



# Leasing Guide

Busy, contemporary, and superbly located, Northpoint Shopping Centre commands a prime, high-exposure position on the New England Highway in North Toowoomba.

*Your Local Centre*

## CENTRE SNAPSHOT

Majors:	<b>Coles</b>
Mini Majors:	<b>The Reject Shop, Priceline</b>
Total GLA:	<b>6,837 sqm</b>
Catchment:	<b>12,567 residents</b>
Parking:	<b>300 Cars</b>
MAT:	<b>\$66.8 Million</b>

As at October 2023

## Leasing Enquiries

Stuart Cameron  
stuartc@comac.com.au  
0428 358 680

# Northpoint Toowoomba

Built in 2014 the Centre has become one of the community's dominant convenience shopping precincts, benefitting from the affluent East Toowoomba catchment which lies within the main trade area.



**\$66.8 MILLION**  
MAT ANNUAL SALES



**6,837 M<sup>2</sup>**  
TOTAL GLA



**12,567**  
RESIDENTS



**300**  
CAR PARKS

## Anchored by a strong performing full line Coles (3,691 sqm), the centre can also boast the following:

- Centre reporting positive growth
- Strong national tenant mix with 2 mini majors and a super medical centre supported by ancillary medical services
- Selection of specialties trading above benchmarks
- Excellent location and exposure to 19,000 vehicles per day
- Toowoomba's population is 160,000 and is predicted to increase to over 200,000 in the next 15 years
- New infrastructure projects of around \$18.8 billion will further strengthen and underpin the growth in the region with \$4.3 billion projects approved and awaiting commencement and \$10.2 billion in projects underway
- Toowoomba Bypass, (formerly known as Toowoomba Second Range Crossing) is situated 2.5kms from Northpoint at the Mort Street interchange
- An Aldi is adjacent to the precinct.

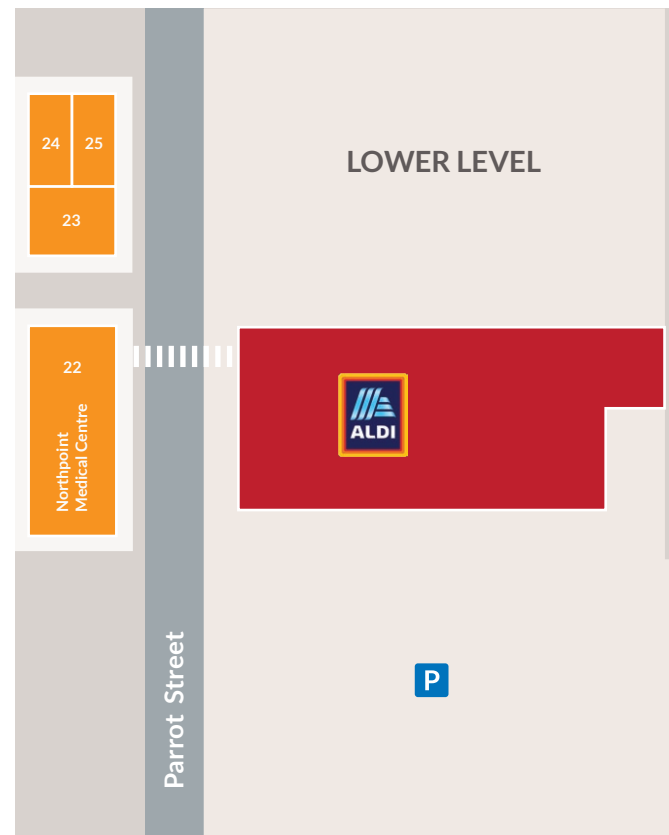
## Centre Plan

### UPPER LEVEL



Jones Street

### LOWER LEVEL



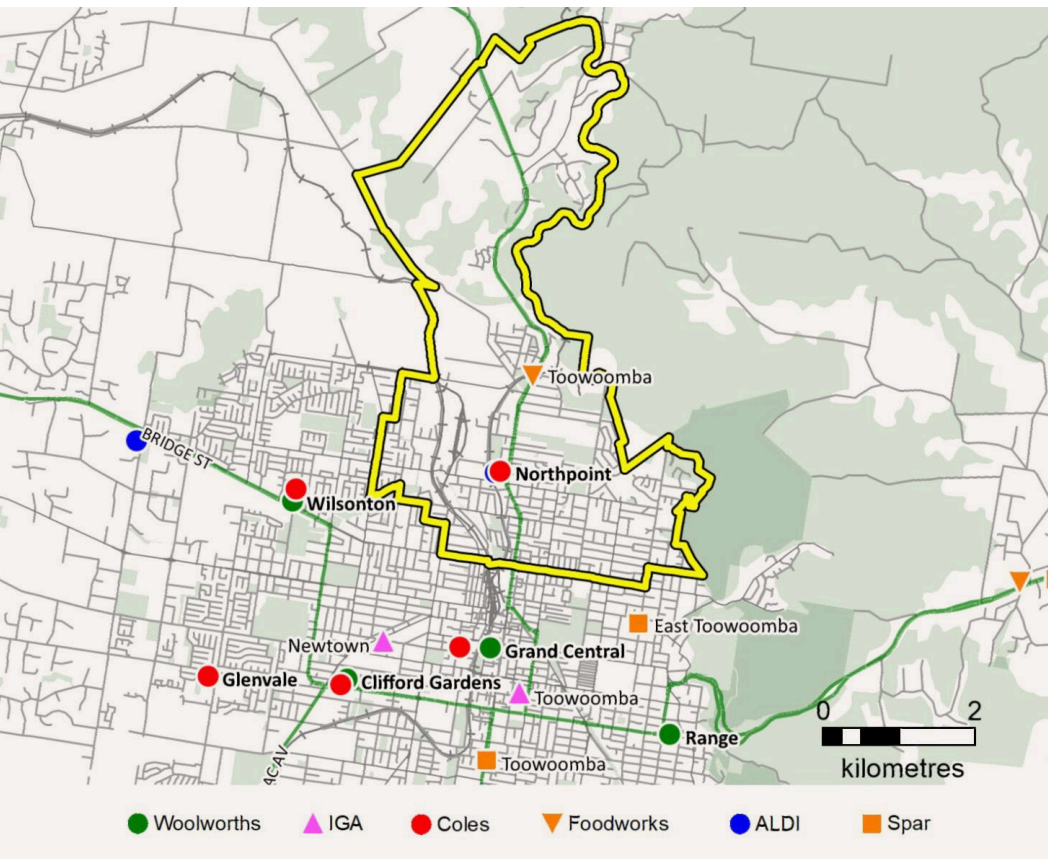
Leasing opportunities from 50sqm seeking a range of retail uses including:

- Food and take-away
- Ancillary medical/recreation
- Services

## Demographics




- Higher average per capita income than the non-metro QLD.
- A mean age of just over 39 years in the main trade area is on par with the national average and slightly younger than Queensland's non-metro average of 41.1 years.
- Compared to other non-metropolitan areas in QLD there is a higher proportion of young individuals living in the main trade area.
- 87% of the population is Australian-born.
- Household composition is similar to non-metropolitan areas, either with children (25%), or without children (28%). There is a higher than average proportion of sole residents (31%) compared to non-metro areas (26%).
- The area is well served by amenities and boasts a number of schools with combined enrolments in excess of 3,000 students.
- Almost 63% of residents in the primary trade sector live in their own home, while the entire main trade area sees a slightly higher renter percentage (37%) than the state's non-metro average (32%).

Source: Deep End Services Retail Profile Report, January 2023, ABS Census Data 2021.



*Your Local Centre*

Corner Ruthven & Jones Streets, Toowoomba QLD

-  [NorthpointShoppingCentre.com.au](http://NorthpointShoppingCentre.com.au)
-  [Facebook.com/NorthpointToowoomba](https://Facebook.com/NorthpointToowoomba)
-  [Instagram.com/northpoint\\_toowoomba](https://Instagram.com/northpoint_toowoomba)

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