



ram
ranfurlye
asset management

Ranfurlie Asset Management

Ranfurlie creates places where people work, play, shop and connect.

Ranfurlie has grown to oversee a portfolio of retail and commercial properties spanning mixed use, large format and office.

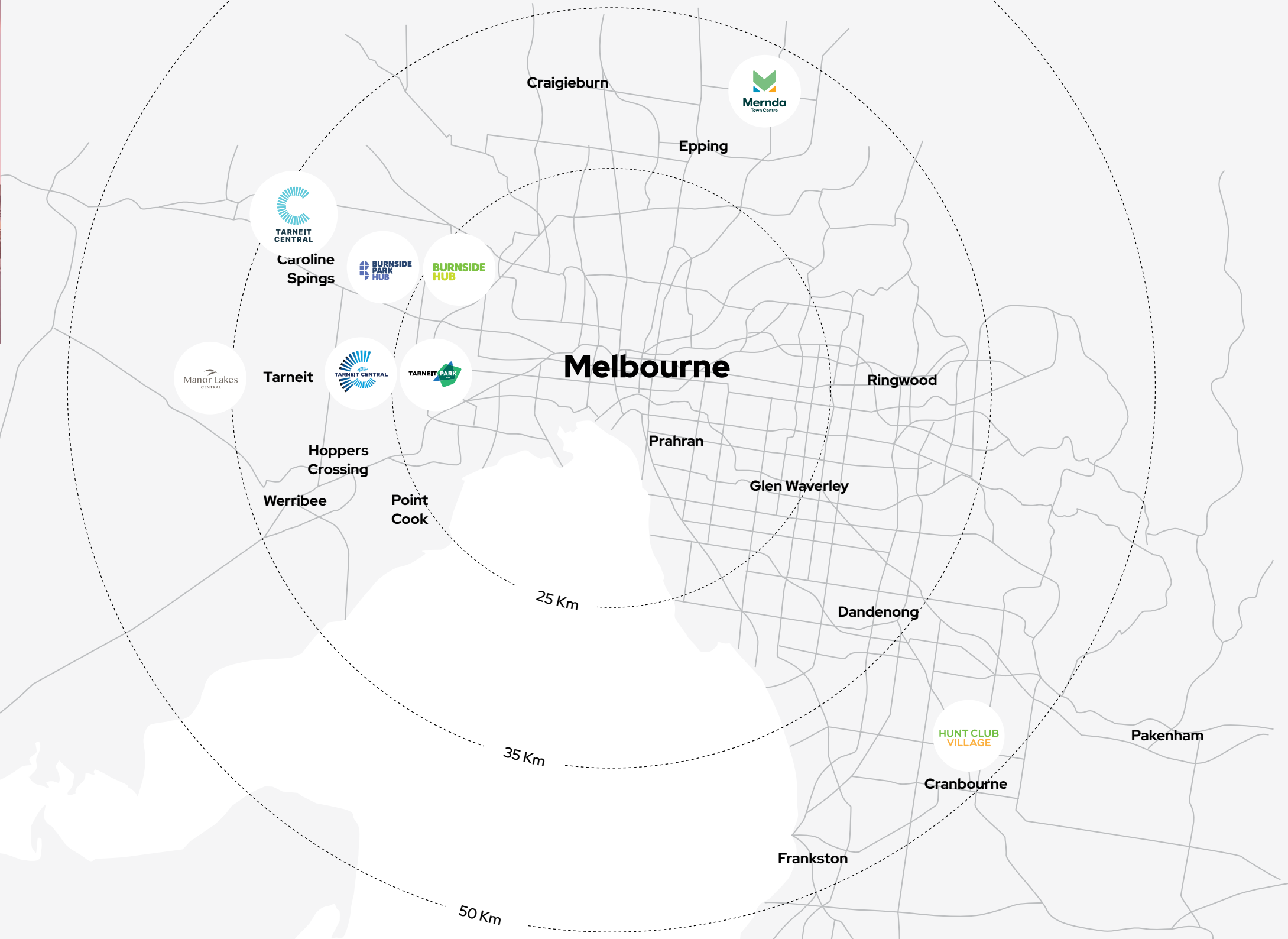
With a focus on people and community, a legacy from our Dennis Family Group heritage, our assets provide all the essentials and many extras that these fast growing communities need to thrive.

Our major projects include:

- Manor Lakes Central
- Tarneit Central
- Tarneit Park Hub (in development)
- Hunt Club Village
- Burnside Hub
- Burnside Park Hub
- Mernda Town Centre (managed only)

If you would like to know more about current and upcoming opportunities please get in touch.

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Manor Lakes Central

**455 Ballan Road
Manor Lakes
Victoria 3024**
manorlakescentral.com.au

Manor Lakes Central is a sub-regional shopping centre located in the growing community of Manor Lakes, 38km from the Melbourne CBD.

The centre is home to Kmart, Coles, Best&Less, Anytime Fitness and 40+ retailers, mini majors, kiosks, Hungry Jacks, KFC and a Kingswim swim school.

A full refurbishment and expansion in mid 2020 doubled the retail space and added alfresco dining, indoor and outdoor playgrounds, a community room and parent facilities.



- Opened 2006
- 7 day trading
- GLA: 22,000 m²



890
on grade car parks.



Centre is serviced by Wyndham Vale train station, metropolitan buses and easy car access to Melbourne via the Princes Freeway.



Kmart, Coles, Best&Less,
Anytime Fitness.

Trade Area*

Trade area population of 34,170 which is set to increase by an additional 30,000 by 2027.



57% of trade area
are family households
(versus Melbourne average of 46%).



Total retail expenditure by trade area residents is \$430 million with a forecast spend of \$977 million in 2027 (growth of 8.6% per annum).



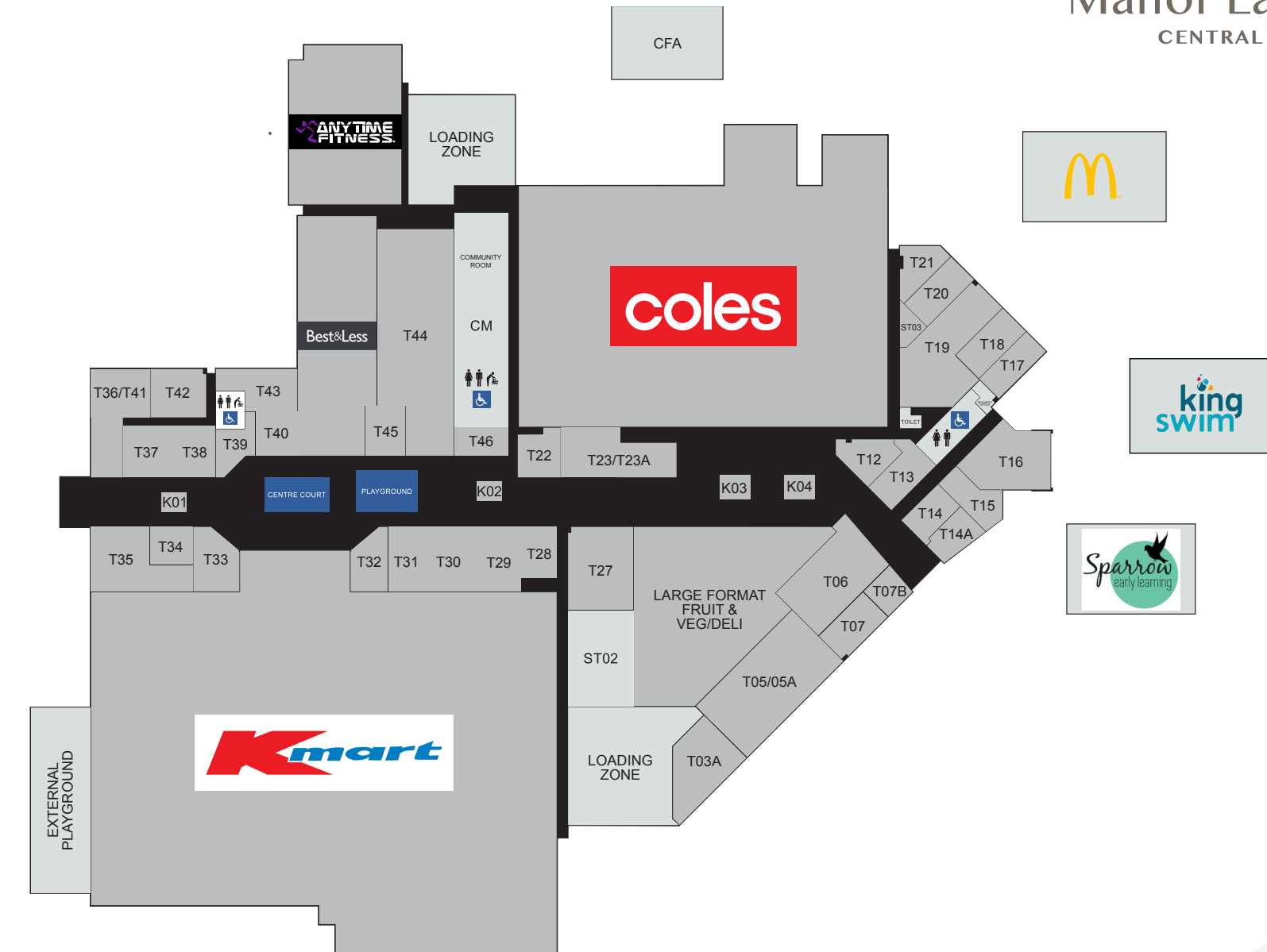
72% of residents own or are in the process of purchasing their own homes (versus Melbourne average of 68%).



3.1 persons
Large household size
(versus Melbourne average of 2.7).



* Urbis Market Profile 2018



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Tarneit Central

**540 Derrimut Rd
Tarneit
Victoria 3029**
tarneitcentral.com.au

Tarneit Central is a sub-regional shopping centre located 27km from Melbourne's CBD in the city of Wyndham, one of Australia's largest growth corridors.

The multi staged development comprises a Coles, Kmart, Aldi, Harris Scarfe and 50+ retailers, mini majors, kiosks and Guzman Y Gomez and Oporto pad sites.

The centre sits adjacent to Tarneit Park Hub a large format precinct anchored by Bunnings.



- Opened 2017
- 7 day trading
- GLA: 21,506m²



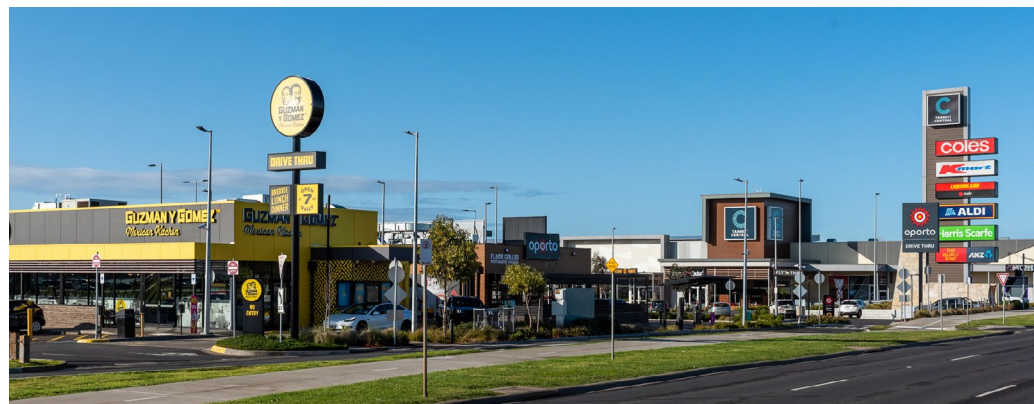
935
on grade car parks.



Adjacent to one of the busiest V-Line stations in Victoria and the major bus interchange for the region. Easy car access to both Melbourne and Geelong via Princes Freeway.



Planning status as a Major Activity Centre in Plan Melbourne which will see the location serve as the main retail and commercial activity centre in the northern part of Wyndham.



Trade Area*



Trade area population
76,700 estimated to
increase to 136,000
by 2027 with the main
increases occurring in
the primary trade area.



65% of trade area
are family households
(versus Melbourne average of 46%).



Total retail expenditure by trade area residents is forecast to reach \$2.1 billion by 2027 representing an average annual growth of 9%.



72% of residents own or are in the process of purchasing their own homes (versus Melbourne average of 68%).



3.4 persons
Large household size
(versus Melbourne average of 2.7).



* Urbis Market Profile 2018



Tarneit Park Hub

Cnr Leakes Rd & Derrimut Rd
Tarneit
Victoria 3029
tarneitparkhub.com.au

Tarneit Park Hub is a large format retail precinct anchored by Bunnings, 27km from the Melbourne CBD, adjacent to Tarneit Central Shopping Centre.

Bunnings Warehouse opened in July 2021 and will be joined by a further 7 large format retail outlets in 2023/24 as well as a 7 Eleven, Starbucks, a childcare facility and swim school.

A further 5,000sqm of large format retail will be added along with Werribee Football club's newest hospitality precinct offer being Club Tarneit.

Strategically located next to existing and future residential and industrial markets.



- Opened 2021
- 7 day trading
- GLA : 16,500m² (Bunnings only)



450
on grade car parks.



Adjacent to the busiest V-Line station in Victoria, Tarneit Central, and the major bus interchange for the region. Easy car access to both Melbourne and Geelong via Princess Freeway.



Bunnings



Artist Impression

Trade Area*



Total trade area population of approximately 333,000 forecast to increase to 417,000 by 2030 and 466,000 by 2035.



59% of total trade area are growing families with children under 15yrs (Melbourne average 39%).



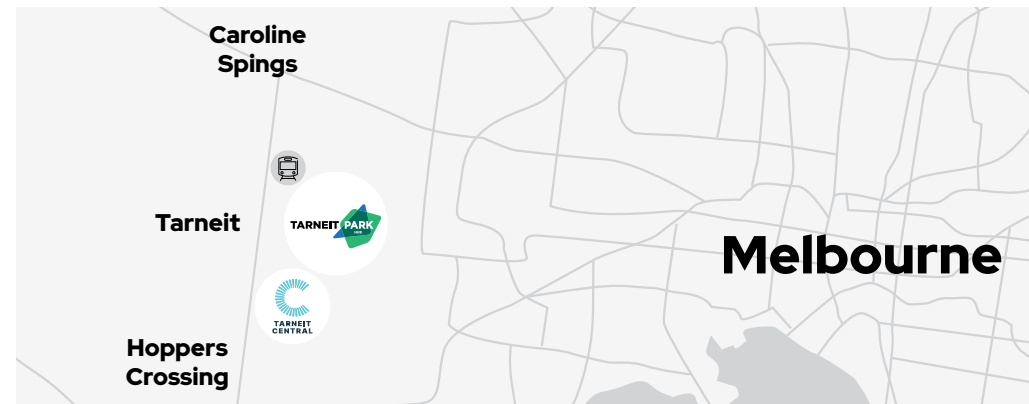
Large format retail expenditure by trade area residents is forecast to reach \$1.4B by 2035.



76% of residents own or are in the process of purchasing their own homes (versus Melbourne average of 68%).



Exposure to over 22,000 vehicles per day (Vic Roads year to April 2020).



* Urbis Market Profile 2020



Hunt Club Village

**1 Linsell Boulevard
Cranbourne East
Victoria 3977**
huntclubvillage.com.au

Hunt Club Village is a neighbourhood shopping centre located in one of Australia's fastest growing suburbs Cranbourne, 43km south east of Melbourne's CBD.

The centre is anchored by Woolworths, Aldi and Dan Murphy's alongside 17+ specialty retailers including fresh food, cafes, homewares, beauty and medical services.



- Opened 2015
- 7 day trading
- GLA: 9271 m²



430
on grade car parks.



Centre is serviced by the metropolitan buses with easy car access to Melbourne via the Monash Freeway.



Woolworths, Aldi, Dan Murphy's.

Trade Area*



Trade area population of 49,100 which is set to increase by an additional 40,000 by 2027.



56% of trade area are family households
(versus Melbourne average of 46%).



Total retail expenditure by trade area residents is \$619 million with a forecast spend of \$1,473 million in 2027 (growth of 9% per annum).



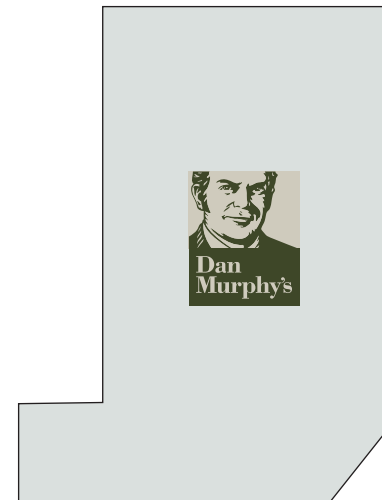
75% of residents own or are in the process of purchasing their own homes
(versus Melbourne average of 68%).



**HUNT CLUB
VILLAGE**



* Urbis Market Profile 2018



Burnside Hub

**15-25 Westwood Drive
Burnside
Victoria 3023**
burnsidehub.com.au

Burnside Hub is a convenient neighbourhood shopping centre located 19km west of Melbourne's CBD in the City of Melton off major arterial roads.

The shopping centre is home to major retailers Coles and Aldi alongside 18+ specialty retailers covering fresh food, cafes, variety stores, beauty and medical outlets.

The centre is located adjacent to Burnside Park Hub, a large format retail precinct.



- Opened 2003
- 7 day trading
- GLA : 6,325 m²



390
on grade car parks.



Serviced by metropolitan buses. Easy car access from both Melbourne and the northern growth suburbs via the Western Ring Road.



Coles and Aldi.

Trade Area*



Trade area population
39,100.



63% of trade area
are family households
(versus Melbourne average of 46%).



Total retail expenditure
by trade area residents
is forecast to reach
\$632 million by 2027
representing an average
annual growth of 3%.



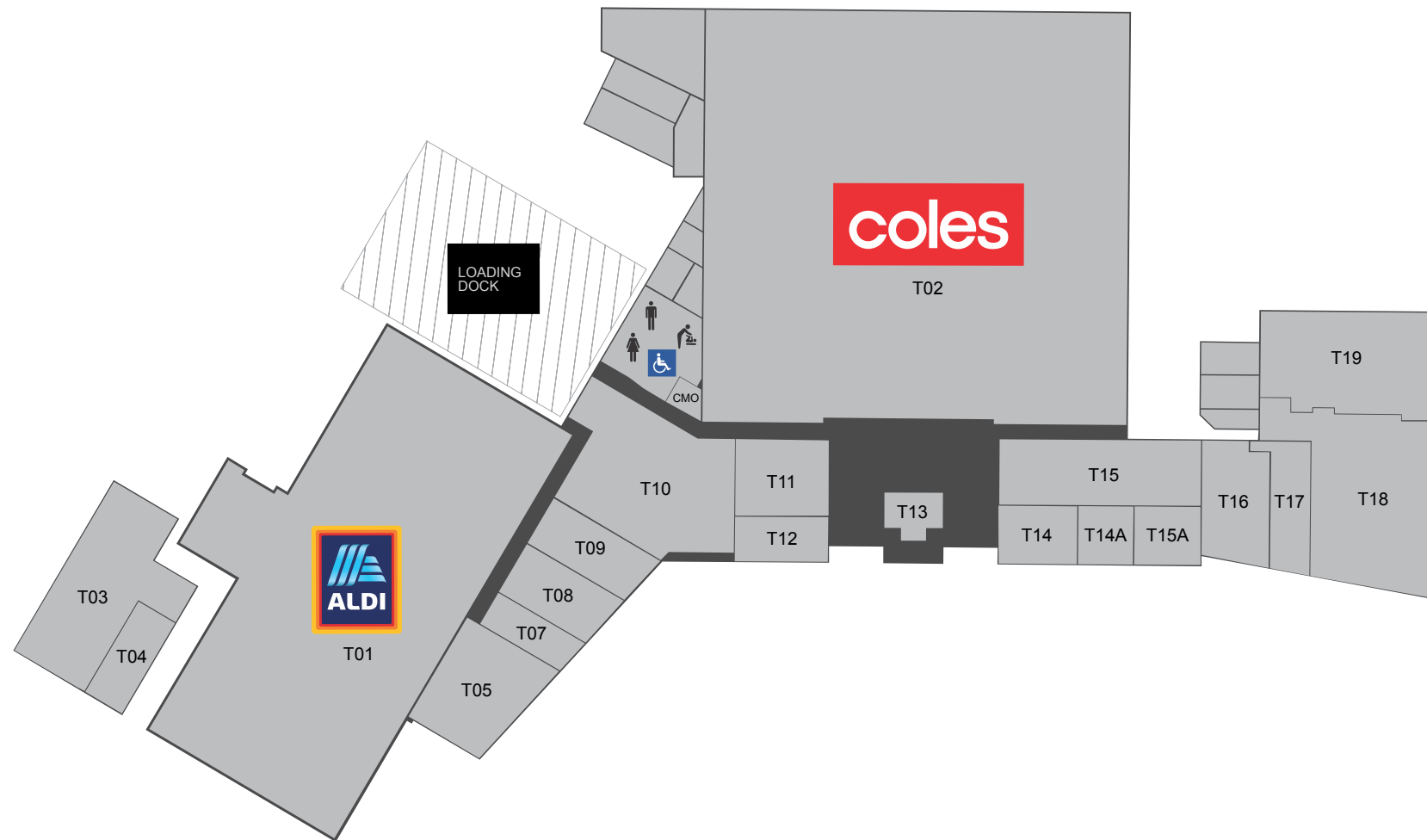
77% of residents
own or are in the process
of purchasing their own
homes (versus Melbourne
average of 68%).



3.3 persons
Large household size
(versus Melbourne average of 2.7).



* Urbis Market Profile 2018



Burnside Park Hub

**Cnr Western Highway and
Chisholm Drive
Burnside
Victoria 3023**
burnsideparkhub.com.au

Burnside Park Hub is a large format retail precinct 21km from the Melbourne CBD, adjacent to Burnside Hub Shopping Centre.

The site is situated at the gateway to the Western growth corridor of Melbourne.

Spotlight opened in 2021 joined in 2022 by JB Hi-Fi Home, Baby Bunting, Guzman y Gomez, Savers and Furniture Traders.



- Opened 2021
- 7 day trading
- GLA : 13,500m²



370
on grade car parks.



Serviced by metropolitan buses. Easy car access from both Melbourne and the northern growth suburbs via the Western Ring Road.



Direct frontage to the Western Highway which carries over 44,000 vehicles per day.

(Vic Roads 2015)

Spotlight



Trade Area*



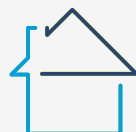
Trade area population of 342,000 growing to 482,000 by 2034.



56% of trade area are family households
(versus Melbourne average of 46%).



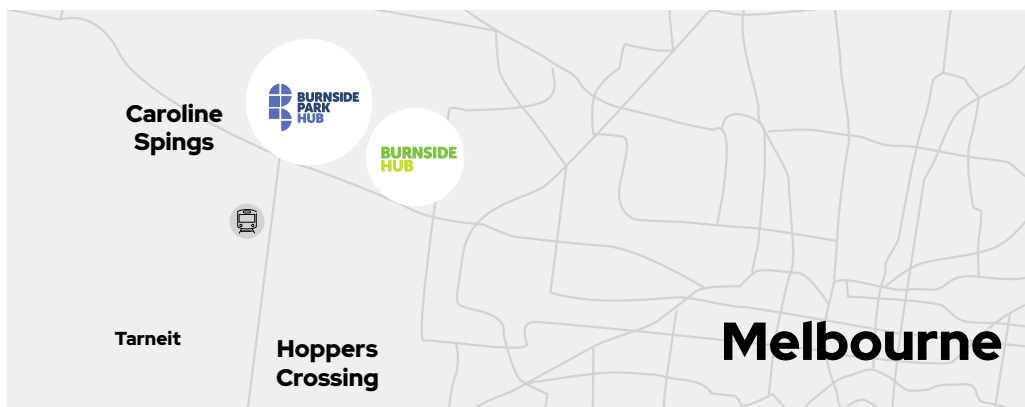
Large format retail expenditure by trade area residents is forecast to reach over \$1.2B by 2034 representing an average annual growth of 3.5%.



76% of residents own or are in the process of purchasing their own homes
(versus Melbourne average of 68%).



Over 3,500 workers in total trade area.



* Urbis Market Profile 2020



Mernda Town Centre^

**1410 Plenty Road
Mernda
Victoria 3754**
merndatowncentre.au

Mernda Town Centre is a neighbourhood shopping centre located in Mernda, 28km northeast of the Melbourne CBD. The Mernda Railway station and bus interchange are also adjacent to the Town Centre and have direct access to the shopping centre.

The centre opened in 2022, anchored by Woolworths, The Reject Shop, BWS, Marketplace Fresh. A further 27 specialty stores covering fast food, restaurants, beauty, medical and services compliment the offer.

There is future proposed commercial, medical, entertainment and residential development for the site.



- Opened 2022
- 7 day trading
- GLA: 9,580m²
- Over 45,000 passing cars daily



480
on grade (and partially sheltered) car parks.



Centre is serviced by the metropolitan buses and train line with easy access to Melbourne via the Metropolitan and Western Ring Roads.



Woolworths, The Reject Shop, BWS and Marketplace Fresh +27 specialty stores.



Trade Area*



Main Trade area population of 86,700 expected to grow to 118,900 by 2031.



77% of residents own or are in the process of purchasing their own homes

(versus Melbourne average of 68.5%).

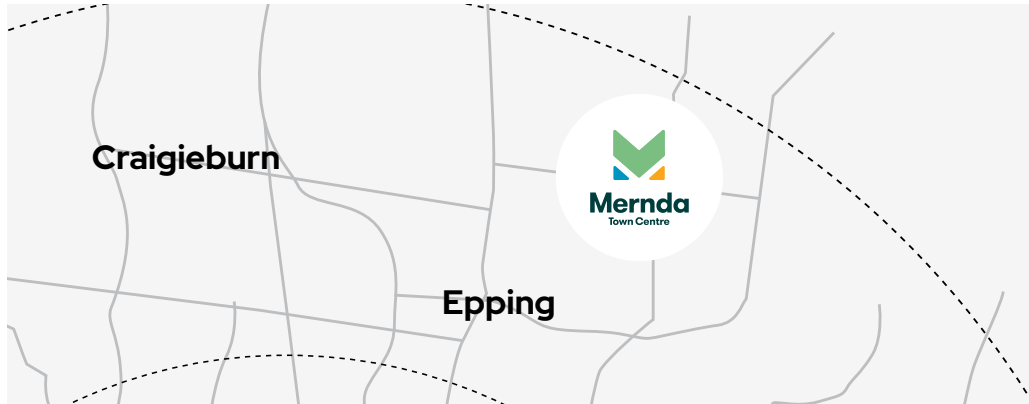


Total retail expenditure by trade area residents is \$908M with a forecast spend of \$1.3B by 2031.



The main trade area contains a well above average proportion of traditional families

(i.e. households comprising couples with dependent children) and a low proportion of lone person households.



* Macroplan July 2021



Mernda Town Centre



^Managed by Ranfurlie Property Management

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tarneitparkhub.com.au

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The document contains general information in respect of Tarneit Central, Burnside Hub, Manor Lakes Central, Hunt Club Village, Tarneit Park Hub and Burnside Park Hub.

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