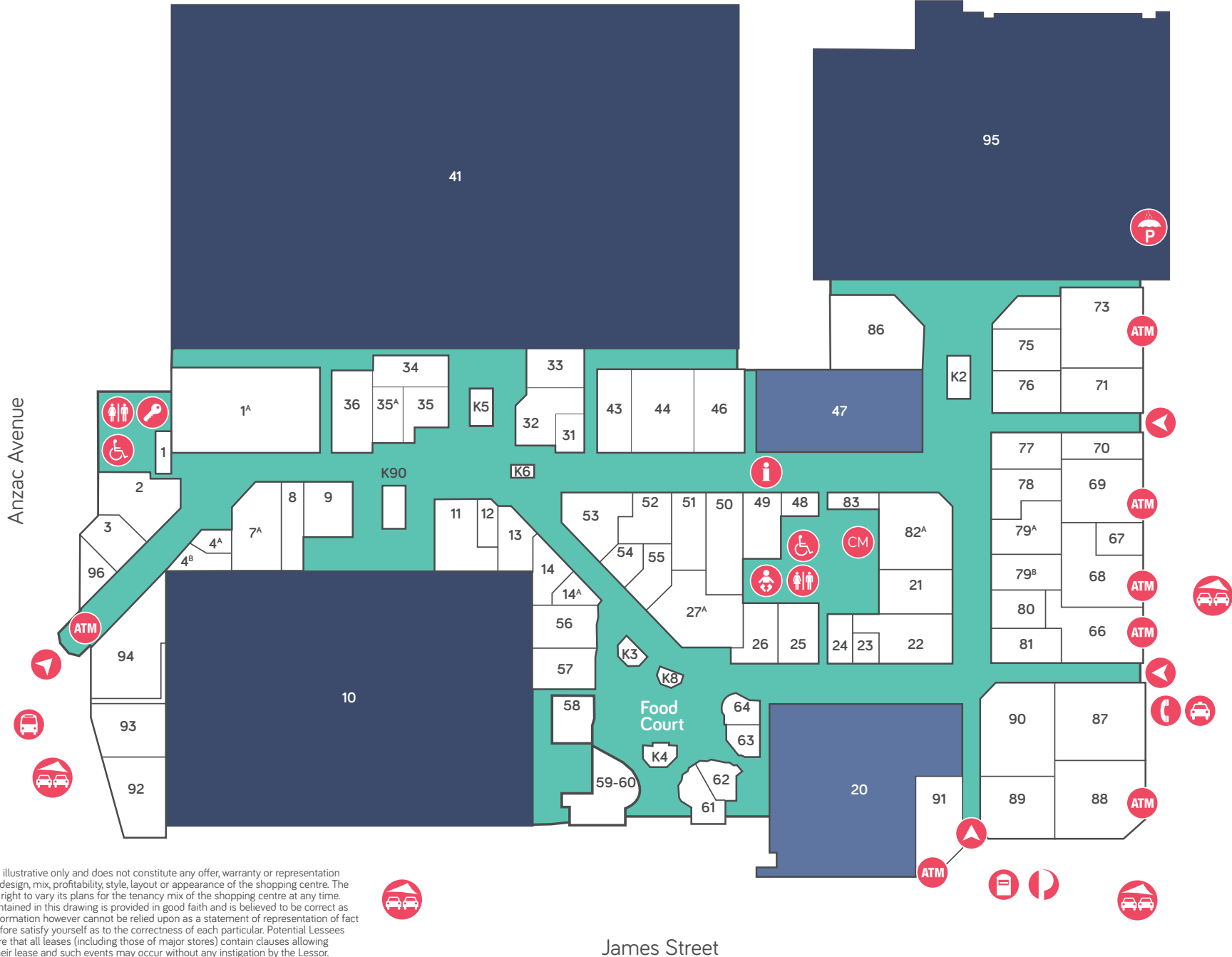


LET'S TALK
*Clifford
Gardens*



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.

CENTRE *Snapshot*



2.7 MILLION
Customers annually



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

189,100
Total Trade Area
Population

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



29,233m²
GLA



+1,500
Free car parks

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.

3

**MAJOR
RETAILERS**

BIG W
COLES
WOOLWORTHS

2

**MINI-MAJOR
RETAILERS**

BEST & LESS
TERRY WHITE CHEMMART

73

**SPECIALTY
STORES**

Specsavers
RACQ
Medical Centre
Rockmans
The Coffee Club
McDonald's

OPSM
Bay Audio
Hearing Experts
Lowes
EB Games
Telstra

IN-CENTRE *Branding Opportunities*



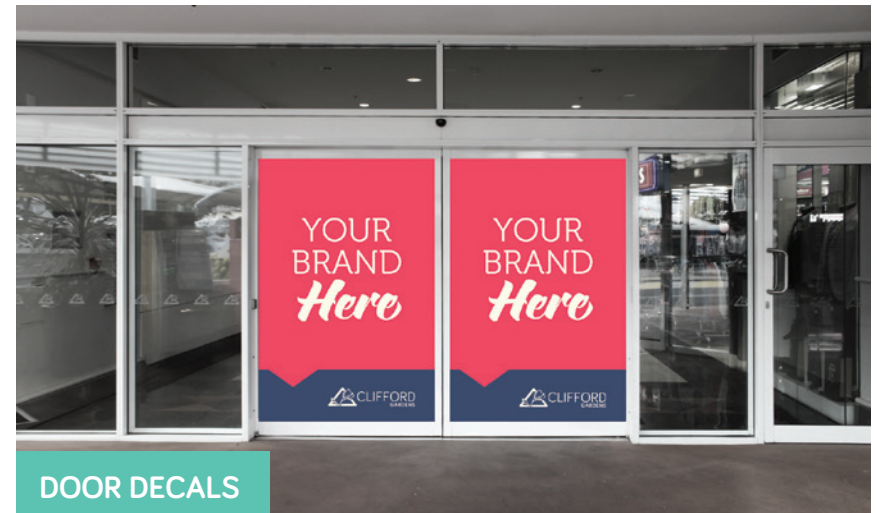
ATRIUM BANNER



COLUMNS ADVERTISING



A FRAME ADVERTISING



DOOR DECALS

Rate CARD

CHANNEL	PRINT SPECIFICATIONS	COST PER MONTH EX. GST
Atrium Banner	3m (W) × 2m (H)	\$2,900
Door decals (per set)	Various	\$2,200
A Frame	1,200mm (H) 800mm (W)	\$800
Columns	TBA	Price on Application Two Weeks Only

*The above costs do not include printing, delivery or installation.
All artwork is subject to centre approval.



FOR MALL MEDIA OPPORTUNITIES,
CONTACT:

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