



# Elizabeth City Centre

## KAURNA COUNTRY

50 Elizabeth Way, Elizabeth SA 5112

[elizabethcitycentre.com.au](http://elizabethcitycentre.com.au)

Elizabeth City Centre is a single level Regional shopping centre located approximately 26 kilometres north-east of the Adelaide CBD. The centre features an entertainment precinct and is anchored by Big W, Target, Harris Scarfe, Coles, Woolworths and Reading Cinemas and includes more than 130 specialty stores. The centre is also home to one of the largest solar array installations at a shopping centre in Australia.

### Property overview

State	SA
Centre type	Regional
Ownership interest (%) <sup>*</sup>	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	1998
Centre first opened	1960
Latest redevelopment	2015
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	340.0
Valuation date	Jun-25
Capitalisation rate (%)	7.50
Discount rate (%)	8.25

<sup>\*</sup>Divested 50% in June 2025.

<sup>1</sup> Expressed on 100% basis.

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

<sup>3</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

### Property metrics

Gross lettable area (GLA) (sqm)	80,270
Number of tenants	190
Total Trade Area (000's)	286
Major tenants <sup>2</sup>	Big W, Coles, Harris Scarfe, Reading Cinemas, Target, Woolworths
Car spaces	3,181
Moving Annual Turnover (MAT) (\$m)	451.9
MAT/sqm – Total (\$)	7,550
MAT/sqm – Specialty (\$)	9,588
Specialty occupancy cost (%) <sup>3</sup>	13.5
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	2.9
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	4 Star

### Tenant mix by gross lettable area (GLA)



Supermarkets	11%
Discount department stores	29%
Mini majors	10%
Specialties	22%
Other retail	9%
Non retail	18%

### Specialty store lease expiry profile by income

FY26 <sup>4</sup>	25%
FY27	25%
FY28	21%
FY29	15%
FY30+	14%

OXENHAM DRIVE



- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →