



Shops 10 & 14, 30 Wiluna St, Yokine



## One Vibrant Retail Opportunities - Flinders Square Shopping Centre

Xceed Commercial is pleased to offer for sale one **(1) Retail opportunities** at Yokine's vibrant Flinders Square Shopping Centre, anchored by a Coles supermarket and just 200m from Dog Swamp Shopping Centre and 5.4km from Perth CBD.

Yokine is an established residential suburb between Wanneroo Road and Alexander Drive, offering superb regional and local accessibility for the surrounding population. As Wanneroo Road is a major arterial route through the northern suburbs corridor with a high traffic volume, Flinders Shopping Centre couldn't be better positioned to enjoy this prime location.

### Shop 10

Leased

### Shop 14

Approx GLA 83sm

Multiple retail opportunities

Suit a beautician, due to its existing fit-out

**Price** One Vibrant Real Opportunities - P.O.A  
**Property Type** Commercial  
**Property ID** 29516

### Agent Details

Jackie Skubevski - 0428 820 052

### Office Details

Xceed Real Estate - Commercial Leasing & Sales  
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### **Shopping Centre features Include:**

Centre occupies 1,470sqm of retail floor space

23 tenants with 11 chain or national brands

Outgoings are \$151.92 per m2 p.a. plus GST for financial year ending 2024

348 car spaces

Pet Barn has exclusivity so no pet stores or similar products

Other retailers within the Centre include Coles, Stellarossa Café, Flinders Fresh, Pharmacy 777, Bakers Delight, Gentle Nails, Liquorland, Petbarn and Australia Post, and a number of other mixed retail outlets.

With a demographic characterised by higher-than-average house income levels, these premises provide a positive retail opportunity within a bustling, residential location. The Centre's main patronage is also enjoyed by a slightly older demographic, who would be seeking a convenience-based shopping centre close to home.

Some retail opportunities that would align with this demographic include:

- Optometrists
- Child services, eg speech pathologists
- RAC/Health Services
- Chiropractor or physio practice,
- Gym, eg. Speedfit
- Mole scan/Skin check clinic
- Hearing services /Testing
- Halal/kosher-type butcher

Flinders Square is a convenience-focused, Coles-anchored shopping centre with 23 tenants, located right in the heart of busy Yokine. This is a fabulous opportunity for retailers seeking business in a prominent shopping centre situated in a high-traffic flow area with a predicted strong population growth.

For expressions of interest, please contact Jackie Skubevski at [jackie@xceedre.com.au](mailto:jackie@xceedre.com.au) or on 0428 820 052.

### **Location**

- 200m Dog Swamp Shopping Centre
- 4.5km Perth CBD
- Centre borders Flinders, Nanga and Wiluna Streets
- Residential area with a high-income older demographic seeking convenience close to home

- High-traffic area close to public transport
- Proximity to entertainment, St Denis Primary School, recreational facilities and BP service station

### **Brochure Copy**

#### **TWO RETAIL SHOPS IN FLINDERS SQUARE MARKET, YOKINE – HIGH TRAFFIC AREA**

Xceed Real Estate is pleased to offer for sale one retail opportunities at Yokine's vibrant Flinders Square Shopping Centre, just 200m from Dog Swamp Shopping Centre and 5.4km from Perth CBD. A convenience-based, Coles-anchored shopping centre, the two shops - 83m<sup>2</sup> respectively - are located within a vibrant shopping precinct of 23 tenants, including the popular Stellarossa Café. One is ideal for food and beverage services, the other would suit a beautician, but other services are also suitable. Benefiting from the high traffic flow from Wanneroo Road, this is a fabulous retail opportunity in a precinct that enjoys high exposure within a prime residential area.

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