

savills

Savills Research  
Queensland

# Quarter Times **Brisbane Retail**

Q4/2016



## Key Market Indicators

### Brisbane Enclosed Centres

	Regional		Sub Regional		Neighbourhood	
	Low	High	Low	High	Low	High
Supermarket Tenant Gross Rental (\$/sq m)	300	450	300	450	300	450
DDS Tenant Gross Rental (\$/sq m)	200	275	200	275	na	na
Specialty Tenant Net Rental (\$/sq m)	900	1,800	600	1,200	400	800
Yield - Market (%)	5.00	6.00	6.00	7.00	5.75	7.75
IRR (%)	7.50	7.75	7.75	8.25	7.25	8.25
Outgoings Operating (\$/sq m)	138	176	109	135	70	102
Outgoings - Statutory (\$/sq m)	41	47	30	44	25	44
Outgoings - Total (\$/sq m)	179	223	139	179	95	146
Capital Values (\$/sq m)	6,600	10,000	3,000	6,500	3,000	6,000

Source: Savills Research. na – not applicable

### Brisbane Shops

	Queen St Mall		Other CBD		Shopping Strip	
	Low	High	Low	High	Low	High
Net Rental (\$/sq m)	2,700	7,000	750	1,700	300	800
Yield – Market (%)	5.00	7.00	5.00	7.75	6.50	8.25
Outgoings Operating (\$/sq m)	100	200	80	160	30	50
Outgoings - Statutory (\$/sq m)	130	250	100	170	30	50
Outgoings - Total (\$/sq m)	230	450	180	330	60	100
Capital Values (\$/sq m)	50,000	95,000	9,000	27,000	3,000	12,000

Source: Savills Research.

### Brisbane Large Format Retail Centres

	Large Format Retail	
	Low	High
Tenant Gross Rental (\$/sq m) > 1,000 sq m	150	250
Yield – Market (%)	6.75	8.00
IRR (%)	8.00	9.00
Outgoings Operating (\$/sq m)	28	48
Outgoings - Statutory (\$/sq m)	18	30
Outgoings - Total (\$/sq m)	46	78
Capital Values (\$/sq m)	1,750	5,000

Source: Savills Research.

## Major Sales Activity

### Select Enclosed Centre Sales

Date	Property	Price (\$m)	GLA (sq m)	\$/sq m	Yield (%)
Oct-16	Anzac Avenue Retail Centre, North Lakes	5.04	584	8,637	6.95
Oct-16	Lilly Brook Shopping Village, Kallangur	25.50	6,996	3,645	6.55
Nov-16	Nightowl Convenience Centre, North Lakes	6.70	907	7,387	7.07
Nov-16	Northway Plaza, Bundaberg North	14.00	4,047	3,459	8.27
Nov-16	Poinciana Place Shopping Centre, Tewantin	17.30	3,106	5,570	5.90
Nov-16	Everton Plaza, Everton Park	27.50	7,198	3,848	7.10
Nov-16	Caboolture Square, Caboolture	27.50	16,253	1,692	7.38
Nov-16	Ashmore City Shopping Centre, Ashmore	35.00	8,795	3,980	8.50
Dec-16	Castle Hill Shopping Centre, Murrumba Downs	14.20	2,773	5,121	7.70
Dec-16	Arana Hills Kmart Plaza & Service Station, Arana Hills	67.10	14,335	4,681	5.79 <sup>#</sup>

Source: Savills Research. <sup>#</sup>Equated Market Yield

### Select CBD, Retail Strip Shops & Other Retail

Date,	Property	Price (\$m)	GLA (sq m)	\$/sq m	Yield (%)
Oct-16	Broadway On Ann, Fortitude Valley	6.00	686	8,746	8.10
Nov-16	Colonial Village, Jimboomba	3.30	880	3,750	8.59
Nov-16	Bribie Retail Centre, Bongaree	7.30	1,567	4,659	7.54
Nov-16	Pulse Oceanside Medical & Retail, Birtinya	11.00	880	12,500	6.40

Source: Savills Research.

### Select Large Format Retail Sales

Date	Property	Price (\$m)	GLA (sq m)	\$/sq m	Yield (%)
Oct-16	Pacific Square, Mermaid Beach	20.90	7,355	2,842	7.20
Nov-16	Homemaker City, Cannon Hill	29.61	8,623	3,434	7.08
Dec-16	456 Logan Rd, Greenslopes	7.90	2,092	3,776	5.65
Dec-16	232 Brisbane Rd (Lot 5), Booval	9.25	2,757	3,355	6.80

Source: Savills Research.

### Select Development Site Sales

Date	Property	Price (\$m)	Site (sq m)	\$/sq m
Oct-16	572 & 588 Kessels Rd, Macgregor	16.0	23,726	674

Source: Savills Research.

This information is general information only and is subject to change without notice. No representations or warranties of any nature whatsoever are given, intended or implied. Savills will not be liable for any omissions or errors. Savills will not be liable, including for negligence, for any direct, indirect, special, incidental or consequential losses or damages arising out of our in any way connected with use of any of this information. This information does not form part of or constitute an offer or contract. You should rely on your own enquiries about the accuracy of any information or materials. All images are only for illustrative purposes. This information must not be copied, reproduced or distributed without the prior written consent of Savills. ©Savills 2015

## Current Retail Construction

### Major Centres Currently Under Construction (>1,000sq m)

Centre Name	Suburb	Type	New (sqm)	Extension (sqm)	Refurb (sqm)	Completion
ALDI Foodstore	West Gladstone	Freestanding	1,955			Early 2017
Coles Shopping Centre Stage 1	Sippy Downs	Freestanding	4,234			Early 2017
Westfield Chermside Extension Stage 6	Chermside	Super Regional		34,350		Early 2017
David Jones James Street	Fortitude Valley	Shops			1,437	Early 2017
North Lakes Primewest Stage 2	North Lakes	Large Format	11,395			Jan-17
North Lakes Primewest Stage 3	North Lakes	Large Format	4,631			Jun-17
Alderley Plaza Shopping Center Stage 1	Alderley	Neighbourhood	4,567			Feb-17
ALDI Foodstore	Kenmore	Freestanding		275	1,350	Feb-17
Southpoint – retail & dining precinct	South Brisbane	Neighbourhood	4,500			Feb-17
Aspley Hypermarket	Aspley	Sub-regional		693		Mar-17
Logan Central Plaza	Logan Central	Sub-regional			15,021	Mar-17
Stockland Kensington Coles Shopping Centre	Bundaberg	Neighbourhood		6,230		Mar-17
Grand Central Garden Town	Toowoomba	Super Regional		43,825	45,000	Mar-17
ALDI Foodstore	Caboolture	Freestanding	1,663			May-17
Bli Bli Village Centre Stages 1-3	Bli Bli	Shops		8,294		Jun-17
Coles Shopping Centre	Silkstone	Neighbourhood	4,997			Jun-17
Robinson Road Marketplace	Aspley	Neighbourhood		161	11,337	Mid-2017
Bushland Beach Plaza Stage 2	Bushland Beach	Neighbourhood	4,260			Aug-17
Willows Shopping Town North Stage 2	Thuringowa Central	Sub-regional		9,000	3,500	Aug-17
Burpengary Plaza	Burpengary	Regional		9,697	3,645	Nov-17
Australia Fair Shopping Centre	Southport	Regional		880	3,342	Jan-18
WAM Central Stages 1 & 2	Wamuran	Convenience	5,965			Nov-18
Sunshine Plaza Shopping Centre	Maroochydore	Super Regional		34,000	3,394	Dec-18

Source: Cordell Reed Construction Data/Savills Research.

This information is general information only and is subject to change without notice. No representations or warranties of any nature whatsoever are given, intended or implied. Savills will not be liable for any omissions or errors. Savills will not be liable, including for negligence, for any direct, indirect, special, incidental or consequential losses or damages arising out of our in any way connected with use of any of this information. This information does not form part of or constitute an offer or contract. You should rely on your own enquiries about the accuracy of any information or materials. All images are only for illustrative purposes. This information must not be copied, reproduced or distributed without the prior written consent of Savills. ©Savills 2015

## Savills Australian Capital Territory

### Research

Houssam Yakzan  
+61 (0) 2 8215 8980  
hyakzan@savills.com.au

### Valuations

Phil Harding  
+61 (0) 2 6221 8293  
pharding@savills.com.au

### Sales & Leasing

Theo Dimarhos  
+61 (0) 2 6221 8275  
tdimarhos@savills.com.au

### Project Management

Mitchell Thomas  
+61 (0) 2 6221 8294  
mthomas@savills.com.au

## Savills New South Wales

### Research

Tim Mitchell  
+61 (0) 2 8215 8856  
tmitchell@savills.com.au

### Research

Houssam Yakzan  
+61 (0) 2 8215 8980  
hyakzan@savills.com.au

### Valuations

Chris Paul  
+61 (0) 2 8215 8850  
cpaul@savills.com.au

### Retail Sales

Steven Lerche  
+61 (0) 2 8215 8929  
slerche@savills.com.au

### Metro & Regional Sales

Robert Lowe  
+61 (0) 2 8215 8841  
rlowe@savills.com.au

### Retail Leasing

Leighton Hunziker  
+61 (0) 2 8215 8838  
lhunziker@savills.com.au

### Retail Management

David Kleiner  
+61 (0) 2 8215 8893  
dkleiner@savills.com.au

### Project Management

Gary Finnegan  
+61 (0) 7 3018 6703  
gfinnegan@savills.com.au

## Savills Queensland

### Research

Yvette Burton  
+61 (0) 7 3002 8829  
yburton@savills.com.au

### Valuations

Lawrence Devine  
+61 (0) 7 3002 8822  
ldevine@savills.com.au

### Retail Sales

Peter Tyson  
+61 (0) 7 3002 8807  
ptyson@savills.com.au

### Retail Leasing

Gary McDowall  
+61 (0) 7 3002 8920  
gmcdownall@savills.com.au

### Retail Management

Leonie Deaves  
+61 (0) 7 3002 8907  
ldeaves@savills.com.au

### Sunshine Coast

Scott Gardiner  
+61 (0) 7 5313 7514  
sgardiner@savills.com.au

### Gold Coast

Kevin Carmody  
+61 (0) 7 5509 1700  
kevin@savillsgc.com.au

### Project Management

Andrew Hogg  
+61 (0) 7 3018 6738  
ahogg@savills.com.au

## Savills South Australia

### Research

Katy Dean  
+61 (0) 8 9488 4140  
kdean@savills.com.au

### Valuations

Alastair Johnston  
+61 (0) 8 8237 5041  
acjohnston@savills.com.au

### Retail Sales

Peter Isaksson  
+61 (0) 8 8237 5020  
pisaksson@savills.com.au

### City & Metropolitan Sales

Steve Bobridge  
+61 (0) 8 8237 5015  
sbobridge@savills.com.au

### Retail Management

Jeffrey Klaebe  
+61 (0) 8 8237 5018  
jklaebe@savills.com.au

### Project Management

Steve Christodoulou  
+61 (0) 8 8237 5004  
schristodoulou@savills.com.au

## Savills Victoria

### Research

Monica Mondkar  
+61 (0) 3 8686 8034  
mmondkar@savills.com.au

### Valuations

Stuart Fox  
+61 (0) 3 8686 8029  
sfox@savills.com.au

### Capital Transactions

Jason Kougellis  
+61 (0) 3 8686 8000  
jkougellis@savills.com.au

### Investment Sales

Pat De Maria  
+61 (0) 3 8686 8080  
pdemaria@savills.com.au

### CBD & Metropolitan Sales

Clinton Baxter  
+61 (0) 3 8686 8021  
cbaxter@savills.com.au

### Retail Leasing

Damien Abela  
+61 (0) 3 8686 8023  
dabela@savills.com.au

### Asset Management

Paul Le Sueur  
+61 (0) 3 8686 8055  
plesueur@savills.com.au

### Project Management

David Hayden  
+61 (0) 3 9445 6806  
dhayden@savills.com.au

## Savills Western Australia

### Research

Katy Dean  
+61 (0) 8 9488 4140  
kdean@savills.com.au

### Valuations

Mark Foster-Key  
+61 (0) 8 9488 4145  
mfosterkey@savills.com.au

### Capital Transactions

Paul Craig  
+61 (0) 8 9488 4156  
pcraig@savills.com.au

### City & Metropolitan Sales

Chas Moore  
+61 (0) 8 9488 4155  
cmoore@savills.com.au

### Retail Leasing

Chris Ireland  
+61 (0) 8 9488 4179  
cireland@savills.com.au

### Retail Management

Jason Ridge  
+61 (0) 8 9488 4118  
jridge@savills.com.au

### Project Management

Graham Nash  
+61 (0) 8 6271 0306  
gnash@savills.com.au