

Investment Property Retail

MOONEE PONDS CENTRAL

MOONEE PONDS, VIC



Moonee Ponds Central is located seven kilometres north of the Melbourne CBD and conveniently connected to the bustling Puckle Street retail strip. Moonee Ponds is experiencing strong population growth and densification including immediate neighbouring residents of nearly 1,500 apartments. At the heart of that is Moonee Ponds Central, comprising Kmart, Coles, ALDI, and over 60 specialty stores.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	19,036 SQM
CAR SPACES	854
ACQUISITION DATE	May 03 & Feb 08
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 31 DECEMBER 2023	\$102.0m
VALUER	Urbis
CAPITALISATION RATE	6.25%
DISCOUNT RATE	6.75%
CENTRE MAT	\$181.7m
SPECIALTY OCCUPANCY COSTS	12.2% ¹
SPECIALTY SALES	\$10,020/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Kmart	4,728	Mar-24
Coles	4,000	May-32
ALDI	1,221	Mar-24

Lease Expiry Profile % Income

VACANCY	0.2%
2H24	24.3%
FY25	17.2%
FY26	6.9%
FY27	12.9%
FY28	9.1%
FY29+	29.4%
WALE	3.2 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines.