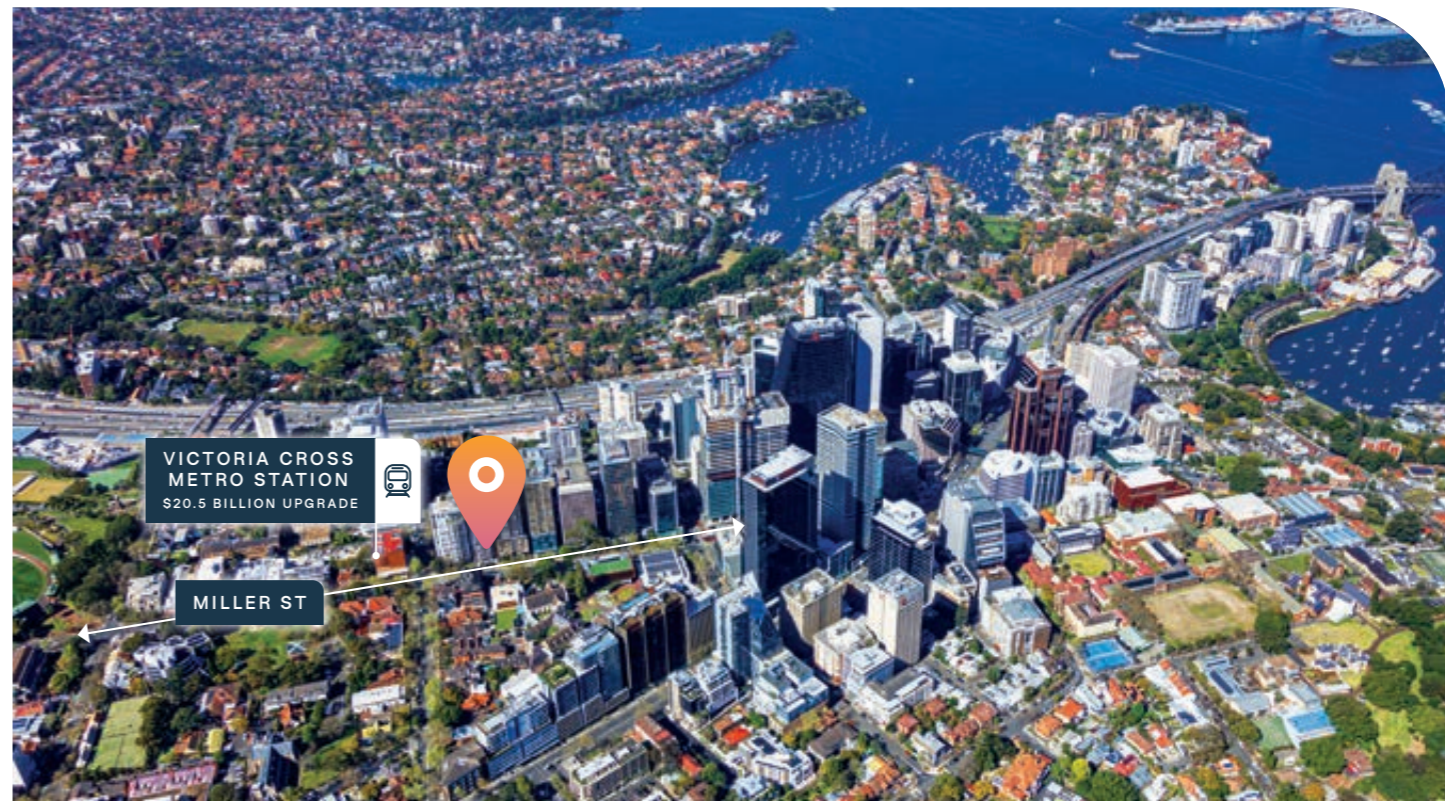
Fixed 3% annual rental increases ensures long-term growth

Net Income: \$260,000 pa* + GST

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

*Approx ¹forecast.id



New Premium Fast Food Investment Neighbouring New McDonald's & BP



Tahmoor (Sydney) NSW
3 Potters Drive

Brand new 10 year net lease to 2034 plus 2 x 10 year opts to 2054
Fixed 3% annual rent increases
Net Lease - Tenant pays all outgoings incl. land tax & mgmt.
Net Income: \$257,500 pa* + GST

- + El Jannah: 27+ yrs of experience with over 35 locations nationally
- + State-of-the-art 2024 built facility with drive-thru capabilities, offering max depreciation benefits
- + High profile 2,000sqm* site off major roundabout neighbouring McDonald's, BP, ALDI and Tahmoor Medical Centre
- + Wollondilly Shire: set to soar in population by over 62% by 2041

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

*Approx

Superbly Positioned IGA Investment Premium North Sydney Location



North Sydney NSW
G01/231 Miller Street

New 5 year net lease to 2029 plus option to 2034
Fixed 3.5% annual rent increases
Tenant pays outgoings
Net Income: \$180,000 pa* + GST

- + IGA: national supermarket brand, 1,400+ stores across Australia¹
- + Strategically positioned and thriving CBD supermarket
- + Immaculate 265sqm* premises plus 1 car space and storeroom on title
- + North Sydney Council: lucrative LGA with 107,754 local jobs and a GRP of \$23.37 billion²

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

*Approx ¹iga.com.au ²economy.id



Affordable CBD Fast Food Freehold Brand New 10 Year Lease, CPI Reviews



Albury CBD NSW
421 Townsend St (cnr Hume St)

New 10 year lease plus 4 x 10 year options to 2065
Leading franchisee with 12 stores & growing
Annual CPI rent reviews
Net Income: \$165,000 pa* + GST

- + As new building constructed 2020 with depreciation benefits
- + Investor preferred net lease terms with tenant paying usual outgoings as per the lease
- + 1,982sqm* CBD site opposite McDonald's, close to Coles anchored West End Plaza
- + Albury/Wodonga: fast growing population forecast to soar by 24% to over 120,000 by 2036

Contact
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Geoff Sinclair 0451 462 759

Investment Portfolio Auction
10:30am AEDT
Wednesday 26 March
Crown Casino, Melbourne

*Approx

Affordable Childcare Investment Long 15 Year Net Lease to 2038 + Opts



Walcha (New England Region)
NSW, 5W Hamilton Street

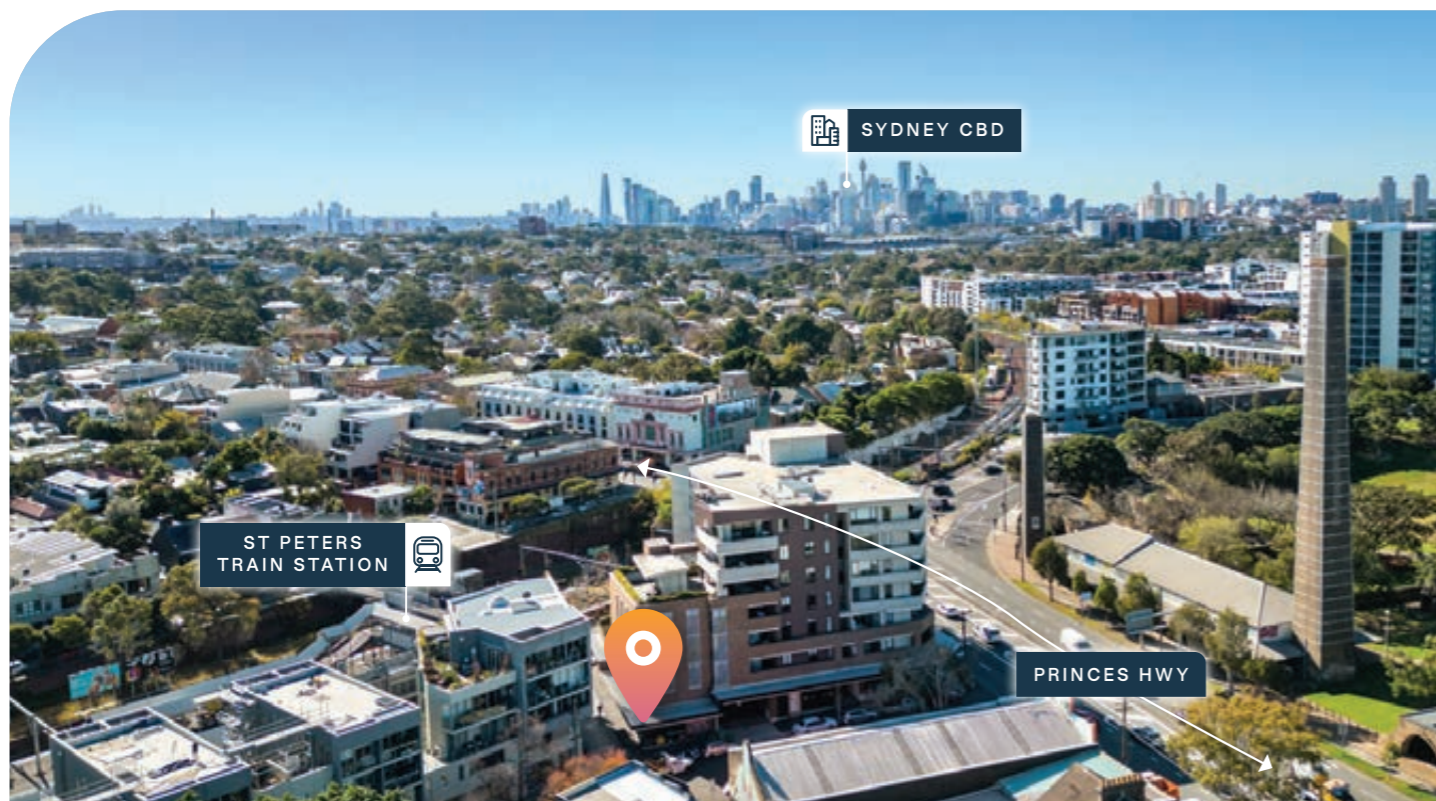
Long 15 year net lease to 2038 plus options to 2058
Greater of 4% or CPI annual rental increases
Net Income: \$113,568 pa* + GST

- + Little Kindy: experienced national operator with 20 centres
- + Strong trading 42 LDC place centre fully refurbished in 2023
- + Tenant responsible for outgoings, as per the lease
- + Walcha is situated in a thriving region with a strong agricultural economy, near Tamworth
- + New England region population forecast to grow to 197,500 by 2041¹

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

*Approx ¹ New England Northwest Regional Plan 2041



Affordable Inner-West Sydney Investment High Traffic Location at St Peters Station Entry

St Peters (Sydney) NSW
Shop 4/8 May Lane

New 4 year lease to 2028 plus options until 2034

Attractive 4% rent increases

Strategic position neighbouring St Peters Station

Net Income: \$54,936 pa* + GST

- + Ariomi The Space: boutique Salon & Café
- + High exposed 66sqm* corner site
- + Newly constructed mixed-use development completed 2021*
- + Huge pedestrian exposure at entry to St Peters train station-1,400+ commuters in peak hour
- + St Peters: popular Inner West suburb with LGA supporting 195,000+ population

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

*Approx

Long-established Childcare Investment Renewed 5 Year Net Lease to Goodstart

Moulden (Darwin) NT
1 Tamarind Rd (cnr Temple Tce)

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Four 5-year options to 2049

Net Income: \$151,363 pa* + GST

- + Goodstart: Australia's largest early education provider with over 660 centres nationally
- + Well-maintained 75 LDC place centre with recent tenant-funded capital upgrade
- + Substantial 2,980sqm* corner site only 400m* from Moulden Primary School and 700m* from Woodroffe Primary School

Contact
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Natalie Couper 0413 856 983

Investment Portfolio Auction
10:30am AEDT
Wednesday 26 March
Crown Casino, Melbourne

*Approx





Premium Freestanding LFR Investment Anchored by Petstock – Woolworths



Monkland (Gympie) QLD
281-283 Brisbane Road

Dominant 4,684sqm* corner site

1,727sqm* net lettable area across 4 tenancies

Long 4.5* year WALE

Net Income: \$353,735 pa* + GST¹

- + Anchored by new 5 year lease to Petstock plus options to 2039
- + Petstock: majority owned by Woolworths Group, Australia's #1 retailer with sales of \$67.9 billion* in FY24
- + Supported by national retailers OMF, Fitstop & Country Care
- + Surrounded by national retailers Bunnings, Harvey Norman, Mitre 10 & Autobarn

Contact
Andrew Havig 0478 010 990
Tom Lawrence 0428 626 117

Investment Portfolio Auction
10:30am AEST
Thursday 27 March
The Hilton, Brisbane

*Approx ¹As at April 2025

Diggers & Sports Club – Surfers Paradise Rare Gold Coast Hospitality Investment



Surfers Paradise QLD
Level 1 & 2, 9 Beach Road

6 year net lease to September 2027 plus options to 2037

Tenant pays 100% of outgoings

Fixed 3% annual rent increases

Net Income: \$247,200 pa* + GST

- + Diggers & Sports Club: popular hospitality venue on-site 30+ yrs
- + 730 patron capacity venue across 2,243sqm NLA with premium \$3m fitout in 2020, including restaurant, venue rooms & gaming including 67 machines
- + Uncapped 2027 market review, massive rental upside
- + Surfers Paradise: Aus tourism epicentre, 4m+ visitors annually generating \$7.7B* in expenditure

Contact
Craig Chapman 0427 110 132
Tom Lawrence 0428 626 117

For Sale by Expressions of Interest
Closing 3pm AEDT
Wednesday 2 April 2025

*Approx



*Outline/Boundaries Indicative Only



Affordable Childcare on 4,100sqm* Site 20+10+10 Year Triple Net Lease to 2061



Fernvale (Brisbane Valley) QLD
4 Davillea Court

Fixed 3% annual rent increases
Rare triple net lease: tenant pays 100% of outgoings including all capital expenditure, insurances and management fees
Net Income: \$138,442 pa* + GST¹

- + Goodstart: Australia's largest early education provider with over 660 centres nationally
- + Expansive 4,100sqm* highly exposed corner site with 138 metres* of triple street frontage
- + Well-maintained 74 LDC place centre, current rental below market & with market reviews every 5 yrs
- + Fernvale: growing town positioned along the Brisbane Valley Hwy, key hub for the Somerset Region



Contact
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Josh Scapolan 0484 229 829



Investment Portfolio Auction
10:30am AEDT
Tuesday 25 March
Sydney Opera House

*Approx ¹As at July 2025



New 7 Year Net Lease to Pets Domain Building Refurbished in 2025



Roma QLD
85 McDowall Street

Brand new 7 year net lease to 2032 plus options to 2042
Annual CPI rent reviews
Tenant pays usual outgoings
Net Income: \$110,000 pa* + GST

- + Pets Domain: a wholly owned subsidiary of Pet Solutions, 76 store locations across Australia
- + Prominent 564sqm* freehold landholding located in the heart of the Roma CBD
- + Roma: thriving service centre for southwest Queensland and home to the southern hemisphere's largest cattle yards



Contact
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Hamish Bowen 0413 856 984



Investment Portfolio Auction
10:30am AEST
Thursday 27 March
The Hilton, Brisbane



Rare Metro Brisbane Medical Investment High-Profile Main Road Exposure



Carina (Brisbane) QLD
1352 Creek Road

- + OCD Clinic: premier Brisbane psychology clinic, backed by years of expertise & experience
- + Prominent 789sqm* site, offering direct access to Creek Road
- + Located in a strong trade catchment with over 50,000* residents within a 3km* radius
- + Carina: the median house price has surged by 26.4% in the past 12 months, reflecting the area's growing market demand

Rental below market value with attractive 5 year net lease plus options to 2052

Fixed 3% annual rent increases
Tenant pays 100% of outgoings
Net Income: \$81,452 pa* + GST

Contact
Josh Scapolan 0484 229 829
Andrew Havig 0478 010 990

Investment Portfolio Auction
10:30am AEST
Thursday 27 March
The Hilton, Brisbane

*Approx

Stamp Duty Free Childcare Investment New 15 Year Lease + Options to 2060



Smithfield (Adelaide) SA
37 Main North Road

- + Imagine Early Learning: highly experienced operator with over 50 centres nationally
- + Brand new 690sqm* purpose-built centre licensed for 84 LDC places
- + Prominent 2,032sqm* site within 1km* of Munno Parra Shopping Centre, anchored by Coles, ALDI, Kmart, Harvey Norman, Spotlight, MyCar + 50+ specialties
- + City of Playford: population to grow by 82.5% to 183,890 by 2046

Fixed 3% annual rent increases
Tenant pays all usual outgoings
New construction offering significant depreciation
Net Income: \$320,000 pa* + GST

Contact
Adam Thomas 0418 998 971
Natalie Couper 0413 856 983
RLA 327401

Investment Portfolio Auction
10:30am AEST
Wednesday 26 March
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Saving

Prime Adelaide CBD Hospitality Investment 15 Year Net Lease Plus Options to 2082



Adelaide SA
253 Hindley Street

15 year net lease to 2037 plus
3 further 15 year options to 2082

Fixed 2.5% annual rent increases

Tenant pays all usual outgoings

Net Income: \$194,917 pa* + GST

- + The West End Tavern: established entertainment, gaming, and late night venue in West End precinct
- + Australian Venue Co: one of Aust's fastest growing hoteliers with 1,000+ hotels & liquor stores
- + High exposure 268sqm* corner site positioned on ground floor of BreakFree Hotel
- + Adelaide: contributes over 80% to South Australia's \$53B* GRP

Contact
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Matthew Wright 0458 290 588
RLA 327401

Investment Portfolio Auction
10:30am AEST
Thursday 27 March
The Hilton, Brisbane

*Approx

Long 10 Year Net Lease to Australia's Largest Medical Imaging Provider



Shepparton VIC
104-108 Nixon Street

10 year net lease to Dec 2033
plus option to 2038

Annual CPI rent reviews

Tenant pays all usual outgoings
including building insurance

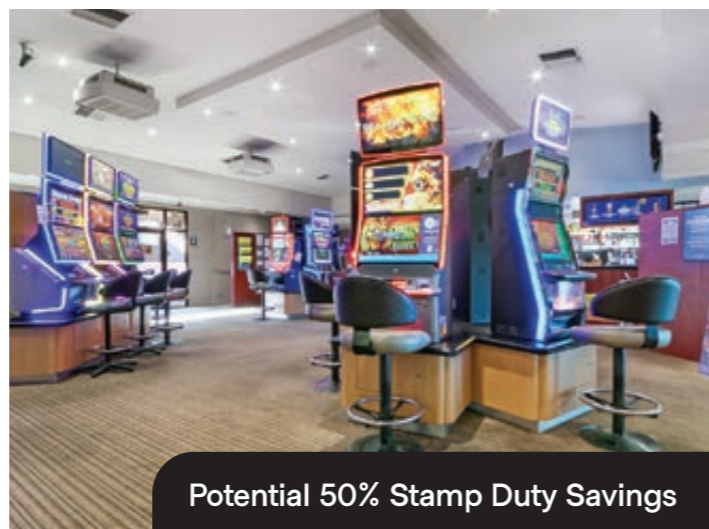
Net Income: \$265,033 pa* + GST

- + I-MED: Australia's largest medical imaging provider with 250+ clinics and 4.9 million annual procedures¹
- + Recently upgraded 780sqm* radiology clinic incorporating CT, MRI, X-Ray & Ultrasound
- + Significant 2,339sqm* landholding across 3 titles with huge 51 metre* frontage and 45 on-title car spaces
- + Shepparton: major regional city with 160,000+ trade catchment

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 26 March
Crown Casino, Melbourne

*Approx ¹I-MED Radiology



Potential 50% Stamp Duty Savings



25 Yr Lease to Australia's Largest Hotelier 18,290sqm* Site | Triple Net Lease



Morwell VIC, 311-327 Princes Drive & 13 Wick Crescent

25 year lease to 2028 plus 10 year options through to 2068

Triple net lease incl land tax, plus structural maintenance

Net Income: \$173,235 pa* + GST

- + ALH Group: 85% owned by Endeavour Group, with 350 venues nationally Market cap \$7.52B*
- + Full line modern hotel with TAB & gaming, BWS drive thru, 19 Unit 3-star motel plus 3brm dwelling
- + High-profile Princes Drive location with 23,000 vehicles passing daily
- + Morwell: commercial hub of Greater Latrobe Valley, population 75,000+ 145km* from Melbourne

Contact
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Raoul Holderhead 0413 860 304

Investment Portfolio Auction
10:30am AEDT
Wednesday 26 March
Crown Casino, Melbourne

*Approx

New 7 Year Lease to October 2031 Immaculately Presented Kebab Restaurant



Cranbourne North (Melbourne) VIC, 1589 Thompsons Road

Long 7 year lease to October 2031 + options through to 2041

Fixed 3.5% annual rent increases

Tenant pays usual outgoings

Net Income: \$56,525 pa* + GST

- + Cranbourne Grill & Kebab House: successful kebab restaurant, one of two locations in Victoria
- + Neighbouring Woolworths, Chemist Warehouse, Ampol and KFC, Nandos opening 2025
- + Frontage to Thompsons Road (13,800 daily vehicles), adjacent to MAB & Galileo's future \$800M Croskell precinct (180,000sqm*)
- + City of Casey: population forecast to increase 45% (204,677) by 2046

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 26 March
Crown Casino, Melbourne

*Approx



12 Year Net Lease Including Land Tax Super 3,617sqm* Freehold Corner



Midland (Perth) WA
192 Great Eastern Hwy

- + Autoleague: Australian automotive giant, 60+ locations, 60,000+ car sales annually
- + Modern 1,116sqm* building close to Midland Gate Shopping Centre
- + Central within metro dealership hub: Toyota, Suzuki, Hyundai, LDV, 26,000 cars passing daily*
- + City of Swan: booming growth location, 20km* from Perth CBD, with population forecast to grow 88%* to 298,000 by 2051¹

Contact
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Richard Giorgi 0468 697 093
Raoul Holderhead 0413 860 304

Investment Portfolio Auction
10:30am AEDT
Wednesday 26 March
Crown Casino, Melbourne

*Approx ¹forecast id

12 year lease plus opts to 2055
Annual CPI + 1% rent reviews
Tenant pays all usual outgoings including land tax & insurance
Net Income: \$369,654 pa* + GST

High Yielding Freehold Medical Investment Renewed 10 Year Lease to WA State Govt



Cable Beach (Broome) WA
67 Dakas Street

- + WACHS: 300+ locations across rural WA including regional and district health campuses, hospitals & mental health services
- + Well-maintained 588sqm* medical facility offering maternal, child & family health services
- + Significant 3,555sqm* freehold site with 54 on-title car spaces
- + Broome: capital of WA's Kimberley region, \$3.5B* annual economic output & supporting 8,300+ jobs¹

Contact
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Jamie Perlinger 0413 860 315
Beau Coulter 0413 839 898
Rob Selid 0412 198 294

Investment Portfolio Auction
10:30am AEDT
Wednesday 26 March
Crown Casino, Melbourne

*Approx ¹REMPlan

Renewed 10 year lease to 2033 plus 2 further 5 year opts to 2043
Favourable annual CPI reviews
Tenant pays all usual outgoings incl land tax & management fees
Net Income: \$267,890 pa* + GST

Q&A

with John Brown

HEAD OF LEASING VIC

As Burgess Rawson's Head of Leasing, Victoria, John Brown is a key player in the commercial leasing sector, bringing over two decades of expertise across multiple industries. His deep understanding of market dynamics, tenant needs, and evolving retail trends has made him an invaluable asset to the team. With a reputation for crafting tailored leasing strategies, John has a unique ability to align client requirements with property offerings, ensuring both landlords and tenants achieve long-term success.

In this interview, John shares his perspective on the shifting retail leasing market in Victoria, how major brands influence the leasing process, and what challenges and opportunities landlords face.

Reflecting on your time at Burgess Rawson, how has your experience shaped your approach to leasing strategies in Victoria?

Being part of a team that actively analyses market data and engages with landlords and tenants has provided valuable insight into shifting trends and emerging opportunities in the local market. It's helped me refine strategies that not only meet the needs of landlords but also ensure tenants find the right spaces to thrive.

I've gained a deeper understanding of market dynamics, tenant priorities, and the importance of securing long-term, high-quality leases that benefit both landlords and businesses.

With your background across multiple sectors, how do you leverage this expertise to benefit landlords and tenants in today's market?

Experience across sectors such as large-format retail, automotive, leisure, and pharmaceuticals has given me a well-rounded perspective. This enables a keen awareness of cross-industry developments, allowing for creative solutions that benefit all stakeholders.

A strong understanding of how different businesses operate ensures tenants are matched with spaces that truly suit their needs, while landlords gain secure, long-term occupancy. The focus is on making the right connections to achieve the best outcomes for all parties involved.

How has the appetite for retail spaces evolved and what types of tenants are driving leasing activity in Victoria?

Victoria's retail leasing market has undergone significant changes in recent years, with a growing emphasis on community-focused retail experiences. This shift is driving demand for locations that offer strong visibility, high foot traffic, and a genuine sense of connection with the local community.

There's a growing demand for spaces that can support omnichannel retailing, integrating both physical and digital shopping experiences. Tenants driving leasing activity include those in the large format retail, the health and wellness sector, and experiential retail operators who offer unique in-store experiences that cannot be replicated online.

How has working with leading businesses influenced your approach to corporate leasing?

Working with major brands like Super Retail Group (Supercheap Auto, BCF) and Bapcor (Autobarn) has

“In the Victorian leasing market, opportunities abound in emerging suburban hubs experiencing population growth. We assist landlords and tenants by providing comprehensive market analyses, strategic property positioning, and leveraging our extensive network.”

been an invaluable part of my corporate leasing experience. It's enhanced my work at Burgess Rawson by highlighting the importance of aligning leasing strategies with broader business objectives. It's also taught me to aim for flexibility in lease negotiations to accommodate the needs of large-scale retailers.

What are some of the biggest challenges facing landlords in the current leasing environment, and how can they position their assets for success?

Currently, landlords face challenges such as adapting to changing consumer behaviours and the need for property sustainability. For instance, to position their assets for success, landlords may want to consider investing in property upgrades that enhance energy efficiency and creating spaces that can be easily adapted to various tenant needs.

What opportunities do you see in the Victorian leasing market, and how is Burgess Rawson helping landlords and tenants navigate them?

Emerging suburban hubs with growing populations offer exceptional opportunities for landlords and tenants due to increased demand and long-term growth potential.

Burgess Rawson utilises market insights, strategic property positioning, and a wide network to help clients secure the right tenants and achieve long-term success.





With offices across Australia,
Burgess Rawson has a truly
national understanding and
unparalleled collective expertise.

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