



**MACARTHUR CENTRAL**

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Your city centre shopping

# RETAIL OPPORTUNITIES



## Centre Overview

With prime retail frontage facing the Queen Street Mall, MacArthur Central sits within one of Australia's most dynamic retailing environments. This modern CBD centre comprises three levels, along with a 95 bay tenanted car park for customer use.

The centre is anchored by three major tenants; Woolworths, Big W and JB Hi-Fi and is complimented by 35 speciality retailers.

Internally, the lower ground and ground floors are home to a range of convenience and service retailers including Newsagent, Doctors, Pharmacy, Bakery, Cafes, Banks and a Florist. A 280 seat food court sits on level one adjacent to JB Hi-Fi, whose store spans both level one and a specially designed Mezzanine level.

Externally, MacArthur Central's high street frontages are home to a plethora of high-end brands with several national and international retailers including Hardy Brothers Jewellers, Polo Ralph Lauren, Watches of Switzerland, Orotan and L'Occitane.

MacArthur Central currently enjoys an annual pedestrian count of 8.5 million, as at September 2011. Bus stops and taxi ranks are accessible directly outside the Centre and Central Station is but a short 200 metre walk.

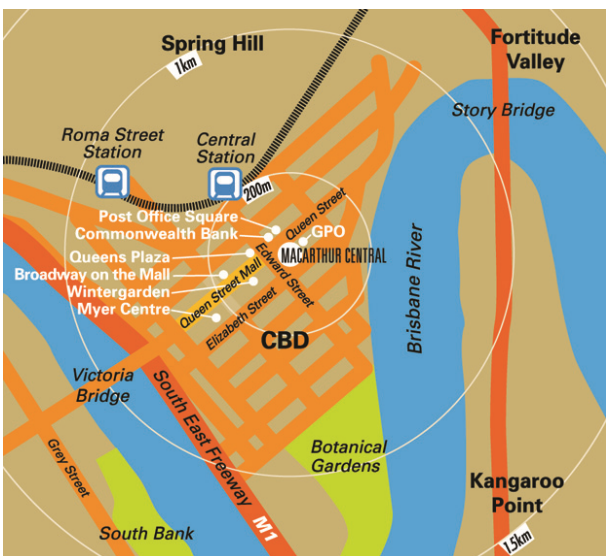
## Core Customer Target Markets

**The CBD Worker Market:** The primary customer market accounts for a major percentage of total weekday customer visitation. Employment in the CBD is expected to increase from 131,500 in 2006 to 222,200 in 2031. *Source: The National Institute of Economic and Industrial Research (NIEIR).*

**The Resident Market:** This secondary market is generated not only from CBD residents but also those living within the "Brisbane Core" – which is defined as; the Brisbane CBD, Bowen Hills, Dutton Park, Fortitude Valley, Herston, Highgate Hill, Kangaroo Point, Kelvin Grove, Milton, New Farm, Newstead, Paddington, Red Hill, South Brisbane, Spring Hill, West End and Woolloongabba. Proximity and ease of access to the CBD allows MacArthur Central to tap into this key residential market seven days a week.

**The Tourist Market:** Made up of both Domestic and International visitation, there were 5,046,000 total overnight visitors to Brisbane in the year ended March 2010. Another 1,605,000 holidayed in Brisbane and 1,132,000 came to Brisbane on Business. This visitation generated some \$3.55billion in revenue for the year ending in March 2010. *Source: Tourism Qld Brisbane Region Snapshot Year Ended March 2010.*

*This information, opinions and forecasts in this brochure are of a general nature only and are not intended to constitute specific advice or representations to which any prospective or current tenant can rely. Recipients of this brochure should make their own enquiries and investigations to confirm pertinent information, opinions and forecasts contained in this brochure and seek appropriate independent professional advice in relation thereto.*



## MAJOR RETAILERS

**Woolworths :** Brisbane's only full line supermarket occupies an area of 3000+ sqm.

**Big W:** The only Big W store in the CBD and the only two-level store in southeast Queensland. area 6,454 sqm

**JB Hi-Fi:** Newly opened, two-level tenancy occupying 830 sqm

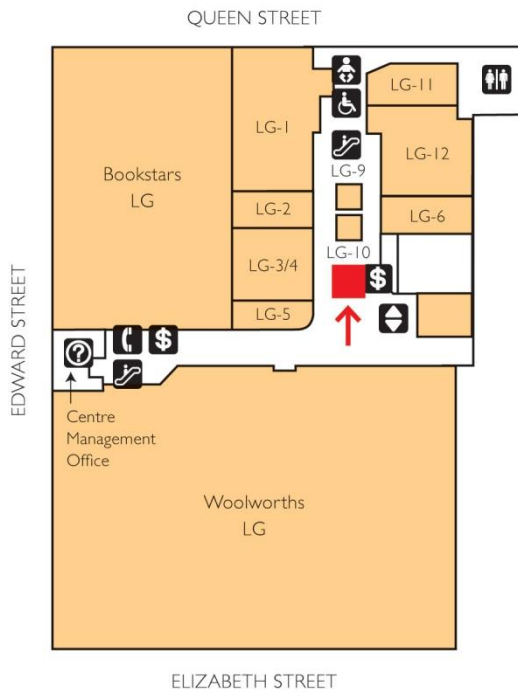
MacArthur Centra's interior profile is that of a modern retail centre and is complimented externally by the heritage-listed MacArthur Chambers building.

**GROSS LEASABLE AREA:** 15,090sqm

**NUMBER OF STORES IN THE CENTRE:** 38

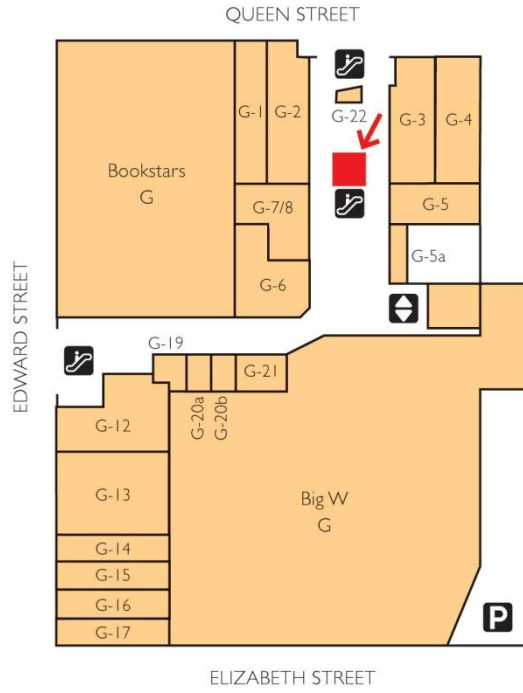
# RETAIL OPPORTUNITIES

## Lower Ground Floor



Off Peak Rates (excl. GST)  
for External Clients \$1,100 per week  
Peak Rates (excl. GST)  
for External Clients \$1,300 per week  
Peak Periods Dec / Jan / Easter  
Site Dimensions 2 x 2 metres

## Ground Floor



Off Peak Rates (excl. GST)  
for External Clients \$900 per week  
Peak Rates (excl. GST)  
for External Clients \$1,100 per week  
Peak Periods Dec / Jan / Easter  
Site Dimensions 1.5 x 1 metres

| Trading Hours  |  | Secure Parking Hours  |
|--|--|---|
| <b>Woolworths</b>  | Saturday 8.30am to 5.00pm<br>Sunday 10.00am to 5.00pm  | Mon 8.00am to 9.00pm<br>Tue - Thu 8.00am to 12.00am<br>Fri - Sat 8.00am to 2.00am<br>Sun 8.00am to 6.00pm   |
| Mon - Fri 7.00am to 9.00pm<br>Sat 8.00am to 7.00pm<br>Sun 9.00am to 6.00pm | <b>Specialty Stores</b><br>Mon - Thu 8.30am to 6.00pm<br>Fri 8.30am to 9.00pm<br>Sat 9.00am to 5.00pm<br>Sun 10.00am to 4.00pm | Contact Secure Parking 1300 727 483   |
| <b>Big W</b>   |  | Note: Retailer trading hours may vary from store to store. Please check with individual retailers for trading hours. Queen Street Mall extended trading hours also apply over public holiday periods. |
| Mon - Thu 8.00am to 7.00pm<br>Fri 8.00am to 9.00pm                         |  |   |

The information contained herein is believed accurate at the time of printing, however liability for errors or omissions arising is expressly disclaimed. Accordingly, all interested parties should make their own enquiries to verify the information. September 2011