



East Coast Heights - Silverdale

Retail - Neighborhood Centre

Lot 1, 2182 East Coast Road
Silverdale, Auckland





The Property

The East Coast Heights Neighbourhood Centre is due for completion in mid 2023.

With a range of tenancies available to suit your needs. secure your place in this unique development today.

Silverdale is quickly becoming one of Auckland's most sought after Retail precincts.

With intensive development of both commercially and residentially areas, East Coast Heights offers a generous customer pool right at your doorstep.

East Coast Heights is adjacent to the soon to be developed Large Format Retail Centre and Medical & Wellness precinct.

Key features

- 169 shared on site car parking. EV Chargers available.
- A wide range of tenancies available, F&B and Retail.
- Surrounding area with huge development (residential / commercial / age care).

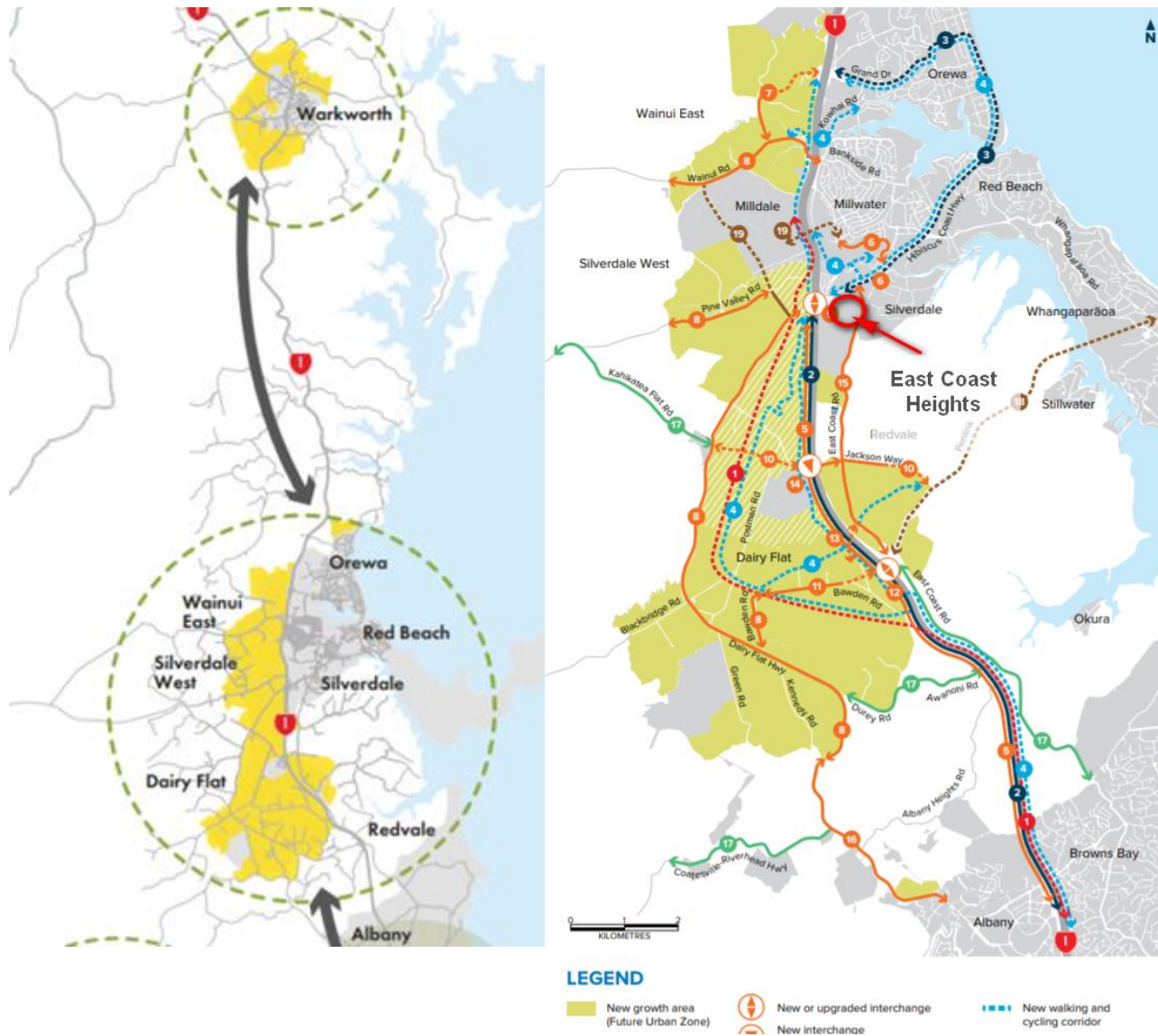
Property attributes

Floor area	85 sqm - 597 sqm
Asking rental	From \$450 - \$650 sqm
Outgoings	Estimated \$65 sqm
Carparks	Ample onsite

Location



Economic Catchment Area



The “Silverdale Retail Catchment Area” is the defined area from which East Coast Heights would draw the majority of its sales.

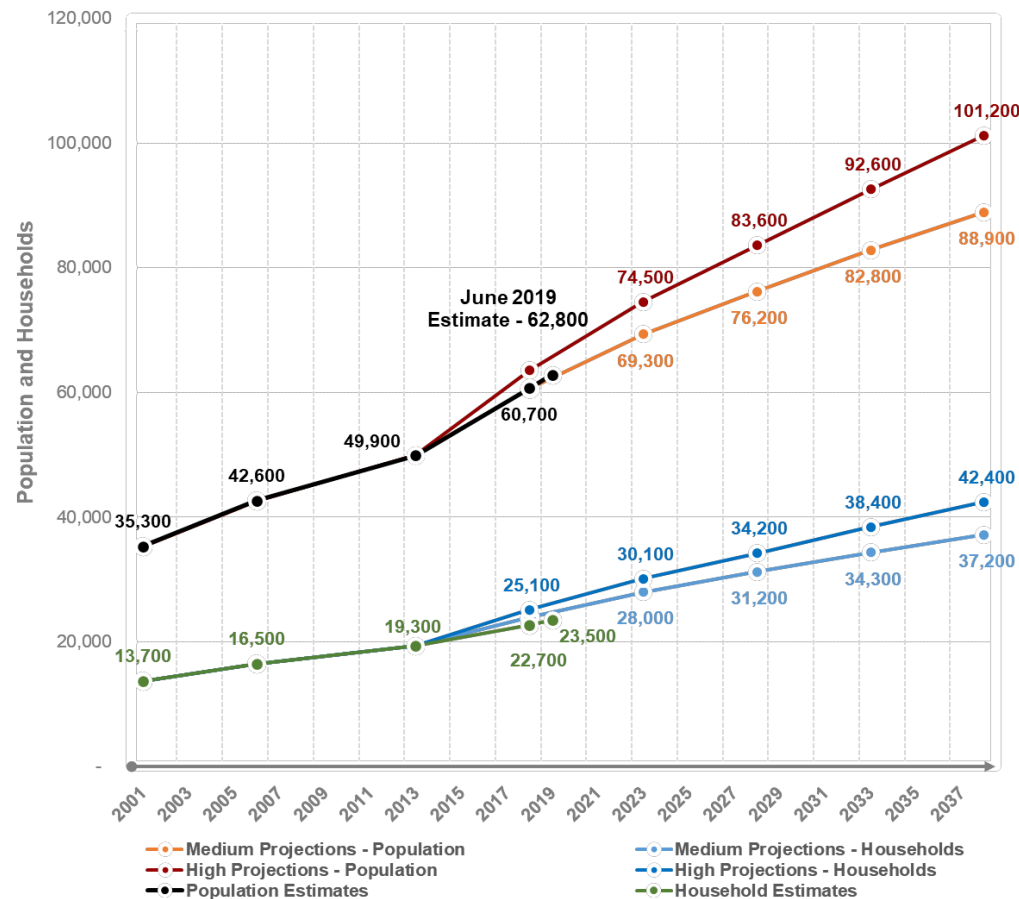
Whilst the development would attract customers from beyond this area, it will predominantly service those within the identified fast growing primary catchment including the greater Warkworth area.

The large area of Silverdale's core economic catchment has a lack of planned retail shopping precincts which makes East Coast Heights very attractive.

The East Coast Heights development will potentially also accommodate Large Format Retail stores adjacent to the site.

The catchment is determined by Statistical Area boundaries, as defined by Statistics NZ & AT 2020 - 2040

Population Projections

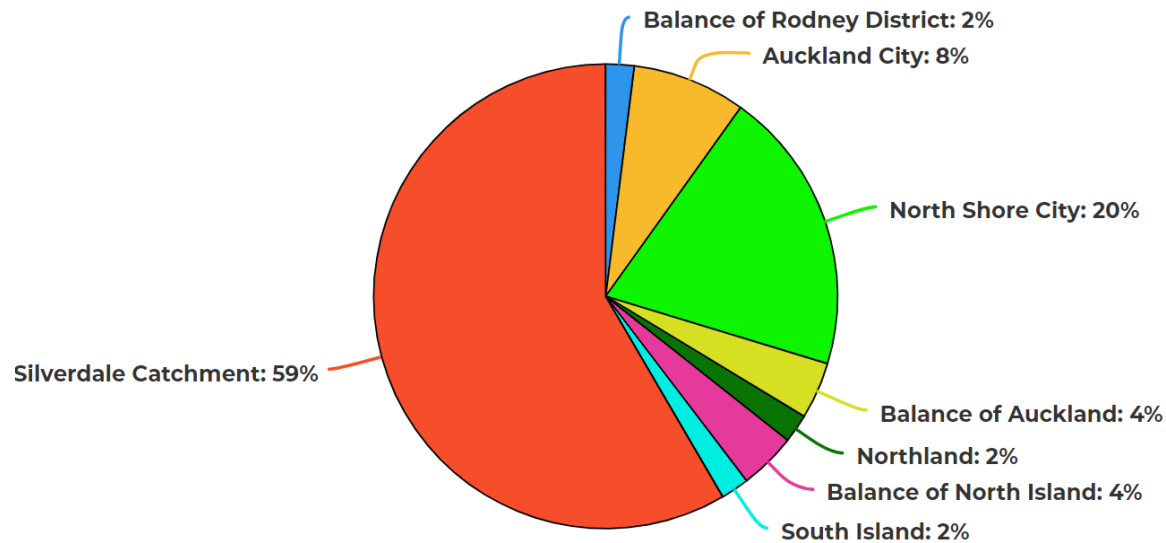


The population and household growth projections (Stats NZ) within the identified catchment area show that retail activity within the proposed catchment will continue to accelerate.

These projection series are yet to be updated to reflect the 2018 Census base and the surge created by the current covid environment.

We therefore make a comparison against the current population estimates based off the 2018 Census data to contrast the growth that was anticipated. Both Medium and High projections are utilized to reflect the Silverdale catchment. Being a high growth area has a propensity to grow at a faster rate than projected.

Destination of Retail Spend



Retail spending for the catchment is derived from identifying where the retail expenditure is generated in the Silverdale Catchment.

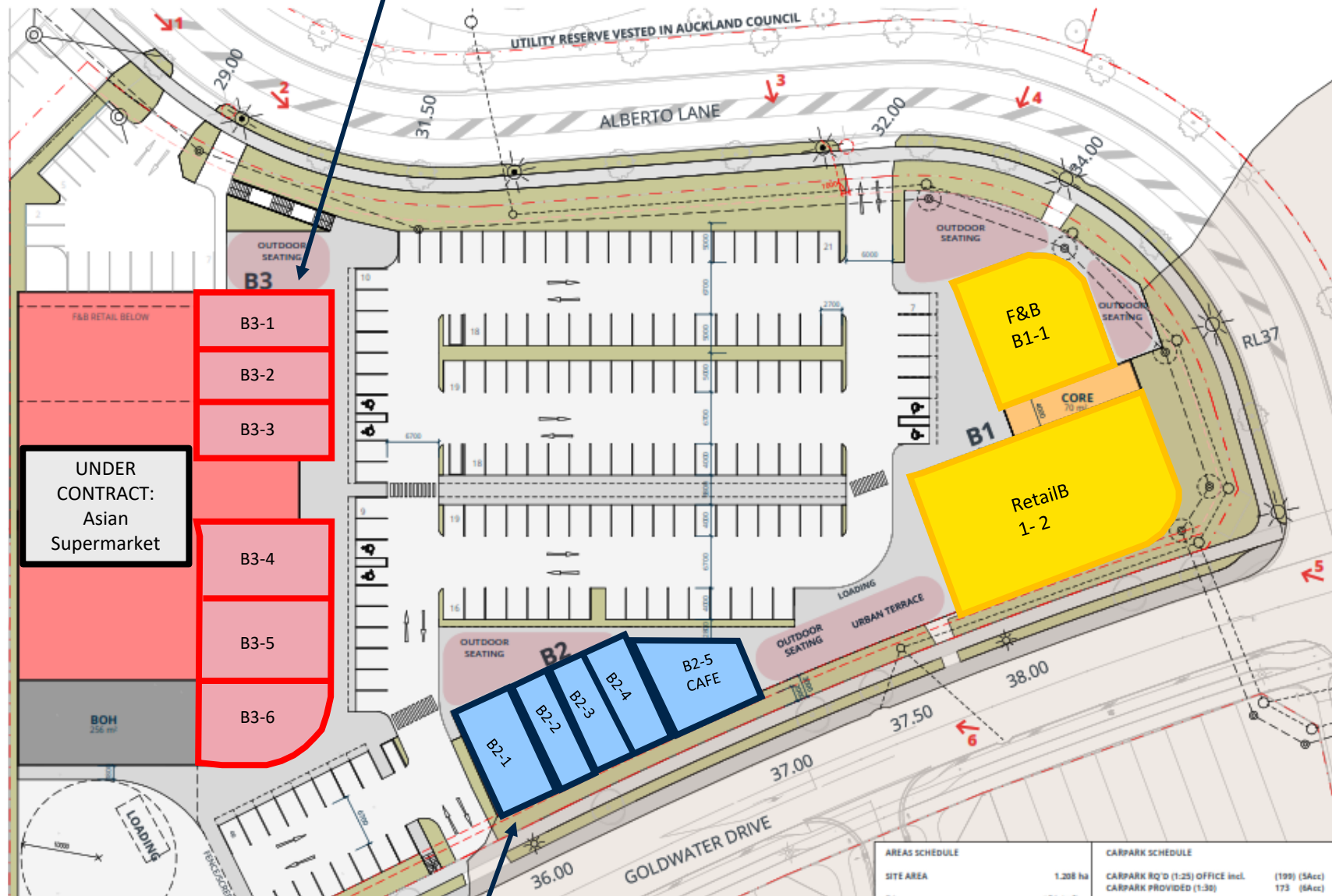
This shows that the Silverdale Catchment internalizes 59% of its generated annualized spending (i.e. spent locally).

This equates to around \$6 out of every \$10 spent by Silverdale residents, is spent within the Silverdale catchment area.

This will only grow as we note the extensive future growth areas as identified.

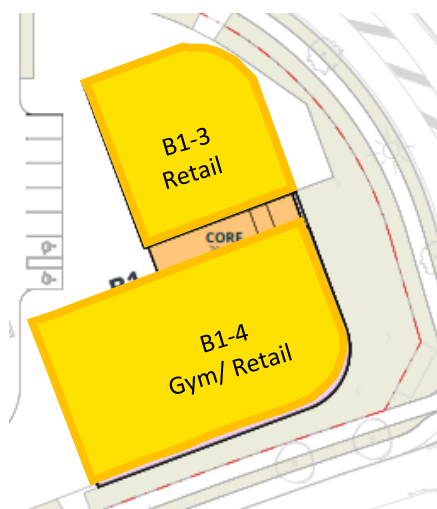
Lot 1

Unit areas can be combined (or reduced) made to suit preferred tenant size



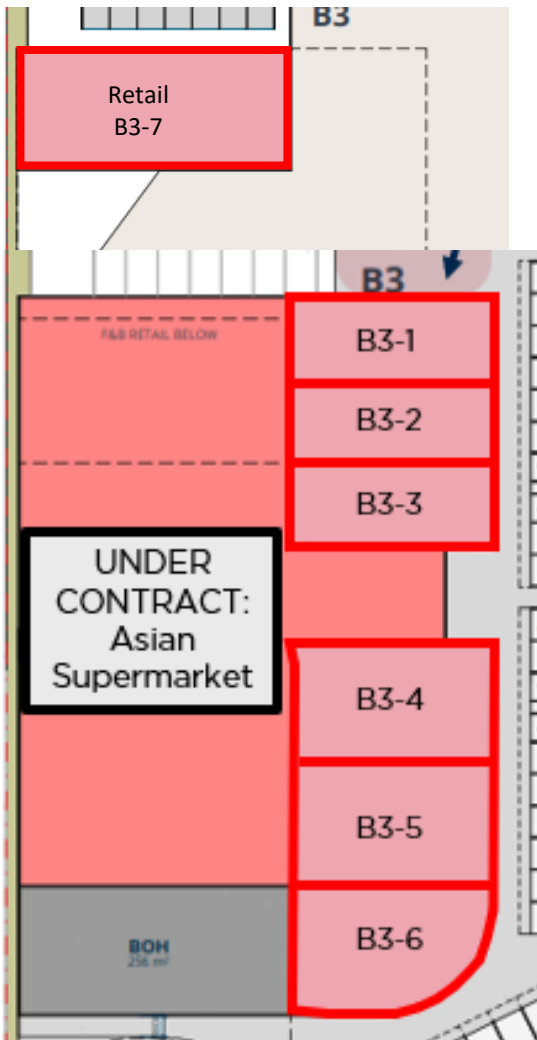
Unit areas can be combined (or reduced) made to suit preferred tenant size

Tenancy Summary – B1



Tenancy	Floor Area	Asking Annual Rental
B1-1	269 sqm	\$600 psm + Outside Covered \$250 psm + GST
B1-2	597 sqm	\$450 psm + Outside Uncovered \$125psm + GST
B1-3	333 sqm	\$400 psm + GST
B1-4	597 sqm	\$400 psm + GST

Tenancy Summary – B3



Tenancy	Floor Area	Asking Annual Rental
B3-1	120.66 sqm	\$550 psm + GST
B3-2	120.66 sqm	\$550 psm + GST
B3-3	120.66 sqm	\$550 psm + GST
B3-4	171 sqm	\$550 psm + GST
B3-5	171 sqm	\$550 psm + GST
B3-6	171 sqm	\$550 psm + GST
B3-7	324 sqm	\$400 psm + GST

Concept



Contact

Chris Beasleigh

Director - Retail

021 597 856

chris.beasleigh@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL
LICENSED UNDER THE REA ACT 2008

Andrew Bishop

Sales & Leasing - Retail

021 724 188

andrew.bishop@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL
LICENSED UNDER THE REA ACT 2008

Josh Eastmure

Broker, Commercial & Retail Leasing

021 046 4079

josh.eastmure@bayleys.co.nz

COMMERCIAL NORTH SHORE LIMITED
LICENSED UNDER THE REA ACT 2008

This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz

