

A decorative header featuring a pattern of overlapping teal and dark teal triangles.

FOR LEASE

The Village Bacchus Marsh Extension

Proudly owned and operated by

DeGroup
Investors & Developers

Centre overview

A cornerstone of the community

The Village is Bacchus Marsh's dominant shopping hub for everyday essentials.

Anchored by a double supermarket offering, the centre features ALDI, Coles, Dan Murphy's, The Reject Shop, UFS Pharmacy and over 60 specialty stores; providing unmatched convenience for its community.

The centre's provision of convenience is further strengthened by an extensive fresh food offer encompassing a green grocer, butcher, fish monger, deli and Indian grocer; as well as key service retailers including Australia Post, a dentist, optometrist and audiologist.



The community's dominant centre

Quick facts



16,396sqm

**GROSS LETTABLE
AREA**

3.5m

**ANNUAL
VISITORS**

+\$145m

**MOVING ANNUAL
TURNOVER**

+700

**CAR PARKING
SPACES**



coles



Dan Murphy's

THE REJECT SHOP

ufs Pharmacy

+\$105m

MAJOR SALES

+107%

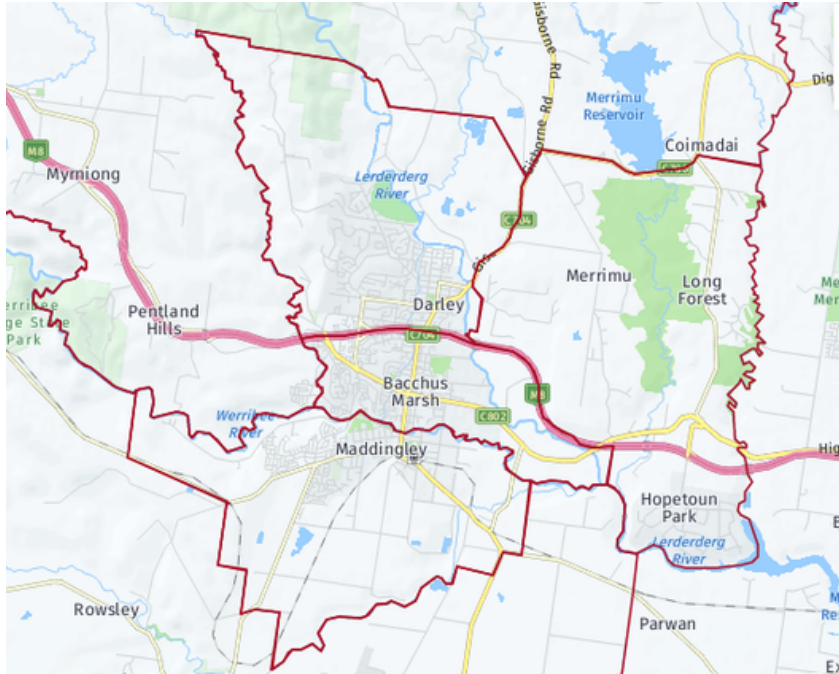
**SURROUNDING AREA
POPULATION GROWTH**

Projection by 2046.

Sales and foot traffic accurate as of April 2025.

Location

The heart of Bacchus Marsh



Residing 48km from Melbourne's CBD, the regional township of Bacchus Marsh has a population of ~8,300 residents, and is expected to grow its population by over 40% by 2031.

The area is the central link between Melbourne, Geelong and Ballarat, generating over \$70m from tourist spending annually.

Located within the greater municipality of Moorabool, which is home to 38,000 residents; it too is forecast for significant population growth, with a 30% increase expected by 2031.

ANCESTRY:	TOTAL POPULATION:
Australian	14,767
English	14,604
Irish	4,966
Scottish	4,282
German	1,609

Trade area snapshot

Our local customers



23,190

Main trade area (MTA) population



+10,763

Projected population growth of MTA by 2031



39

Average age of MTA resident



48%

Of MTA is made up of families with dependent children



\$105,265

Median household income; +6.5% compared to greater Melbourne



78.6%

Own their own home; compared to greater Melbourne of 64.3%

Centre marketing support

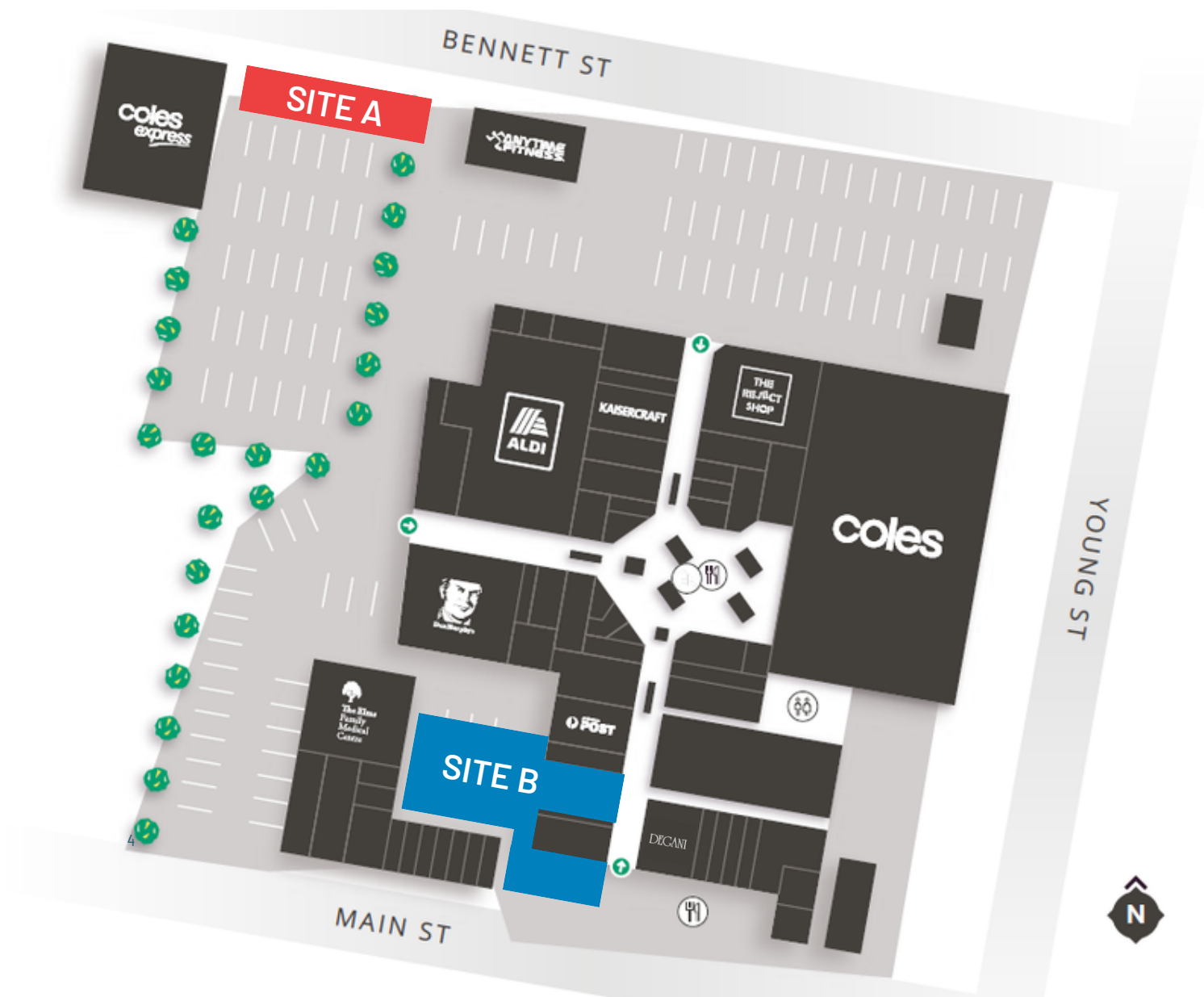


- ✓ Popular, traffic-driving events with Easter, school holidays, Halloween, Christmas & more!
- ✓ On-going working partnership with Moorabool Shire Council. Involved in massive Council events such as the Hide & Seek Festival and the Strawberry & Cherry festival, which draws tens of thousands of visitors to the area!
- ✓ Professional video and photo shoots!
- ✓ Extensive marketing support options available!



Your opportunities

Site plan



Your opportunities

Site plan



*All measurements or areas listed are approximations only and are subject to change without notice and should not be relied upon as part of any lease negotiation until final surveyed plans are issued.

Your opportunities

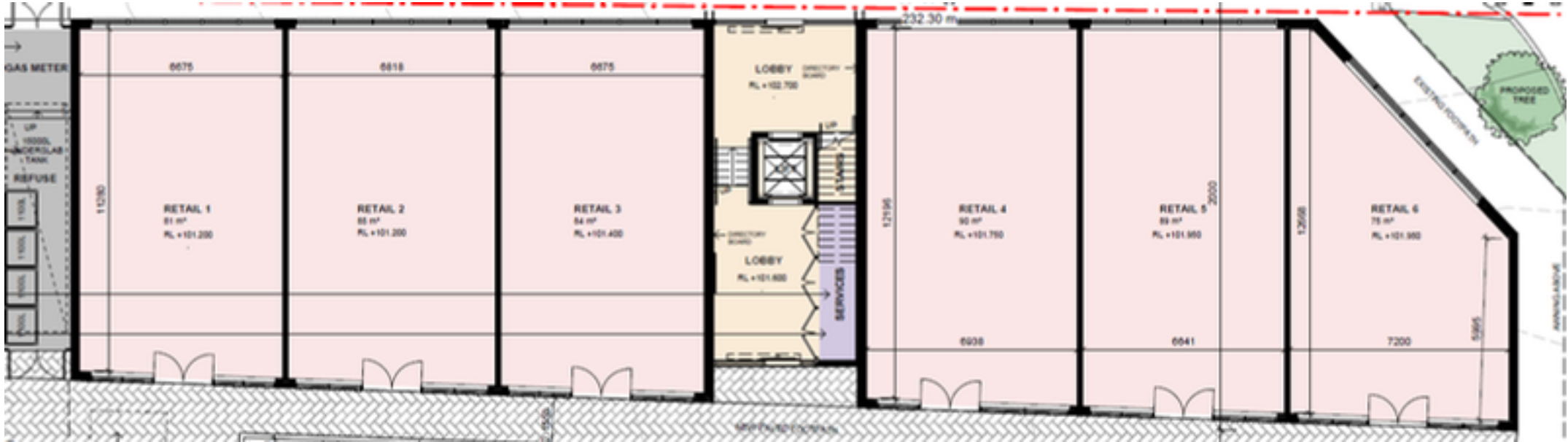
Site plan



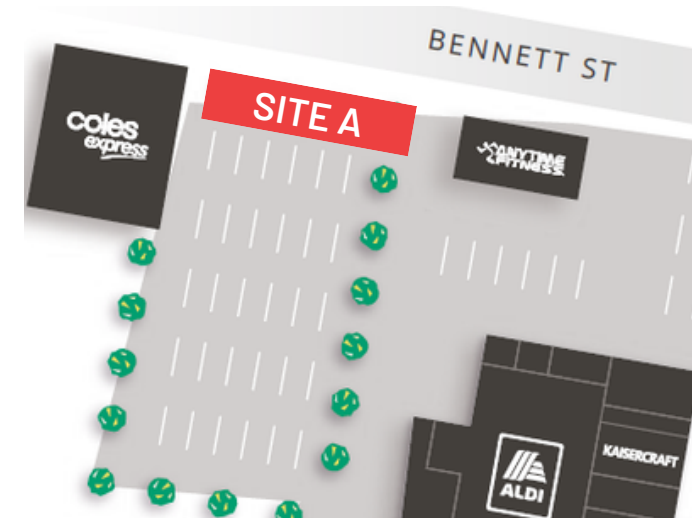
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Your opportunities cont.

Site A - Ground Floor Retail

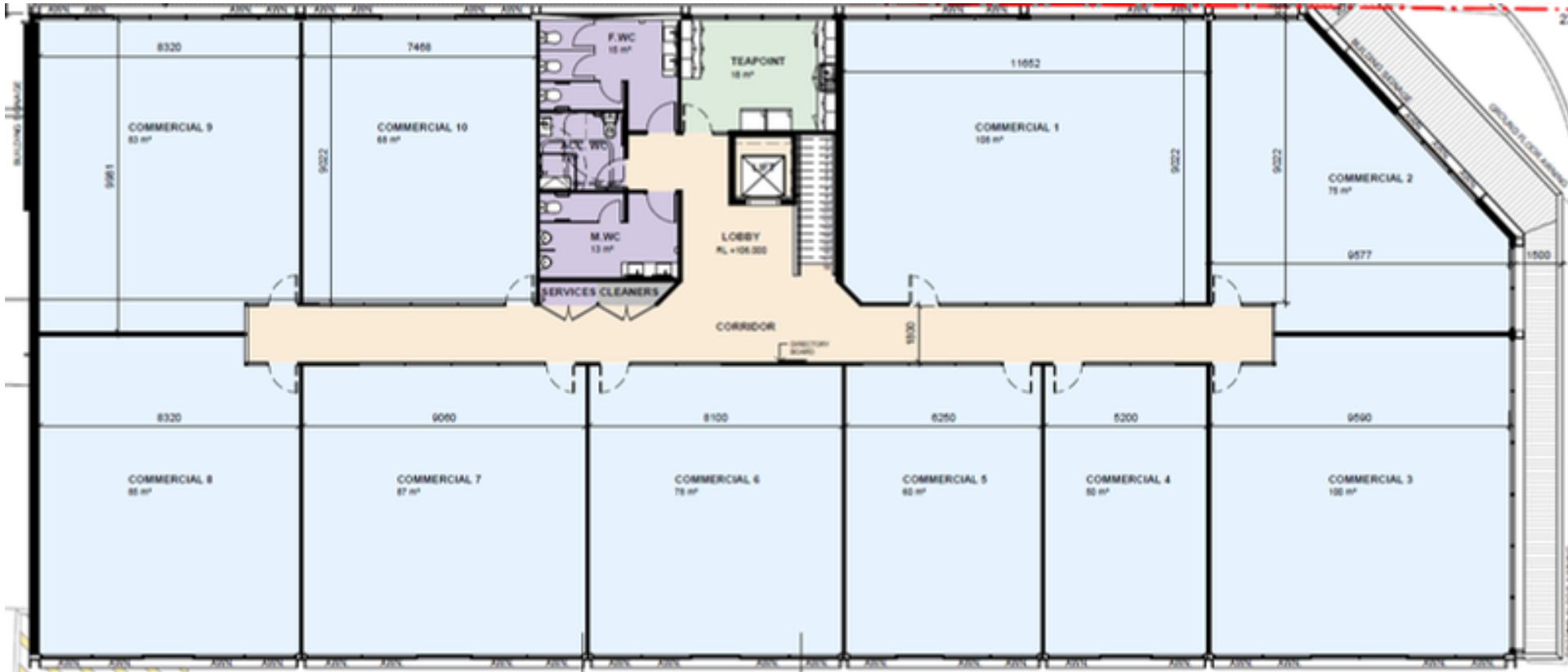


- ✓ Six retail tenancies ranging from 75sqm - 90sqm
- ✓ Perfect for a variety of uses including hospitality, retail & more (STCA)
- ✓ Prominent signage opportunities (STCA)
- ✓ Located on boundary with enhanced access from adjoining car park, and exceptional visibility



Your opportunities cont.

Site A - First Floor Offices



- ✓ 10 office tenancies ranging from 50sqm - 108sqm
- ✓ Perfect for a variety of uses including finance, legal, consulting, property & more (STCA)
- ✓ Prominent signage opportunities (STCA)
- ✓ Located on boundary with enhanced access from adjoining car park, and exceptional visibility
- ✓ Offices include a shared tea room and toilet areas

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Your opportunities cont.

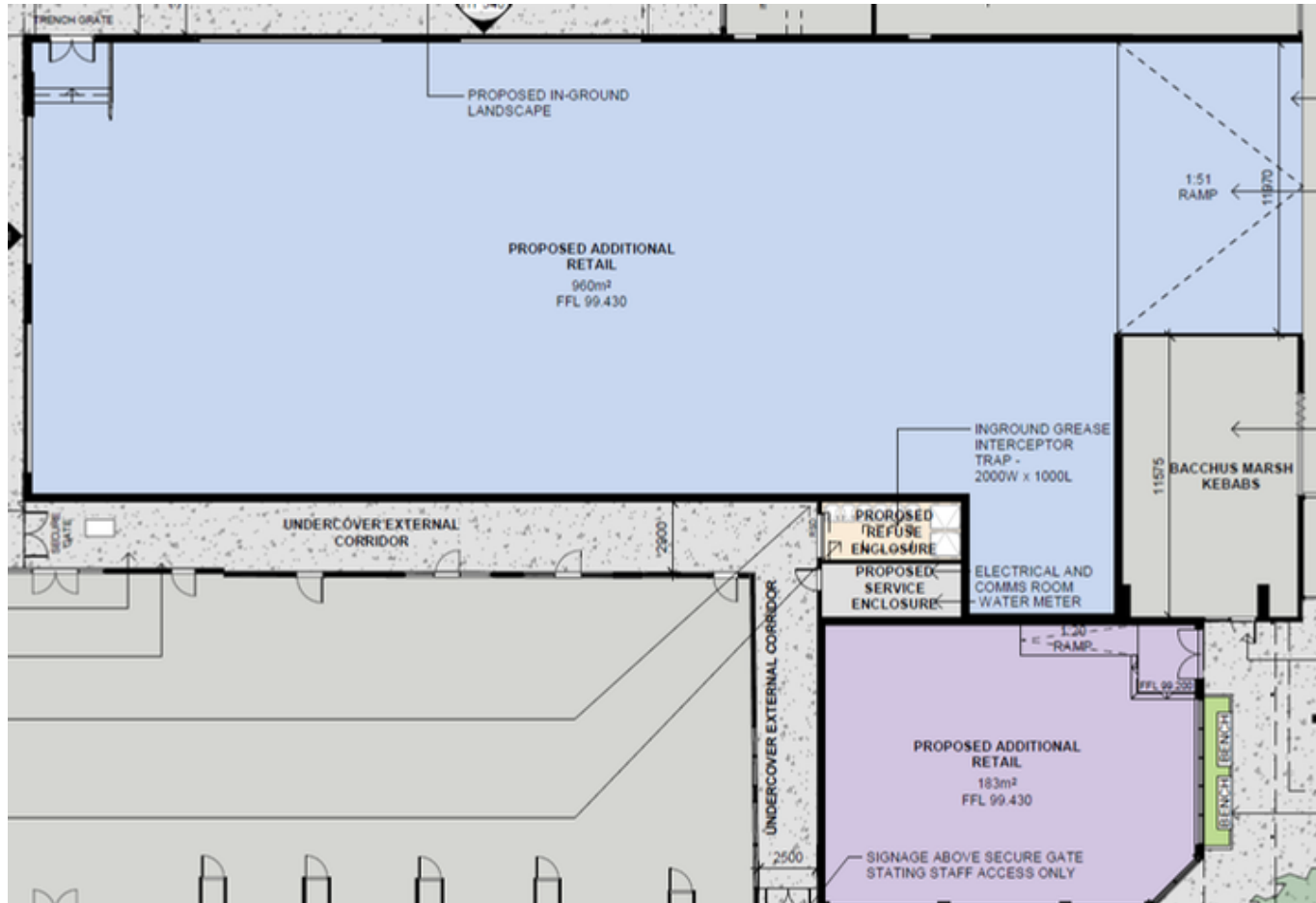
Site A



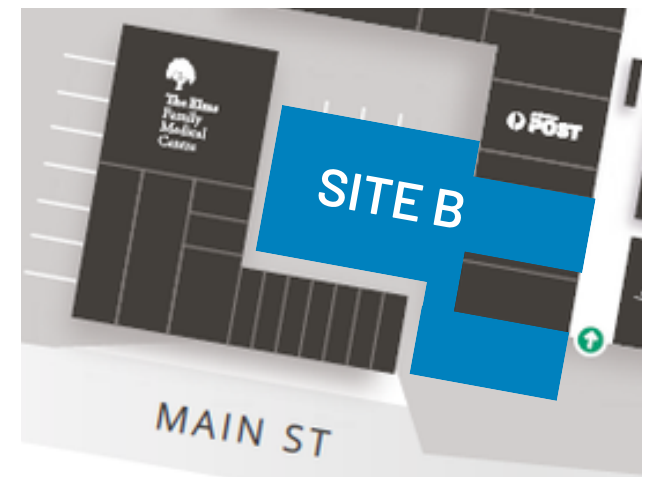
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Your opportunities cont.

Site B - Retail 1 & 2



- ✓ Retail 1: 960sqm
- ✓ Retail 2: 183sqm
- ✓ Rare, large-format retail opportunities in the trade area
- ✓ Prominent signage opportunities available including pylon towers, street-facing facade signage and internal way-finders.
- ✓ External exposure to Main St (Retail 2), key arterial through town.
- ✓ Located at entry point to the centre



Your opportunities cont.

Site B - Retail 1 & 2



Your invitation

Do you want your brand to be in the most dominant shopping centre at the heart of Bacchus Marsh? We invite you to contact Matthew Rogan to discuss leasing opportunities.

Matthew Rogan
Leasing Executive
0419 995 714
matthew@degroupp.com.au

Data supplied by Australian Bureau of Statistics and Profile id.

The Village
●●● Bacchus Marsh Shopping Centre ●●●

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Investors & Developers