

Your Place in the **Heart** of Griffith



PROUDLY MANAGED BY

FIRST
ASSET MANAGEMENT

10 – 12 Yambil Street
Griffith NSW 2680



OVERVIEW

CENTRE OVERVIEW

ADDRESS

10-12 Yambil Street
(Cnr Jondaryan Avenue)
Griffith NSW 2680

LOCATION

Griffith CBD –
Prominent Corner Location

SITE SIZE

2.04 HA

CENTRE GLA

11,507.30m²

ANCHOR TENANT

Target

KEY RETAILERS

Chemist Warehouse, Cotton On Mega,
Flight Centre, Platypus Shoes,
Prouds the Jewellers

CARPARKS

500 Undercover Carparks

ROLE

Primary retail hub for Griffith and
surrounding region offering retail,
services, lifestyle and casual dining.

A Strong Local Centre with *Opportunity to Grow*

Griffith Central is the dominant retail destination in Griffith, servicing the city and surrounding rural areas with a strong mix of national brands, essential services and local businesses.

Located in the heart of the CBD, the Centre plays an important role in everyday life providing convenience, connection and a welcoming place for the local community to shop, dine and access services.

With new management in place and a clear focus on leasing strategy, Griffith Central is entering a new phase strengthening its retail mix, supporting existing tenants and creating opportunities for new businesses to thrive.

Why Griffith Central?

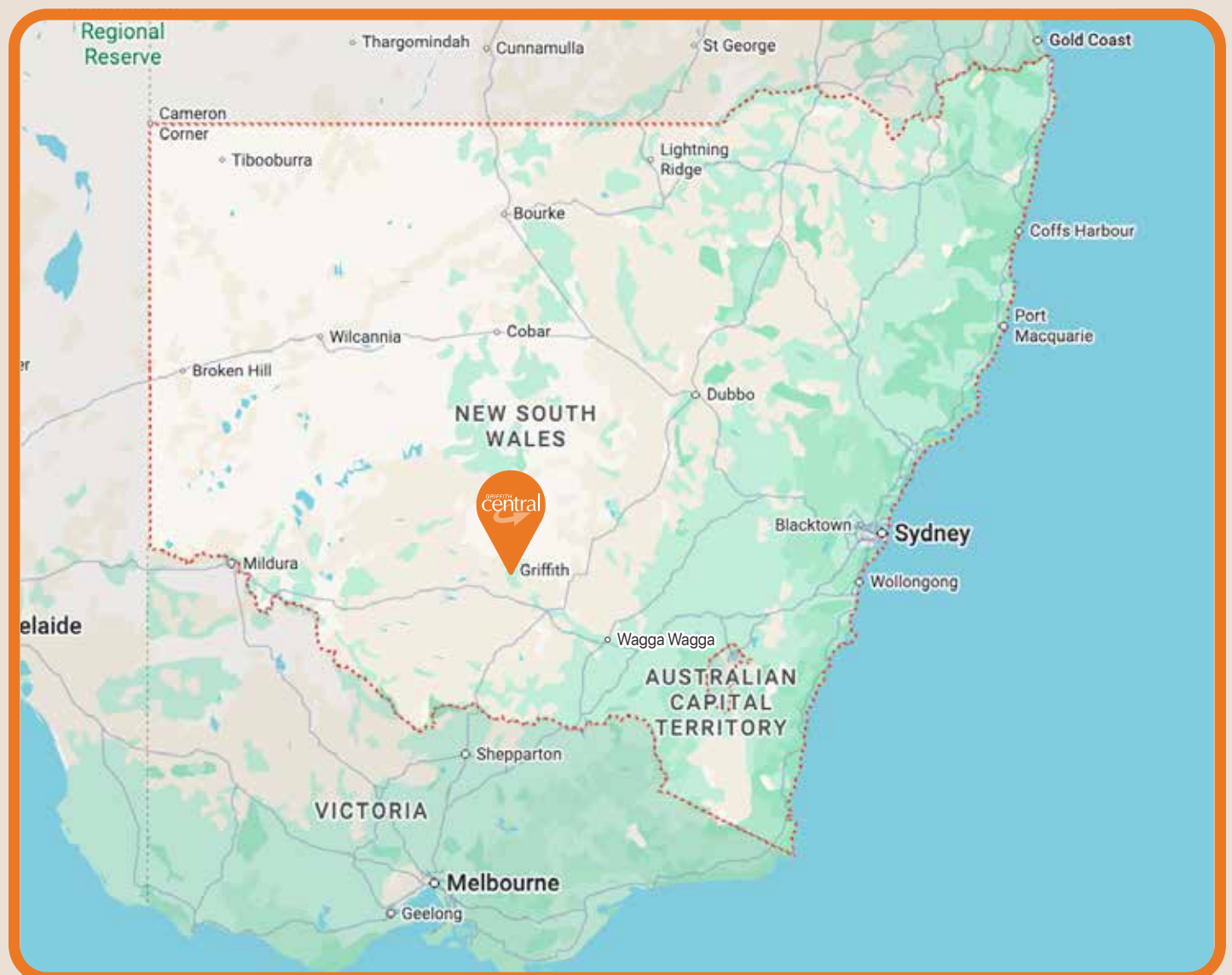
- ✓ Prominent CBD location with high visibility.
- ✓ Anchored by Target.
- ✓ Established national retailers including Chemist Warehouse, Cotton On Mega, Platypus Shoes, Flight Centre and Prouds the Jewellers.
- ✓ Strong mix of essential services, retail and casual dining.
- ✓ Busy Food Court acting as a key community meeting place.
- ✓ Servicing a broad regional catchment.
- ✓ New Management & Marketing Strategy.



GRIFFITH & SURROUNDS

Griffith City is located in the Riverina Region of south-western New South Wales, about 450 kilometres north of Melbourne and 570 kilometres west of Sydney. Griffith City is a predominantly rural area, with rural-residential and residential areas in several townships and villages.

Most of the population lives in the main urban area of Griffith and the smaller villages of Beelbangera, Bilbul, Hanwood, Lake Wyangan, Nericon, Tharbogang, Widgelli, Yenda and Yoogali. Rural land is used largely for agriculture, horticulture and viticulture, particularly rice, citrus fruit, canola, vegetable and grape growing, with some sheep and cattle grazing.

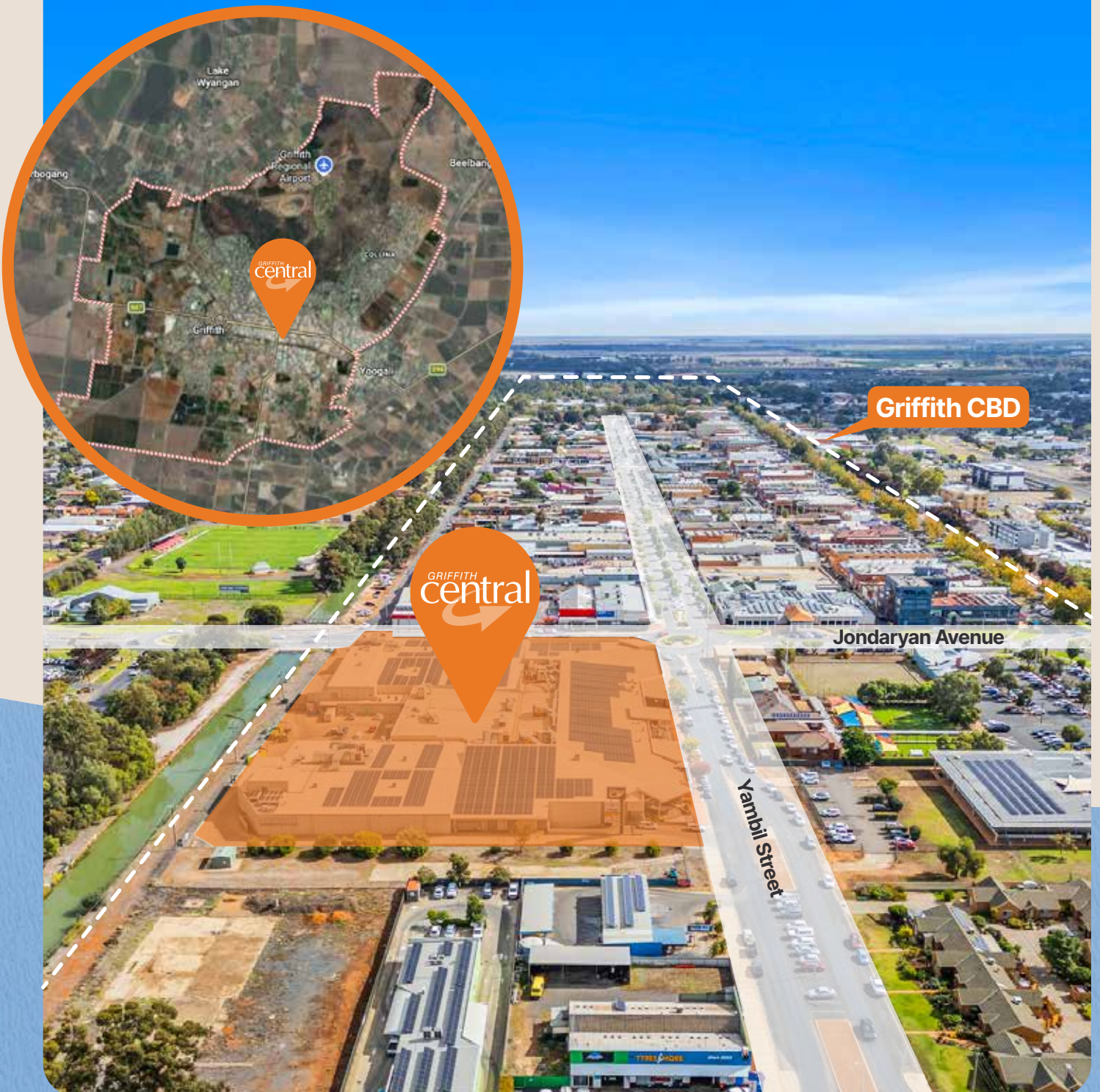


GRIFFITH CENTRAL

Positioned within Griffith's CBD, Griffith Central benefits from strong accessibility, visibility and proximity to surrounding retail, commercial and residential areas.

Located on a prominent roundabout corner, the Centre captures consistent passing traffic from multiple directions.

Located in the *Heart of Griffith*





A Centre Built around *Everyday Convenience*

ABOUT US

Griffith Central brings together a carefully balanced mix of retailers designed to meet the everyday needs of the local community.

Leasing is approached strategically to ensure new tenancies complement the existing mix and strengthen overall customer experience.



CATCHMENT & DEMOGRAPHICS

Serving a *Strong Regional Community*

Griffith is a major regional city acting as a key service, employment and retail hub for a broad surrounding catchment.

The local economy is supported by agribusiness, manufacturing, logistics, health care and education.

The median household income for Griffith is \$1,676, 17% higher than Regional New South Wales's household income of \$1,434. Griffith has a younger age profile compared to the rest of Regional New South Wales (median age 36 vs 43). Property ownership data shows 45% of property owners in Griffith have a mortgage.

Griffith has an above average proportion of children, teenagers and working-age adults, supporting long-term retail demand across discretionary, food, lifestyle and services categories.

POPULATION FORECAST



2026 → 2046
28,266 → 31,421
11% INCREASE

AGE STRUCTURE



**Griffith
Median Age
36 years**



**Regional
NSW Median
43 years**



**National
Median
38 years**

HOUSEHOLD STRUCTURE



**High Median
Household
Income**



**High Level
of Home
Ownership**



**Dominant Family
Household
Structure**

EMPLOYMENT BY INDUSTRY



**Manufacturing
20%**



**Construction
12%**



**Health Care
& Social
Assistance
12%**



**Agriculture,
Forestry &
Fishing
12%**



**Retail Trade
9%**



**Education &
Training
7%**

LEASING OPPORTUNITIES

Griffith Central: *A Centre Moving Forward*

With the appointment of First Asset Management as the new Centre Managers, Griffith Central is undergoing a renewed focus on leasing and marketing outcomes, retailer support and customer experience.



Opportunities for the *Right Retailers*

Griffith Central offers a range of leasing opportunities for businesses looking to establish or expand. Sizes vary from 24m² up to 1,284 m².

Ideal categories include:

FRESH FOOD

Supermarket (express convenience),
Asian / Specialty Grocers, Butcher.

GENERAL RETAIL

Fashion (Male, Female & Children),
Discount Fashion, Homewares, Florist etc.

HEALTH & LIFESTYLE

Cosmetics, Allied Health including podiatry,
Health and Fitness.

PROFESSIONAL SERVICES

Banks, Services, Tax accountants and other
complementary businesses.



AVAILABLE OPPORTUNITIES



Major

Major Target

Casual Dining

K6	Amanti Di Caffè
T15	Baby Chop Sticks
T14A	Boost Juice
T14B	Gallipoli Kebabs
T12	Genki Sushi
T11A	Mangiamore
T11B	Peeches Coffee Lounge
T13	Subway
T31	Yo Bella Frozen Yogurt

Fashion

JDDs A	Cotton On Mega
T6	Hip Hop Culture
T8	Platypus Shoes
T29B	Spendless Shoes

Entertainment

T4A	Amusement Machines
-----	--------------------

Lifestyle

T30	Amplifon Hearing Care Professionals
T16 - T18	Chemist Warehouse
T26B	Green Touch Acupuncture & Massage
T24/T25B	Griffith Straight White Smiles
T10	Modern Mancave
T19B	NeoNails
T25A	Pure Laser
T19A	Salon Central
T3	Specsavers
Basement	Yuvi Hand Car Wash

General Retail

T29A	Bizup
K3	Blind Jimmys
T9	Signall
T26A	Flight Centre
T20 - T22	Kaisercraft
T28	Prouds the Jewellers

Discounter

JDDs B	Treasure Hunter
--------	-----------------

For Lease

T1	Vacant
T2	Vacant
T4B	Vacant
T5	Vacant
T7	Vacant
T23	Vacant
T32	Vacant
M1A	Vacant
M1B	Vacant
K7	Vacant

LEASING ENQUIRIES

MICHAEL GREENUP

Sales & Leasing Executive

0477 888 618

michael@firstassetmanagement.com.au

MARQUISE MOORE

Leasing Executive

0414 888 670

marquise@firstassetmanagement.com.au

FIRST
ASSET MANAGEMENT



GRIFFITH
central

10 – 12 Yambil Street
Griffith NSW 2680