

FOR SALE OR LEASE

VASSE LARGE FORMAT RETAIL | WARRIOR COURT, VASSE



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VASSE LARGE FORMAT RETAIL

WARRIOR COURT, VASSE



Located on the busy Bussell Highway in Vasse, this proposed modern large format retail development will provide retailers with an excellent retail opportunity in a high growth area, and will be comprised of showroom tenancies ranging from 400 square metres to 1,500 square metres.

The site is attractively landscaped with ample street parking and is anchored by a Coles supermarket, medical centre, McDonalds, service station and specialty stores trading within a bustling main street.

The large format retail area is situated adjacent to the proposed Vasse Village by Bunbury Farmers Market, which is anticipated to open in the first half of 2024.

Zoning	"Service Commercial" (Vasse Village Activity Centre Plan)	
Council	City of Busselton	
Car Parking	Over 100 parking bays designed for the service commercial precinct	
Lots Available	Lot 114 Warrior Court – 1,274sqm	Car wash now open
	Lot 115 Warrior Court – 1,468sqm	UNDER OFFER
	Lot 116 Warrior Court – 2,150sqm	UNDER OFFER
	Lot 117 Warrior Court – 1,836sqm	Yet to be released
	Lot 118 Ganges Lane – 3,102sqm	Yet to be released

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Availability

Lots 117 & 118 are the last 2 remaining lots within the Vasse Large Format Retail Precinct. They are not currently on the market however the Vasse Development Partners welcome Expressions of Interest on either lot, along with an outline of the proposed use. Titles for lots 117 & 118 will be dependent on a suitable offer being obtained on the land.

Property Overview

The subject property is located approximately 10 kilometres west of the Busselton CBD and 240 kilometres southwest of Perth. For the past five years Busselton has been, and remains, Australia's fastest growing region with an excess of 500,000 visitors attracted to the region every year.

The subject site has excellent visibility to traffic from both east and west directions along the Bussell Highway and is exposed to 400,000 visitors per annum passing through Vasse on their way to Dunsborough, Margaret River and Augusta utilising the Busselton Bypass and Bussell Highway. An analysis conducted by Uloth & Associates has determined that over 7.2 million vehicles passed Vasse Village during the 12 month period to September 2021, which has been growing by approx. 10% per year over the past 3 years.

As the only town centre situated on the highway from Perth, Vasse Village is the first visible centre when travelling to Dunsborough and Margaret River, making the proposed showroom development an ideal location for tourists and locals to shop.

Vasse Village Centre Plan

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Population Status

	Actual	Projected		
	2016	2021	2026	2031
POPULATION				
Vasse	2,200	3,190	4,690	6,040
Main Trade Area	7,390	9,040	11,590	13,300
Total Busselton	39,700	44,700	50,800	53,600
	2011-2016	2016-2021	2021-2026	2026-2031
ANNUAL POPULATION GROWTH %				
Vasse	8.8%	7.7%	8%	5.2%
Main Trade Area	6.4%	4.1%	5.1%	2.8%
Total Busselton	4.7%	2.4%	2.6%	1.1%

Source: ABS/URBIS

Socio-Economic
Characteristics
(2016 census)

	Vasse	Main Trade Area	Total Busselton	WA
HOUSEHOLD INCOME				
Average Household Income	87,281	84,897	83,554	102,387
Per Capita Income	32,597	35,544	35,897	40,759
AGE DISTRIBUTION				
Aged 0-14	28.5%	22%	20.3%	19.3%
Aged 15-24	10.7%	9.4%	9.9%	12.6%
Aged 25-39	20.6%	16.8%	16.5%	22.3%
Aged 40-59	25.2%	24.9%	27.2%	26.6%
Aged 60+	15.1%	26.9%	26.2%	19.2%
HOUSEHOLD COMPOSITION				
Average Household Size	2.93	2.6	2.47	2.58
Families with children under 15	43.8%	32.3%	38.6%	28.7%
% Family Households	56.6%	44.9%	40.7%	43.5%
HOUSING TENURE				
Owner	26%	32%	34%	29%
Purchaser	50%	40%	36%	41%
Renter	24%	23%	29%	29%
LABOUR FORCE				
% Unemployed	-	-	4.1%	5.3%
White collar	56%	61%	61%	66%
Blue collar	44%	39%	39%	34%

Source: ABS/URBIS

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Traffic Statistics

The location has benefited from consistently growing traffic and improvements to road infrastructure including the construction of the Vasse Bypass, now Bussell Highway, that provides additional access and vehicle rotation throughout the Vasse Village, whilst also being the main highway to Margaret River and Augusta.

The future Bussell Highway extension will continue the bypass road to Dunsborough.

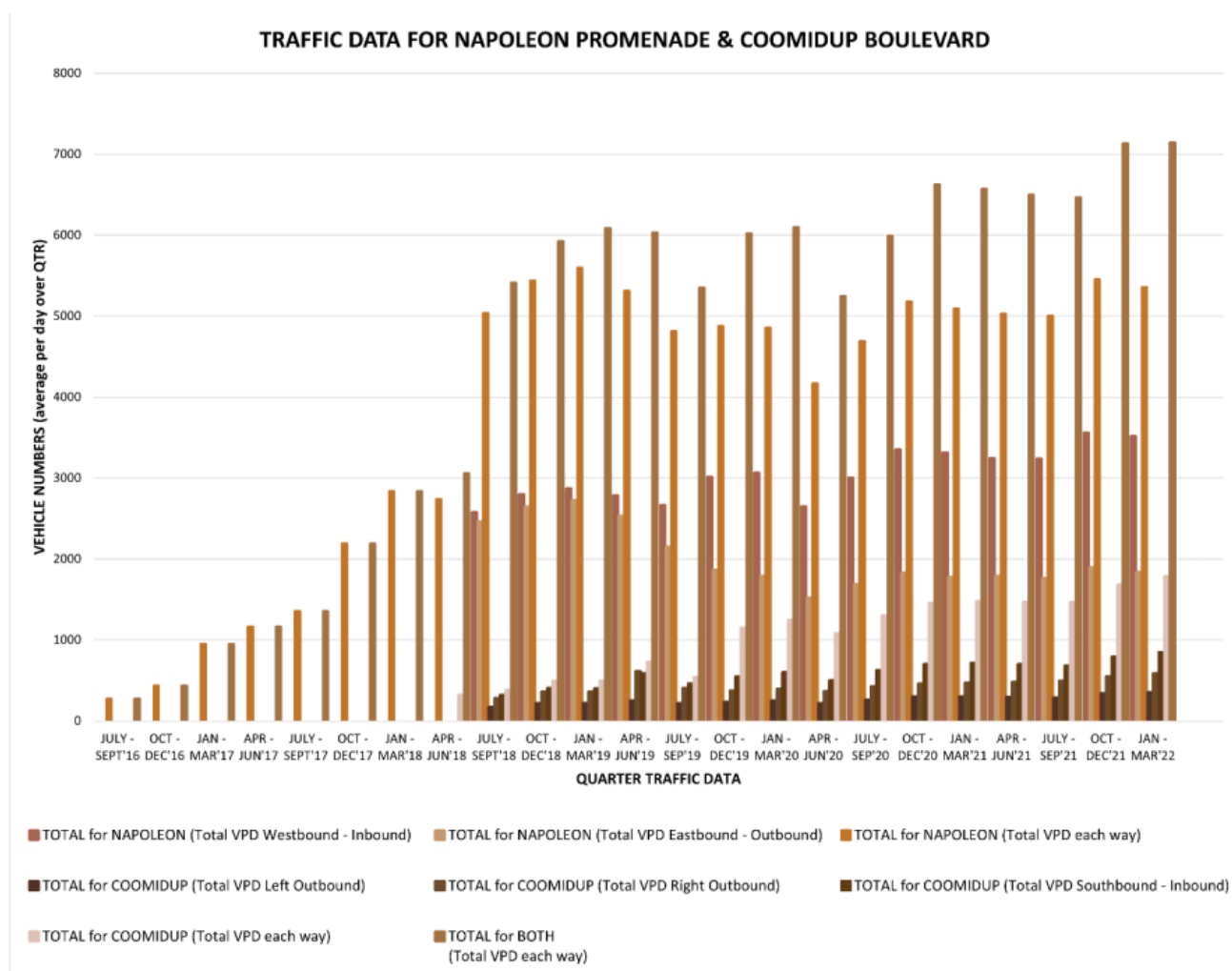
Napoleon Promenade Traffic Volumes (each way):

- Opening of street July 2016: 270 vehicles per day (vpd)
- Opening of McDonald's December 2016: 1,000 vpd
- Opening of Coles supermarket November 2017: 2,800 vpd
- Opening of businesses (Lots 102, 110 & 109) Nov 2019: 4,800 vpd

Coomidup traffic volumes (each way) Nov 2019: 1,100 vpd

Napoleon Promenade & Coomidup Boulevard traffic volumes (each way) Sep 21: 6,462 vpd

(Local traffic from Dawson Estate and the Vasse Sporting Complex that enter and exit the Village via Napoleon Promenade on the Western side, together with traffic leaving the Village via the 'left-out' near McDonald's. are not counted within these traffic numbers.)



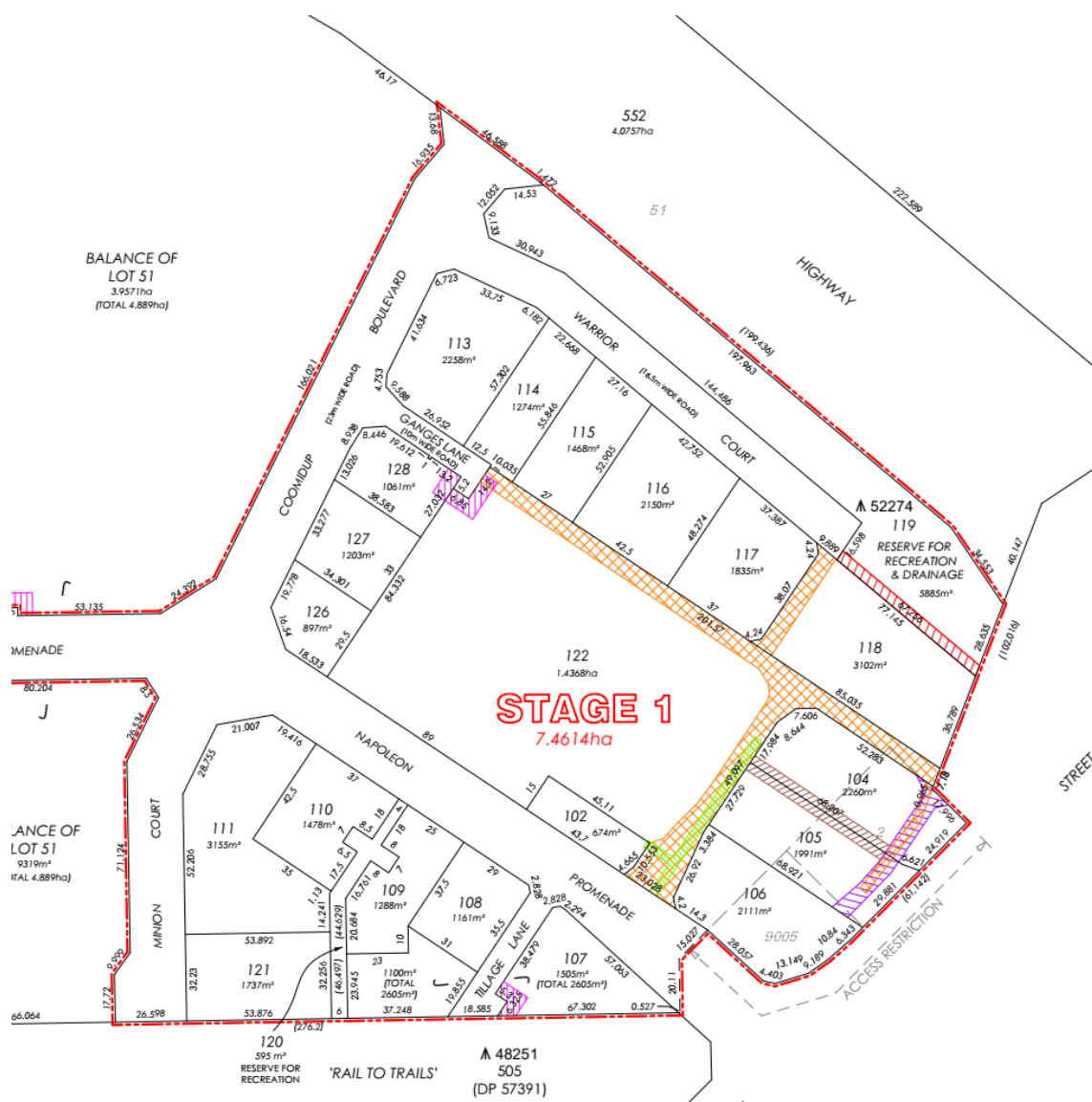
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Traffic Statistics Cont...

The traffic counts have been split for Inbound and Outbound movements, as many cars are leaving via the "left-out" which isn't monitored, hence having an effect on the combined traffic numbers. Due to this, the Inbound traffic counts will prove the most reliable when assessing growth in these numbers, as opposed to the total combined.

Mar '21 Bussell Highway Roundabout Traffic – traffic engineers, Uloth & Associates have completed further traffic monitoring and have determined that the total number of vehicles at the main roundabout intersection of Bussell Highway and Northerly Street, during the 12 month period to September 2021 was 7,283,600 (a 13% increase from 2019 traffic studies which reported 6,429,700 vehicles pa).

Site Plan

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Coles Supermarket



Napoleon Promenade | Vasse Main Street



McDonald's



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Vasse Village Aerial Perspectives



For more information visit vasse.com.au or contact Sam Hanson - Director
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