



# LEASING OPPORTUNITIES

## BYRON BAY FAIR

BYRON WEST'S MOST CONVENIENT SHOPPING – FOR LOCALS & HOLIDAYMAKERS ALIKE.

Byron Bay Fair is an open style neighbourhood shopping centre, which commenced trading in 2006. The property is situated within Byron Bay's thriving retail, industrial and holiday precinct.

Byron Bay Fair is a convenient single level shopping centre situated in the popular coastal township of Byron Bay, NSW and is anchored by Byron Bay IGA Supermarket and complimented by a Sunrise Cellars liquor outlet, chemist, radiologist, and specialty stores. The centre is supported by 112 convenient car parks.

**STRONGLY**  
PERFORMING IGA

**112 FREE**  
CONVENIENT CAR  
PARKING OPTIONS

**OVER 8**  
SPECIALTY SHOPS AND  
SERVICES, ANCHORED  
BY BYRON BAY IGA

**2769M<sup>2</sup>**  
GROSS LETTABLE AREA



FREE WIFI | FREE PARKING | OPEN 7 DAYS  
[BYRONBAYFAIR.COM.AU](http://BYRONBAYFAIR.COM.AU)



**CLARENCE**  
**PROPERTY**



# WHY CHOOSE BYRON BAY FAIR?

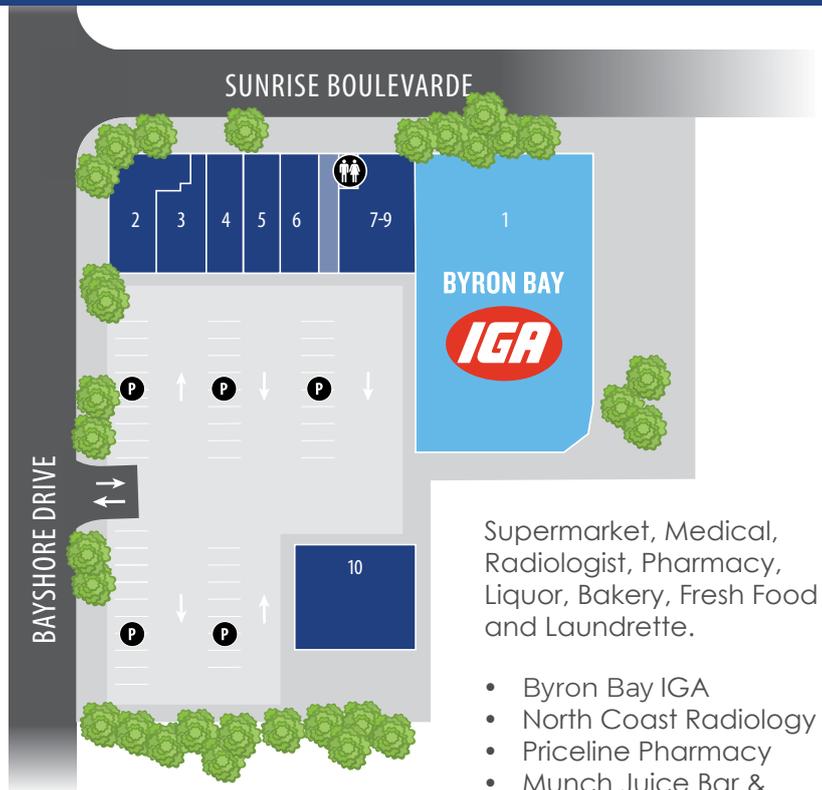
## COASTAL PARADISE

Whether you seek a nature retreat or the perfect wave, Byron Bay caters to both. Situated just 45 kilometres south of the Queensland border and an hour from the Gold Coast, it's conveniently close to both the Gold Coast and Ballina / Byron Airport. Byron Bay Fair is easily reached by car from the Pacific Motorway, the primary highway along the Eastern Seaboard, heading either north or south.

## CENTRE PROFILE

The shopping centre is located in the Byron Arts and Industry Estate in West Byron - approximately 1km from the centre of Byron Bay, and home to a diverse community of innovative, creative businesses.

Commencing trade in 2006, the centre is supported by 110+ free and convenient car park spots - in a town which is often difficult to park in.



## RETAIL PROFILE TENANCY MIX

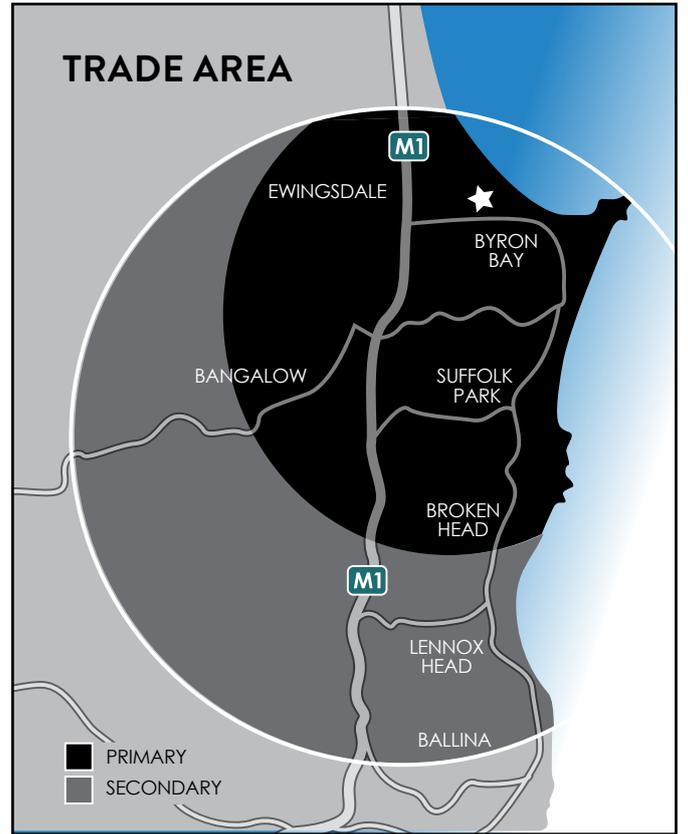
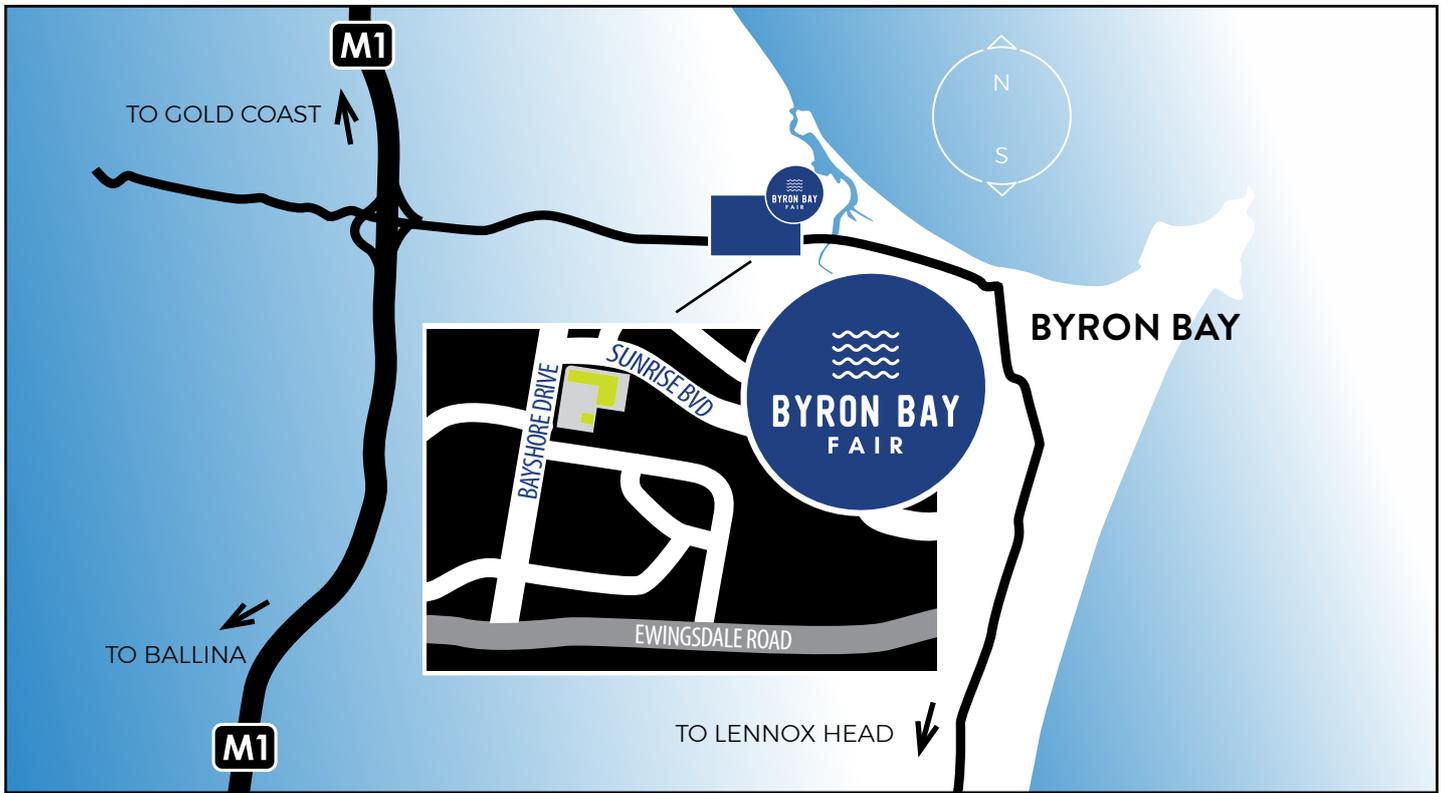
Supermarket, Medical, Radiologist, Pharmacy, Liquor, Bakery, Fresh Food and Laundrette.

- Byron Bay IGA
- North Coast Radiology
- Priceline Pharmacy
- Munch Juice Bar & Takeaway
- Sunrise Fresh Laundrette
- Sunday Sustainable Bakery
- The Bright Side Clinic
- Sunrise Cellars



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# FURTHER INFORMATION

## LEASING OPPORTUNITIES

Clarence Property is seeking interest to join our dynamic tenancy mix at Byron Bay Fair. Contact us today to discuss leasing opportunities further. Clarence Property is seeking interest from Food and Takeaway operators, Butchers, Bakers, Barbers, Hairdressers, Health and Professional Services to join our dynamic tenancy mix at Byron Bay Fair, contact us today to discuss leasing opportunities further.

- Retail Tenancies available from 66m<sup>2</sup> to 144m<sup>2</sup>
- Level 1 Suites from 70m<sup>2</sup> to 130m<sup>2</sup> with flexible sizes.

## FOR FURTHER INFORMATION

CLARENCE PROPERTY

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## CLARENCE PROPERTY

### A HISTORY OF SUCCESS

Clarence Property is a market leading funds management business combining people, capital and ideas to help our investors, shareholders and the community we serve, to prosper.

Clarence Property has a strong and consistent track record in successful property investment. This success is delivered through an experienced team, extensive leasing capabilities, a strong development track record and access to off-market opportunities. The key foundation driving everything Clarence Property undertakes is to deliver enduring property income to unitholders. Clarence's portfolio includes commercial, retail, logistics, industrial and residential developments and properties from Townsville in Queensland to Grafton in Northern NSW.

Today the business has approximately \$500m of real estate assets under management, with both significant investment and development opportunities.

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