

# Lutwyche City Shopping Centre

Cnr Lutwyche Road and Chalk Street, Lutwyche, QLD | **RETAIL**



Lutwyche City Shopping Centre has now been rebranded to Lutwyche Market Central following a major redevelopment of the property. Lutwyche Market Central is a large format four level enclosed neighbourhood shopping centre, located 5km north of the Brisbane CBD in the heart of Lutwyche, an established inner city residential suburb. The centre is the dominant convenience centre servicing local residents and is well located with exposure to major transport corridors and the local public transport hub.

Upon completion of redevelopment works, the centre will have a new Aldi and Woolworths as well as a fully refurbished Coles supermarket. The centre will be positioned as a super convenience retail centre with a focus on fresh food, dining and services. The centre has also become an office hub dominated by government or government funded tenants that require flexibility and convenience outside of the CBD.

Ownership interest	50%
Cap rate	6.00%
Valuation date	June 2020
Acquisition date	October 2015
Site area	21,946m <sup>2</sup>
Net lettable area	23,494m <sup>2</sup>
Occupancy	86%
WALE by income	7.00
Rent review structure	CPI and Fixed
Major tenants by income	Coles and ALDI
Parking spaces	823
Valuation range	\$60-80 million