

LET'S TALK
*Clifford
Gardens*



CENTRE PLAN



The tenancy plan is illustrative only and does not constitute any offer, warranty or representation as to the proposed design, mix, profitability, style, layout or appearance of the shopping centre. The owner reserves the right to vary its plans for the tenancy mix of the shopping centre at any time. The information contained in this drawing is provided in good faith and is believed to be correct as at 15/11/22. The information however cannot be relied upon as a statement of representation of fact and you must therefore satisfy yourself as to the correctness of each particular. Potential Lessees should also be aware that all leases (including those of major stores) contain clauses allowing tenants to assign their lease and such events may occur without any instigation by the Lessor.

Clifford Gardens is a single-level sub-regional shopping centre located approximately 3km south-west of Toowoomba's CBD and 120km west of Brisbane.

Clifford Gardens is recognised as the dominant premium convenience centre in Toowoomba.



CENTRE *Snapshot*



2.7 MILLION
Customers annually

189,100
Total Trade Area Population



\$160 MILLION
MAT sales annually
(as at April 2023)

\$8,513 PSM
Specialty MAT
(as at April 2023)



29,233m2
GLA



+1,500
Free car parks

3

MAJOR RETAILERS

BIG W
COLES
WOOLWORTHS

2

MINI-MAJOR RETAILERS

BEST & LESS
TERRY WHITE CHEMMART

73

SPECIALTY STORES

Specsavers
RACQ
Australia Post
Rockmans
OPSM
The Coffee Club
Wallace Bishop

McDonald's
Millers
Bay Audio Hearing Experts
Lowes
EB Games
Telstra and more



HIGH PRODUCTIVITY

Specialty turnover \$8,513psm, higher than the Urbis average of \$8,429psm.

A FAMILY-FRIENDLY CENTRE

Offering a diverse mix of everyday shopping needs and services, 60% of the main trade area are families with children.

ANNUAL RETAIL SPENDING

Main trade area residents spend \$18,033 electronic dollars on average per year in retail, above the regional QLD average of \$17,924 per year.

2.7 MILLION VISITORS ANNUALLY

High for a sub-regional centre.



A GROWING REGION

Affordable housing and an appealing lifestyle draw both young and old with the population growth of the total trade area +0.9% exceeding the regional QLD average of +0.6%.

CONVENIENT SERVICES

Strong performance by Retail Services, generating sales of \$11,148psm.

FOR LEASING OPPORTUNITIES,
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