



# Impressive Convenience Retail Investment

**Sold**

Contact Agent

Sold: Thu 10-Feb-22

Retail • Land/Development • Showrooms/Bulky Goods

Viva Energy Australia, 182 Stud Road, Dandenong, Vic 3175

**Floor Area:**

1 m<sup>2</sup>

**Land Area:**

0.74ha (1.82 acres) (approx)



## Property Description

- **15 Year Lease to 2030**
- **Major 7,370sqm gateway site**
- **ASX Listed Tenant - Viva Energy**

+ Secure 15-year lease to 2030 plus options to 2045.  
+ Viva Energy Group Limited (ASX: VEA), a blue-chip \$3.5 billion ASX-listed company and Shell's Australian licensee with over 1,300 retail fuel sites across Australia\*\*.  
+ Viva Energy controls 24% of Australia's retail fuel market, with retail fuel volume up 23% in the first half of 2021\*\*.  
+ Landlord-favourable net lease terms with the tenant paying all rates, building and public liability insurances.  
+ Annual CPI rent reviews.  
+ Impressive 360sqm convenience retail store including a Subway Restaurant  
+ Recent tenant-funded upgraded and refurbished to the convenience store to their latest corporate layout and design.  
+ Substantial and underutilised 7,370sqm site with 65 metre frontage.  
+ Strategic gateway location to Dandenong CBD and the first fuel & convenience retail site and off the Monash Freeway.  
+ High exposure positioning with 28,000 vehicles passing daily\*\*\*  
+ Surrounded by important social infrastructure, including 13 schools in a 3km radius servicing a combined 6,844 full time students.\*\*\*  
+ Strategic location between Dandenong Stadium and major intersection Stud and Heatherton Roads, encompassed by McDonalds, Red Rooster and the Dandenong Club.  
+ Greater Dandenong: an important and growing Melbourne suburb, forecast growth of 22% to 205,000+ people within 7 years\*\*\*\*  
+ Revitalising Dandenong Central: attracting over \$1 billion in private sector investment with completion in 2031, creating 5,000 jobs, 470 new dwellings and 2,500sqm of community space. \*\*\*\*  
+ Secure Essential Service Investment  
+ Estimated Net Rent: \$392,848 pa + GST.

\*Viva Energy Australia ...

## Additional Details

Building	Tenure Type
Whole	Tenanted Investment

Viva Energy Australia, 182 Stud Road, Dandenong, Vic 3175



**Matthew Wright**  
0458 290 588

**Rick Jacobson**  
0413830083

**Zomart He**  
0488 220 830

**Jamie Perlinger**  
0413860315