



BLUE CHIP EDUCATION INVESTMENT LEASED TO NATIONALLY RECOGNISED

For Sale

Contact Agent
For Sale

Medical/Consulting • Land/Development • Other

138 Hoffmans Road, Essendon, Vic 3040

Floor Area:

804 m²

Land Area:

1894.00 m² (approx)



Property Description

- **Renewed 10+10+10 year lease**
- **Licensed for 131 children**
- **Leased to National Operator Guardian**

CBRE Australian Healthcare and Social Infrastructure is delighted to offer for sale 138 Hoffmans Road, Essendon. Leased to Guardian Early Learning who own and operate 100+ centres nationwide. Guardian Early Learning is backed by the Partners Group, one of the largest private market investment managers in the world with AUD \$140 billion under management.

- Renewed 10 + 10+ 10 year lease to 2050 (commencing 1 July 2020)
- Land area of 1,894sqm* with substantial high-grade purpose built construction of 804sqm* with 22 car spaces
- Current rental of \$491,250 per annum** with fixed 3.5% or CPI annual increases, whichever is greater
- Strong underlying land value with Essendon median house price presently \$1,460,000*
- Highly trafficked Hoffmans Road location (5,400 cars per day*) with generous street frontage of 40m*
- Strategically located 250m* to Niddrie Central Shopping Centre anchored by Woolworths and the retail, food and lifestyle village of Keilor Road
- Surrounded by high profile primary schools supporting this long standing child care centre; St John Bosco (400m*), Essendon North Primary School (950m*) and Niddrie Primary School (1.5km*)

For further information please contact the exclusive sales and marketing agents:

Josh Twelftree ...

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Car Spaces
22

138 Hoffmans Road, Essendon, Vic 3040



Josh Twelftree
+61 452 524 985

Sandro Peluso
+61 418 389 757

Jimmy Tat
+61 439 399 118

Marcello Caspani-Muto
+61 417 065 777