

Broadmeadows Central

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WURUNDJERI WOI WURRUNG COUNTRY

1099-1169 Pascoe Vale Road, Broadmeadows VIC 3047

broadmeadowscentral.com.au

Broadmeadows Central is a single level Regional shopping centre located approximately 19 kilometres north-west of the Melbourne CBD. It is anchored by Kmart, ALDI, Coles, Woolworths and HOYTS Cinemas and includes more than 120 speciality stores. The centre also features family friendly amenities such as the 'Quiet Room', a sensory room for children and their parents.

Property overview

State	VIC
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	1994
Centre first opened	1974
Latest redevelopment	2011
Valuation External/Internal	External
Valuation (\$m) ¹	280.0
Valuation date	Jun-25
Capitalisation rate (%)	7.00
Discount rate (%)	7.50

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Inclusive of marketing levy and based on GST inclusive sales.

⁴ Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	55,569
Number of tenants	161
Total Trade Area (000's)	251
Major tenants ²	ALDI, Coles, HOYTS Cinemas, Kmart, Woolworths
Car spaces	2,186
Moving Annual Turnover (MAT) (\$m)	355.6
MAT/sqm – Total (\$)	6,878
MAT/sqm – Specialty (\$)	7,573
Specialty occupancy cost (%) ³	16.4
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	5.7
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Supermarkets	18%
Discount department stores	15%
Mini majors	20%
Specialties	28%
Other retail	15%
Non retail	4%

Specialty store lease expiry profile by income

FY26 ⁴	22%
FY27	11%
FY28	15%
FY29	15%
FY30+	37%

COLERAINE STREET

PEARCEDALE PARADE

PASCOE VALE ROAD



- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →