



# The *apex* of modern *convenience*

Convenient location. Vibrant and diverse culture. Future growth.  
Fortitude Valley's #1 convenience retail opportunity.

Only eight spaces available.

# Unparalleled formula for retail success

Valley Metro is Fortitude Valley's #1 convenience retail opportunity.

The site lies directly above Fortitude Valley Train Station, acting as a thoroughfare for workers, residents and students.

The remaining vacancies are the final opportunity to secure a place at the heart of Brisbane's most diverse location.

## Location

Fortitude Valley's #1 convenience retail opportunity, servicing Brisbane's premier fringe office location and entertainment precinct.

## Growth

Valley Metro is the heart of Fortitude Valley's ongoing gentrification and urban renewal. Forecast population growth of 5.7% p.a. through to 2026 and 3.6% p.a. through to 2031, outperforming the Queensland forecast of 1.75% p.a. for the same period.<sup>1</sup>

## Performance

Servicing a growing number of commuters (an average of 20,000/day in Jan 2023),<sup>2</sup> the centre's retailers have experienced exponential month on month sales growth.

<sup>1</sup> ABS 2021 Census.  
<sup>2</sup> ABS 2021 Census.

Bustling location

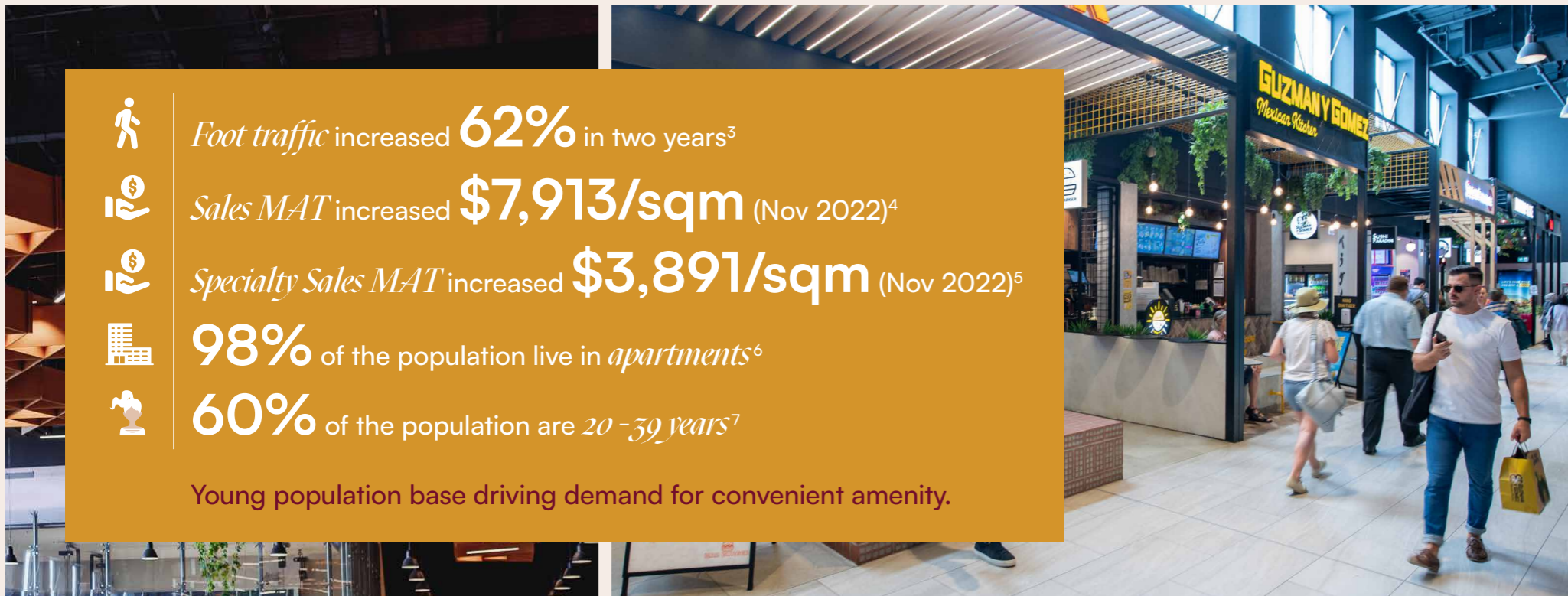
Empowered growth






Elevated performance

Brisbane's most exceptional retail opportunity

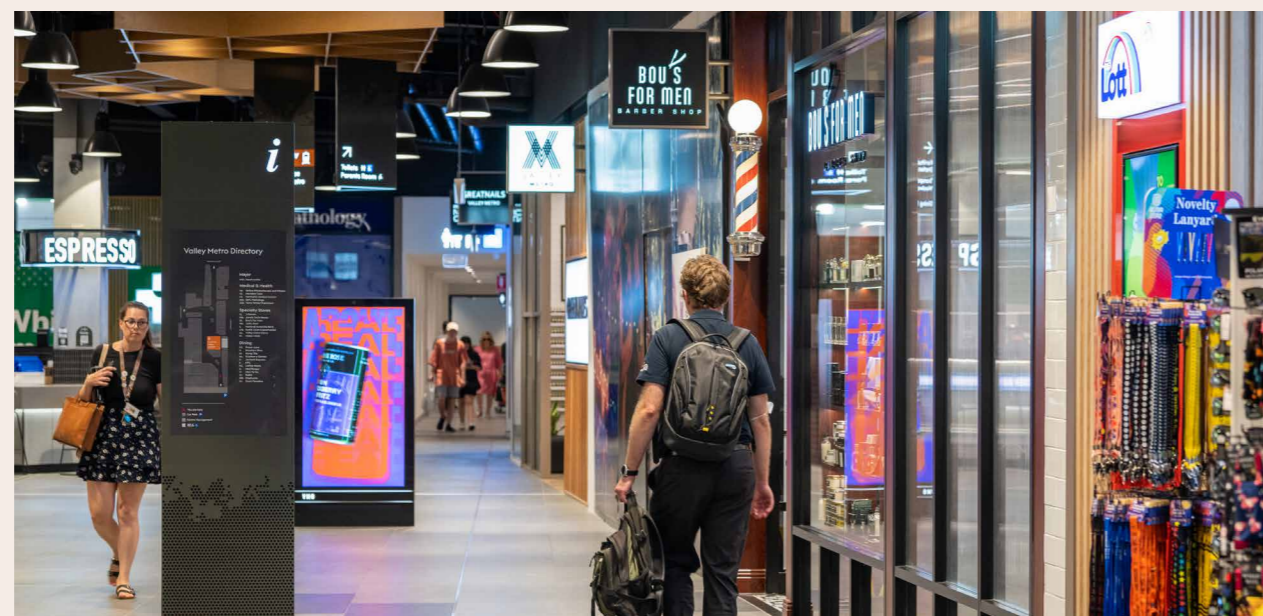


M1	Woolworths	T13	7 Eleven	T23	Bou's for Men
T1/2	Available	T14	Tobacco Shed	T24	Metro News
T3	NAB	T15	Available	T25	Available
T4/5	Sunlit	T16	Gong Cha	T26	Terry White Chemmart
T6	Jackpot Dining	T17	Menya Go	T27	Two Brothers Cafe
T7	KFC	T18	Amola Case & Repair	T28	Available
T8	The Yiros Shop	T18B	Starbucks	T29	Refine Physiotherapy
T9	Mad Burger	T18C	Jetts Fitness	T30	Available
T9A	GYG	T19	Available	T31	BWS
T10	Sushi Paradise	T20	My Health Medical Centre	K1	Mister Minit
T11	Brooklyn Slice	T21	Great Nails	K2	Boost
T12	Roll'd	T22	Available	K3	Available



 Foot traffic increased **62%** in two years<sup>3</sup>  
 Sales MAT increased **\$7,913/sqm** (Nov 2022)<sup>4</sup>  
 Specialty Sales MAT increased **\$3,891/sqm** (Nov 2022)<sup>5</sup>  
 **98%** of the population live in *apartments*<sup>6</sup>  
 **60%** of the population are *20-39 years*<sup>7</sup>

Young population base driving demand for convenient amenity.



## Growth fuelled by renewal

Valley Metro stands in the centre of an expansive strategic urban regeneration program leading Fortitude Valley into the future.

In the last five years \$12.5B of investment has transformed Fortitude Valley into a modern urban hub.

As new commercial towers, retail precincts, hotels and lifestyle amenities have risen, natural urban gentrification has seen a rapid increase in population, disposable income and retail spending.

Modelling for the Valley Metro project forecasts an increase in Gross Regional Product by more than \$500M.<sup>8</sup>

With 16 future projects<sup>9</sup> to introduce further lifestyle, commercial, transport and residential infrastructure, Fortitude Valley's apartment inventory is set to grow by 82%<sup>10</sup>, attracting significant population growth.

In the heart of a bigger, better, brighter Fortitude Valley, Valley Metro is the *only* choice for retail operators seeking growth.

<sup>3</sup> Valley Metro Pedestrian Numbers Master 2023.

<sup>4</sup> JLL Retail Sales Analysis Report 2022.

<sup>5</sup> JLL Retail Sales Analysis Report 2022.

<sup>6</sup> ABS 2021 Census.

<sup>7</sup> ABS 2021 Census.

<sup>8</sup> Synergies Economic Consulting (2017) Valuing the social and economic benefits of urban renewal — Fortitude Valley, Qld.

<sup>9</sup> Urbis 2016.

<sup>10</sup> Urbis 2016.

# The *pulse* of Fortitude Valley

Fortitude Valley is evolving into a diverse, vibrant, trendy destination to live, work and play.

At its core lies Valley Metro.



**\$12.5B** investment in last 5 years<sup>11</sup>



Retail spend in Fortitude Valley has risen **45%** between 2017 and 2021<sup>12</sup>



**75.3%** of population classify *Double Income No Kids* (DINKS)<sup>13</sup>



Population will grow by **87.5%** to 20,070 persons by 2024<sup>14</sup>

<sup>11</sup> Urbis 2016.  
<sup>12</sup> ABS, Queensland Government Statisticians Office, 2018.  
<sup>13</sup> ABS Census 2016.  
<sup>14</sup> ABS 2021 Census.

Howard Smith Wharves & Story Bridge



Brisbane CBD



Cathedral Place Residential Community



Utopia Space



Spring Hill



FV Flatiron



The Coterie Apartments



Brunswick & Co.  
Fraser's Property Australia's  
Build-to-Rent Apartments  
(due for completion in 2024)



Fortitude Valley Train Station



Brisbane's most  
*exceptional* retail  
opportunity

Only eight high growth retail  
spaces remain. Act fast.

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