

UNDER **NEW**  
**OWNERSHIP**

LEASING  
OPPORTUNITIES



**ASHFIELD MALL**

PROUDLY OWNED BY  MINTUS



# INNER WEST GROWTH CORRIDOR

## NESTLED IN THE HEART OF ASHFIELD IN SYDNEYS INNER WEST, ASHFIELD MALL STANDS AS A WELL-ESTABLISHED AND CONVENIENT SUB-REGIONAL SHOPPING CENTRE.

Conveniently located just 8km from Sydney CBD, the mall is anchored by four major retailers - Woolworths, Coles, ALDI, and Kmart - with approximately 84 specialty retailers. Ashfield Mall offers a diverse mix of stores including fresh food, food catering, fashion, and everyday services and needs.

The mall's accessibility is a standout feature, with a well-connected network of buses and trains making it easy for patrons to reach. Ashfield Station, a mere three-minute walk away, serves as a transportation hub, enhancing the convenience for residents and visitors alike.

With its prime location, impressive retail mix, 2024 refurbishment, and commitment to a diverse shopping experience, Ashfield Mall is quickly becoming one of Sydney's busiest centres and sought after shopping locations.

### CENTRE STATISTICS

Centre Type	Sub-Regional**
Annual Traffic	6.4 million*
Total GLA (sqm)	24,977*
Majors	Kmart, Woolworths, Coles, ALDI
Mini Majors	Tong Li Supermarket, The Reject Shop
Specialty Retailers	84*
Car Spaces	1,071 (687 undercover)*
MAT*** (Moving Annual Turnover)	\$200 million*

\* Approximately

\*\* Classified in accordance with SCCA guidelines

\*\*\* Centre Statistics as at 30 May 2024 excluding GST



RECENT  
INFRASTRUCTURE  
PROJECTS  
COMPLETED



1,071 CAR  
PARKS\*



8KM FROM  
SYDNEY  
CBD\*



ANCHORED  
BY 4 MAJORS



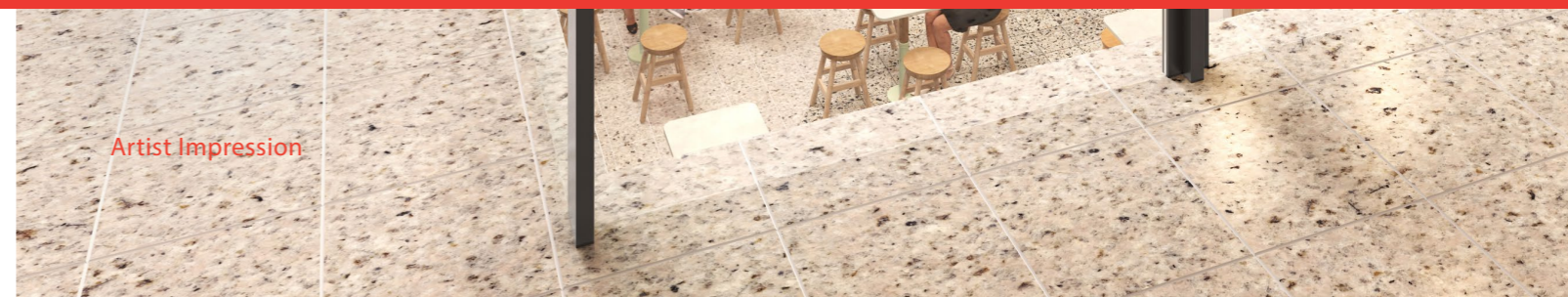
MULTI  
MILLION  
DOLLAR  
MAKE OVER



3 MINUTE  
WALK TO  
ASHFIELD  
TRAIN  
STATION\*



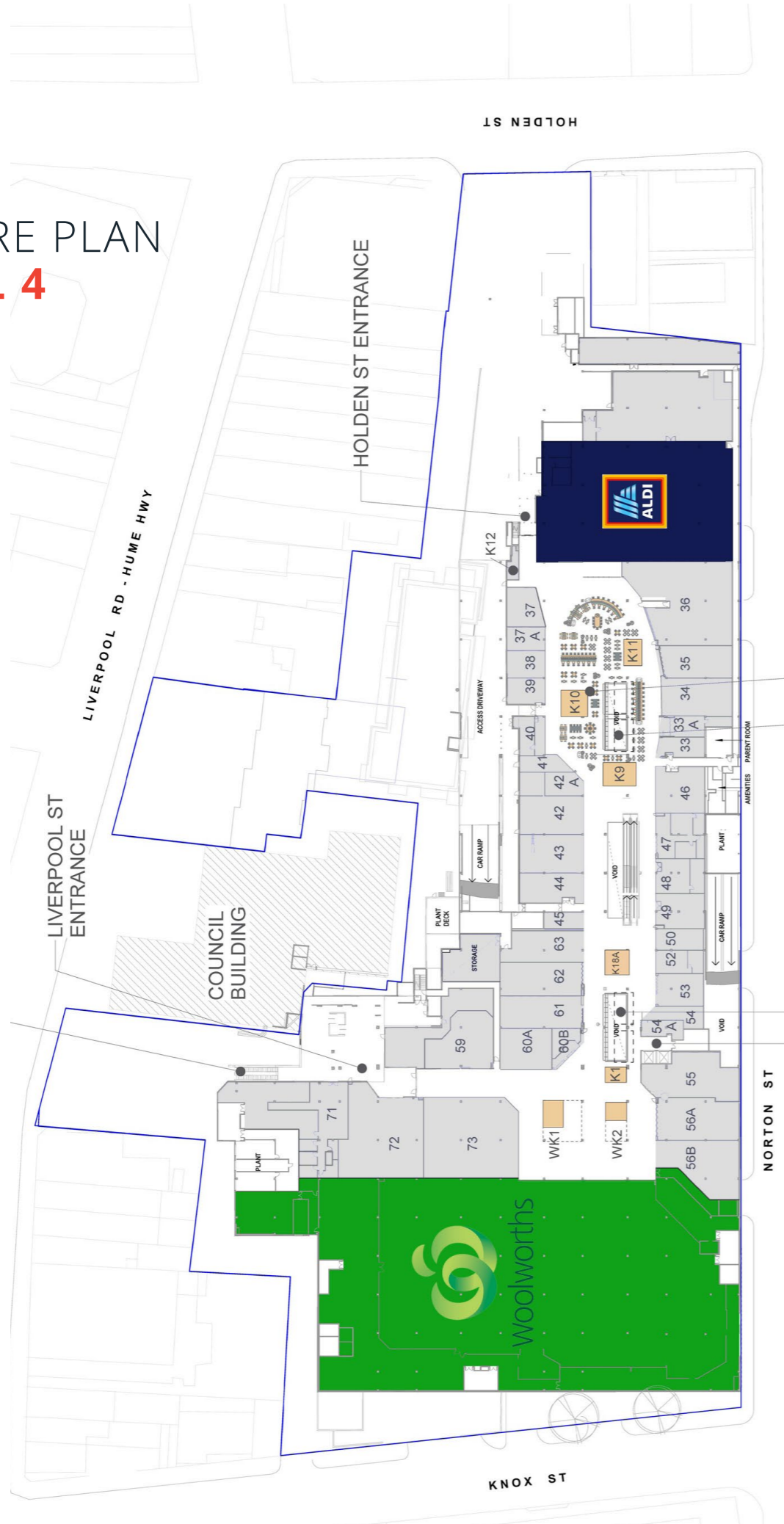
HUGE  
POPULATION  
GROWTH



Artist Impression



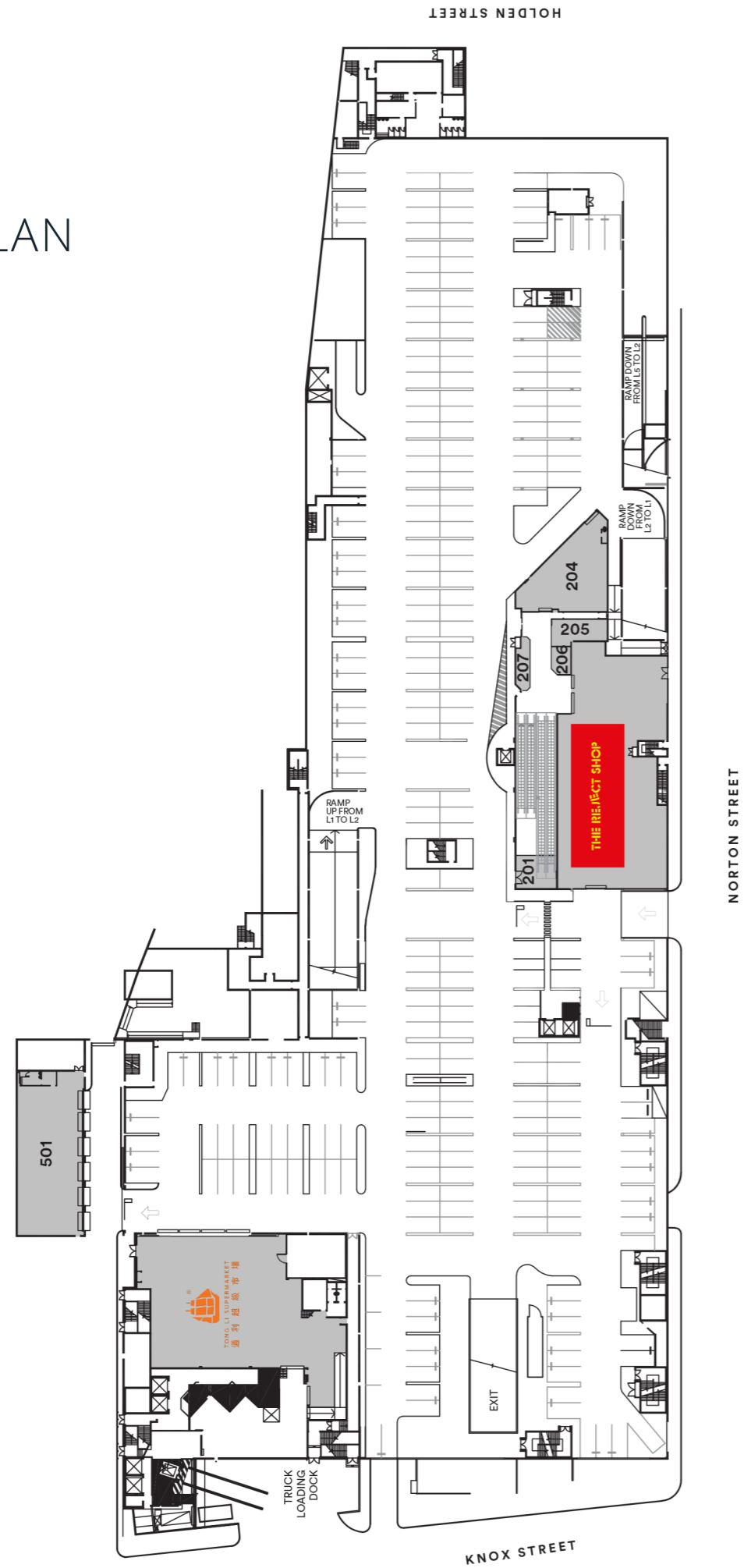
# CENTRE PLAN LEVEL 4



# CENTRE PLAN LEVEL 3



# CENTRE PLAN LEVEL 2



# PRIMARY TRADE AREA DEMOGRAPHICS



149,216 PEOPLE  
WITHIN 3KMS



ASHFIELD IS ONE  
OF AUSTRALIA'S  
MOST DENSELY  
POPULATED  
LOCATIONS



DEVELOPMENT  
APPROVALS WERE  
39% HIGHER  
THAN THE  
SYDNEY AVERAGE  
IN 2023



FAMILY INCOME  
OF \$2,531 PER  
WEEK VS THE  
GREATER SYDNEY  
MEDIAN OF  
\$2,374



MULTICULTURAL  
DEMOGRAPHIC



CHINESE - 16.2%



ENGLISH - 15.0%



OTHER - 14.8%



AUSTRALIAN - 13.3%



ITALIAN - 7.0%



IRISH - 6.9%



SCOTTISH - 4.6%



GREEK - 3.3%



LEBANESE - 2.7%



INDIAN - 2.1%

Source: Area Search March 2024





MINTUS

NICHOLAS COLE  
0498 043 421

NICK VLAHOS  
0432 657 256

JESSICA PANKIW  
0411 074 677