

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	18,938 SQM
CAR SPACES	854
ACQUISITION DATE	May 03 & Feb 08
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 30 JUNE 2024	\$103.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	6.75%
CENTRE MAT	\$183.8m
SPECIALTY OCCUPANCY COSTS	12.6% ¹
SPECIALTY SALES	\$9,803/SQM ²

Major Tenants	GLA SQM	Lease Expiry
Kmart	4,728	Mar-29
Coles	4,000	May-32
ALDI	1,221	Sep-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY25	26.0%
FY26	7.7%
FY27	12.9%
FY28	9.1%
FY29	15.7%
FY30+	28.6%
WALE	3.6 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines.