



ANGAET  
PROPERTY MANAGEMENT



## ***RAINTREES SHOPPING CENTRE***

CRN ALFRED & KOCH STS, MANUNDA QLD 4870

### **CENTRE PROFILE**

Raintrees Shopping Centre is located in the suburb of Manunda, approx. 4km south-west of the Cairns Central Business District.

The Centre occupies 6.43ha and incorporates three street frontages, including Alfred Street, which is a major north-south arterial road servicing the extensive surrounding residential population.

This well maintained sub-regional shopping centre opened in 1974 and has undergone periodic refurbishments and extensions, offering 20,565 square meters of Gross Lettable Area and anchor tenants including Woolworths Supermarket, Cornett's Supa IGA & The Warehouse.

The centre offers an excellent tenancy mix, with 44 specialty retailers, four commercial office suites, two kiosks and three freestanding retail tenancies including Woolworths Petrol Plus, Raintrees Tavern and Tadpoles Early Learning Centre.

It has a diverse tenancy profile comprising established local operators and national retailers such as Wendy's, BWS, Lenard's Poultry, Brumby's and Red Rooster, presenting a quality food, convenience and service based offering.

The retail accommodation is arranged over a single level with Woolworths and Cornett's Supa IGA located at the northern end of the building and the Warehouse anchoring the southern end of the centre. Car parking is provided for by 850 parking bays including 200 undercover car parks and multiple ingress/egress points from Cochrane, Alfred & Koch Streets.



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## AREA PROFILE

Raintrees Shopping Centre services an extensive and growing catchment area:

Trade Area	Estimated Population 2008	Estimated Population 2021	Average Annual Growth (approx)
Primary (PTA)	26,820	29,170	0.63%
Combined Secondary	34,710	42,300	1.57%
Main (MTA)	61,530	71,510	1.16%

Key characteristics of Raintrees Shopping Centre trade area population include:

Average age of 35.5 years, with above average income levels across the main trade area, with significantly higher incomes earned by the secondary west residents.

The area has a higher than average number of residents from overseas, due to the local tourism industry and home ownership levels vary from the primary and secondary trade areas.

The surrounding area comprises mainly residential housing with various commercial and retail facilities interspersed along Alfred Street. The established residential suburbs of Manunda, Mooroolbul, Kanimbla and Westcourt surround the Raintree Shopping Centre.

The Cairns region also attracts more than 2 million domestic and international visitors each year and is known as a premier tourism destination throughout the world.



## TENANT LIST

<b>M1</b>	Woolworths	<b>Shop 66</b>	Cairns Kids Learning
<b>M2</b>	Vacant	<b>Shop 100</b>	Kumon
<b>Shop 1</b>	Woolworths Plus Petrol	<b>Shop 101</b>	Mission Australia
<b>Shop 2</b>	Lenards Poultry Shop	<b>Shop 102/103</b>	Manunda Library
<b>Shop 3</b>	Vacant	<b>Shop 104</b>	National Hearing Care
<b>Shop 4/5</b>	Vacant	<b>Shop 105</b>	The Optical Superstore
<b>Shop 4A</b>	The Tobacco Station	<b>Shop 106</b>	Vacant
<b>Shop 6</b>	60's Child	<b>Shop 107</b>	Sarah Asian Grocery
<b>Shop 7</b>	Max Rentals	<b>Shop 108</b>	Vacant
<b>Shop 8</b>	Thanh Thanh	<b>Shop 109</b>	Carley's Chinese Masage
<b>Shop 9</b>	Australian Red Cross	<b>Shop 110</b>	Crowtex Imports
<b>Shop 9A</b>	Angelas African Hairstyling	<b>Shop 111</b>	Blondies Kuts & Kurls
<b>Shop 10A</b>	Nail Lovers	<b>Shop 112</b>	Vacant
<b>Shop 10B</b>	Police Beat Raintrees	<b>Shop 113</b>	MFC
<b>Shop 10C</b>	National Australia Bank	<b>Shop 114</b>	Fish D'Lish
<b>Shop 11</b>	Australia Post	<b>Shop 115</b>	Hot Wok
<b>Shop 14</b>	Discount Zone	<b>Shop 116</b>	Roast Stack
<b>Shop 19</b>	Miller Fashion Club	<b>Shop 117</b>	Your Coffee Time
<b>Shop 21A</b>	Vacant	<b>Shop 117A</b>	Austcare Training
<b>Shop 21B</b>	QML Pathology	<b>Shop 118</b>	Lincraft Australia
<b>Shop 22</b>	Subway	<b>Shop 118A</b>	Jump Mania Trampoline Park
<b>Shop 24</b>	Raintree News	<b>Shop 121</b>	Muzz Buzz
<b>Shop 26</b>	Smart Clinics	<b>Kiosk 1</b>	Vacant
<b>Shop 27</b>	Raintrees Plaza Café	<b>Kiosk 3</b>	Mori Mori Sushi
<b>Shop 29</b>	Optimal Pharmacy	<b>Kiosk 4</b>	FNQ Tobacconist
<b>Shop 32</b>	Raintrees Discount Meats	<b>Kiosk 4A</b>	Vacant
<b>Shop 36</b>	Buns on the Run	<b>ATM 1</b>	Westpac ATM
<b>Shop 37</b>	Fruit Buzz	<b>ATM 2</b>	Vacant
<b>Shop 45</b>	Beer, Wine & Spirits	<b>ATM 3</b>	ANZ Bank ATM
<b>Shop 57</b>	Samoan Independent	<b>ATM 4</b>	Commonwealth Bank ATM
<b>Shop 58</b>	Red Rooster	<b>ATM 5</b>	Commonwealth Bank ATM
<b>Shop 60A</b>	Raintrees Tavern	<b>ATM 6</b>	Cardtronics Australasia
<b>Shop 61</b>	Church of God World	<b>ATM 7</b>	Cuscal Limited

