

GC Prestige
COMMERCIAL

UPDATED EVERY MONTH

Next edition: November 2026

INCL. BRISBANE 2032 SPECIAL REPORT

Commercial Market Update

Rates, vacancy, yields and deals across the Gold Coast, plus what a \$7.1B Olympic build means for your property.

TAP A NUMBER TO JUMP TO THAT SECTION · FULL CONTENTS ON PAGE 2

4.60%

CASH RATE >

7.3%

GC OFFICE VACANCY >

\$346.5M

RECORD QLD DEAL >

\$7.1B

2032 VENUES >

Contents. Tap to jump.

This report is refreshed every month with the latest rates, vacancy, sales and project news. This is the October 2026 edition; the next is due in November 2026.

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Eight numbers that matter this month

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Gold Coast against every capital CBD

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A 4.60% cash rate and what it means

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October 2026 in eight numbers.

Borrowing is dearer, office space is scarce and the 2032 build has started. The numbers that matter for Gold Coast commercial owners this quarter.

4.60%

RBA CASH RATE

4th rise of 2026 · 30 Sep · highest since 2011

7.3%

GC OFFICE VACANCY

Lowest in Australia · PCA July 2026

0_{m²}

NEW GC OFFICE SUPPLY

Six months to July 2026

\$170–180_{/m²}

SMALL-BAY INDUSTRIAL RENT

Up ~40% on \$120–130

\$346.5_M

PARADISE CENTRE + NOVOTEL

Qld record mixed-use · May 2026

~7%

PARADISE CENTRE YIELD

Understood, on ~\$19M net income

\$7.1_B

2032 VENUE PROGRAM

\$3.435B Commonwealth

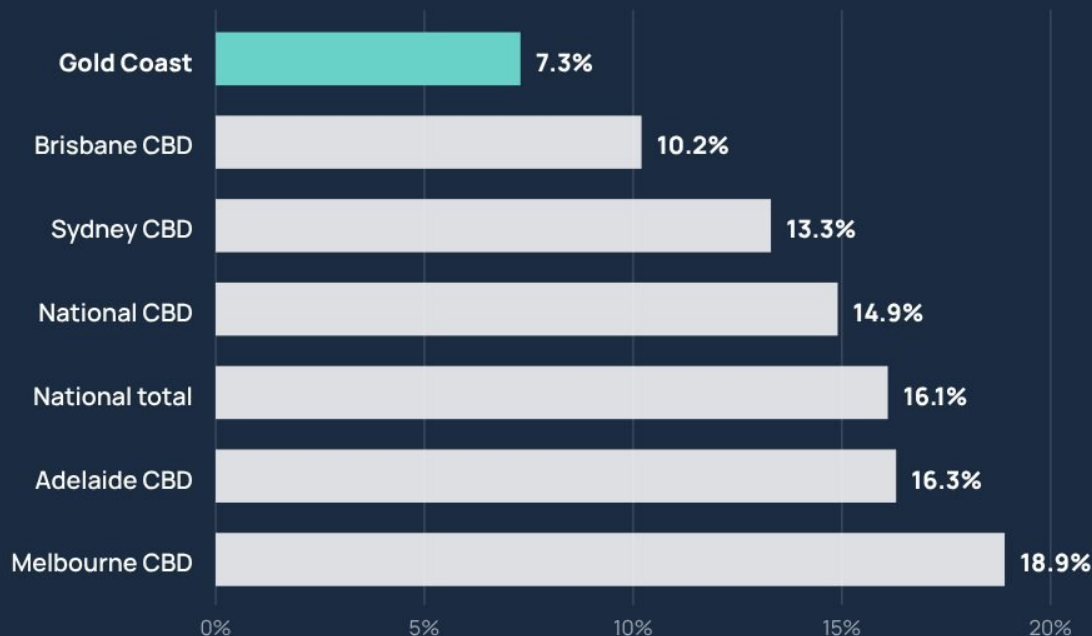
+2.2_M

SEQ PEOPLE BY 2046

~900,000 new homes needed

The Gold Coast has the tightest office market in Australia.

At 7.3%, Gold Coast vacancy is less than half the national rate of 16.1% and well below every capital city CBD.



-0.4pts

GC SINCE JANUARY

Vacancy keeps falling

2,500m²

BUNDALL TAKE-UP

First half of 2026

~2.7%

GC A-GRADE VACANCY

Start of 2026 (Kollosche)

Four rate rises later, buyers are still bidding.



Four 25 bp increases in 2026, 100 bp in total. Dates of individual rises simplified. Source: RBA; CommBank, 30 Sep 2026.

The Reserve Bank lifted the cash rate to 4.60% on 30 September, the highest since 2011, citing sticky inflation, higher energy prices and capacity pressure. It left the door open to more. CommBank does not expect cuts until August or November 2027, and notes rate rises take up to 18 months to flow through.

Debt-funded buyers now need more income to make the numbers work. Yet the deals keep coming: Quanta bought twice on the Gold Coast this winter, Boldstone paid \$13.6M for a Bundall block, and offshore capital closed the \$346.5M Paradise Centre deal.

100_{bp}

RISES IN 2026

18_{mths}

FULL RATE IMPACT

2027

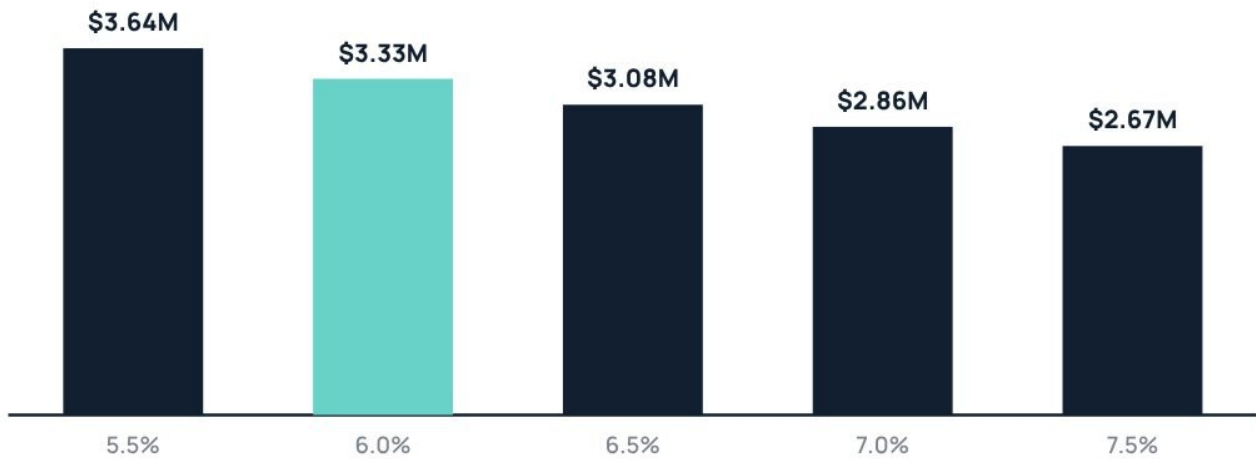
EARLIEST CUTS (CBA)

KEY TAKEAWAY

Values now move with yield, lease quality and location more than with headlines. Two similar buildings can sit hundreds of thousands of dollars apart.

Half a percent of yield can be worth \$250,000+.

Value = net income ÷ the yield a buyer accepts. Here is the same \$200,000 of net rent, valued at five different yields.



Illustrative only, not a valuation of any property. \$200,000 net income ÷ yield.

WHAT BUYERS PAY A PREMIUM FOR

LEASE Long remaining term (WALE), fixed or CPI reviews, a strong tenant and a bank guarantee.

INCOME Rent at or below market, a net lease with outgoings recovered, no incentives left to pay.

LOCATION Main-road exposure, light rail and rail stations, M1 access and a precinct being reinvested in.

PLANNING Zoning with upside, height and density allowances, approvals in place, clean searches.

No new supply, and rents heading up.

7.3%

TOTAL VACANCY
July 2026

0m²

NEW SUPPLY
Six months to July

\$117M+

CORPORATE CENTRE
Bought by Council, 2025

No new office space was completed in the six months to July and few projects are coming. Bundall absorbed almost 2,500 m², while Robina, Varsity Lakes and Southport eased slightly. Council's purchase of the 17-storey Gold Coast Corporate Centre took a large building out of the leasing pool. CBRE expects rents to keep rising across every grade.

“We expect rental growth to remain strong for landlords as a result of the current supply imbalance on the Gold Coast.”

TANIA MOORE, CBRE

PRECINCT WATCH

PRECINCT	TREND	ACTIVITY
Bundall	TIGHTENING	~2,500 m ² absorbed H1 2026; \$13.6M Boldstone block deal
Robina	STABLE	209 Robina Town Centre Dr (Metrickon-anchored) for sale, Oct 2026
Southport	STABLE	Games arena and Broadwater venues nearby; \$12.7M mixed-use sale
Varsity Lakes	STABLE	Slight vacancy rise in H1 2026
Broadbeach	TIGHT	A-grade vacancy under 5%; Convention Centre upgrade for 2032

KEY TAKEAWAY

With vacancy at 7.3% and no new supply, rent reviews and re-leasing currently favour landlords.

The northern corridor keeps filling up.



+40%

SMALL-BAY RENT GROWTH

Midpoint \$125 → \$175/m²

5.5–6.5%

PRIME YIELDS

Last reported range

15_{yrs}

MODSCAPE LEASE, VANTAGE

Frasers, June 2026

- **Yatala Exchange, Vantage Yatala.** Carmdev's \$42M project, its largest, in high demand (Sep 2026).
- **Vantage Yatala, Stapylton.** Frasers broke ground on Modscape + Modbotics' advanced manufacturing facility (Aug 2026).
- **Yatala.** Quanta settled a dual-tenanted facility via JLL (Jul 2026); a \$16.4M warehouse sold in March.
- **71 Rotary Park Road, Stapylton.** \$6M to a Queensland civil contractor (Jul 2026).
- **Helensvale.** Final units at Helensvale Logistics Hub (Oct 2026) and Helensvale Business Park Stage 2.
- **217 Brisbane Road, Biggera Waters.** 1.1 ha in the "Boat Park" precinct for sale (Sep 2026).

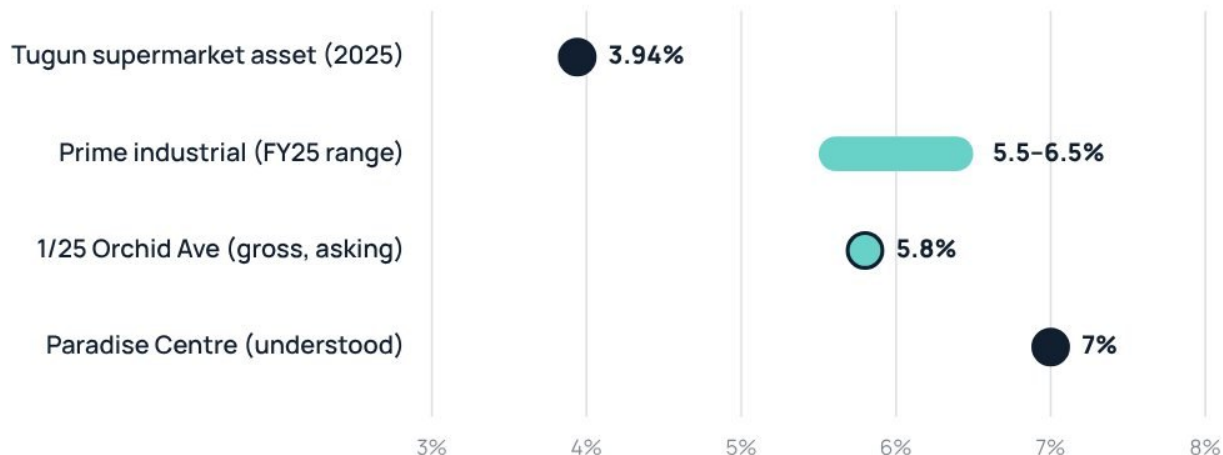
KEY TAKEAWAY

Owner-occupiers and funds are both active north of the Coomera River, and serviced M1 land is scarce.

Big money is betting on the strip.



YIELD LADDER · WHAT BUYERS ARE PAYING



Paradise Centre yield as understood (~\$19M net income); Tugun reported 2025; industrial FY25 prime range; Orchid Ave gross at asking price and lease rate.

- **Southport Park Shopping Centre** to Charter Hall for \$125.5M; anchored by three supermarkets.
- **Robina Lifestyle & Medical** to Quanta (Aug 2026). **Mermaid Waters Lanes** sold via Colliers (early 2026).
- Premium lifestyle strip retail is achieving **more than \$1,500/m²** in rent.

KEY TAKEAWAY

Defensive, essential-service income still trades at sharp yields; strip retail near light rail and the beach leads on rent.

The biggest Gold Coast commercial sales.

\$698_M

12 DISCLOSED SALES

Plus 2 undisclosed

\$14.6_M

MEDIAN SALE

Across disclosed prices

2.7-7%

YIELDS REPORTED

Storage to retail

OVER \$100 MILLION



\$5 MILLION TO \$20 MILLION



Prices as reported in public media and property portals. Full list with addresses on the next page.

14 sales, ranked by price.

DATE	PROPERTY	TYPE	PRICE	YIELD
May 26	Paradise Centre + Novotel, 2 Cavill Ave Surfers Paradise	RETAIL / HOTEL	\$346.5M	~7%*
Nov 25	Southport Park Shopping Centre Southport	RETAIL	\$125.5M	-
2025	Gold Coast Corporate Centre (17 levels) Bundall	OFFICE	\$117M+	-
Aug 26	Dawson Lodge, 18-20 Alexandra Ave (1,012 m²) Mermaid Beach	DEV SITE	\$17.03M	-
Mar 26	Modern warehouse facility Yatala	INDUSTRIAL	\$16.4M	-
Jan 26	Rededge Coomera, 133-139 Finnegan Way Coomera	RETAIL	\$15.5M	7.04%
Jul 26	4-6 Strathaird Rd & 85-87 Ashmore Rd (6,072 m²) Bundall	COMMERCIAL	\$13.6M	-
Mar 26	Mixed-use asset Southport	MIXED USE	\$12.7M	-
May 26	9-15 Tallebudgera Creek Rd (1.04 ha) Burleigh Heads	SERVICE STATION	\$10.0M	5.24%
Feb 26	Self storage, 40 Kortum Dr (185 units) Burleigh Heads	STORAGE	\$9.4M	2.69%
Aug 26	40-42 Hutchinson St (3,212 m²) Burleigh Heads	DEV SITE	\$8.2M	-
Jul 26	71 Rotary Park Rd Stapylton	INDUSTRIAL	\$6.0M	-
Aug 26	26-30 Crombie Ave & 114 Bundall Rd (1.77 ha) Bundall	DISTRIBUTION	Undisclosed	-
Aug 26	Robina Lifestyle & Medical, 299 Scottsdale Dr Robina	MEDICAL	Undisclosed	-

*Paradise Centre yield as understood for the retail centre only. Yields shown where reported. Prices as reported in public media and property portals.

KEY TAKEAWAY

Big-ticket deals grab headlines, but most activity sits in the \$5M-\$20M range across retail, industrial, development sites and mixed use.



Six years to the Games. The build starts now.

What the Olympic and Paralympic Games mean for Gold Coast and South East Queensland commercial property, in six pages.

\$7.1B

VENUES

\$8.1B

OLD BENEFIT

\$17.61B

AUS BENEFIT

10+

GC SPORTS

A decade of spending, front-loaded to 2030.

\$7.1B VENUE PROGRAM · 17 NEW AND UPGRADED VENUES

Commonwealth \$3.435B	Queensland and other \$3.665B
-----------------------	-------------------------------

Queensland's 2025 Budget allocated \$847M to start the first venues.

\$17.61_B

BENEFIT TO AUSTRALIA

\$8.1B to Queensland · KPMG for the Qld Government

4.3_M

EXTRA OVERSEAS VISITORS

2026–2032 on a Sydney-style uplift · CBRE

\$0.8–1.1_B

SPORTS CAPEX A YEAR

Peak build 2027–2030 · CBRE

63,000

SEAT BRISBANE STADIUM

Victoria Park centrepiece

THE ROAD TO 2032

2025	Delivery plan released (Mar). Coomera Connector first 4 km opens (Dec).
2026	Light rail reaches Burleigh Heads (Aug). Venue contracts advance.
2027–30	Peak construction of venues, villages and transport.
2032	Games. Athlete villages convert to permanent housing afterwards.

Southport and the Broadwater take centre stage.

The Gold Coast will host at least ten sports. Most venues sit within a few kilometres of Southport, Labrador and Benowa, putting the northern CBD at the heart of the city's Games footprint.

CAREY PARK, SOUTHPORT

New Gold Coast Arena

Basketball. New indoor arena for the Games, then concerts and events.

SOUTHPORT

Broadwater Parklands

Triathlon and marathon swimming beside the Southport CBD.

ROYAL PINES, BENOWA

Athlete Village

Room for ~2,600 athletes; converts to housing after the Games.

LABRADOR

Gold Coast Hockey Centre

Upgraded; hockey moved here from Ballymore in Brisbane.

BROADBEACH

Convention & Exhibition Centre

Major transformation within the Broadbeach precinct.

CITYWIDE

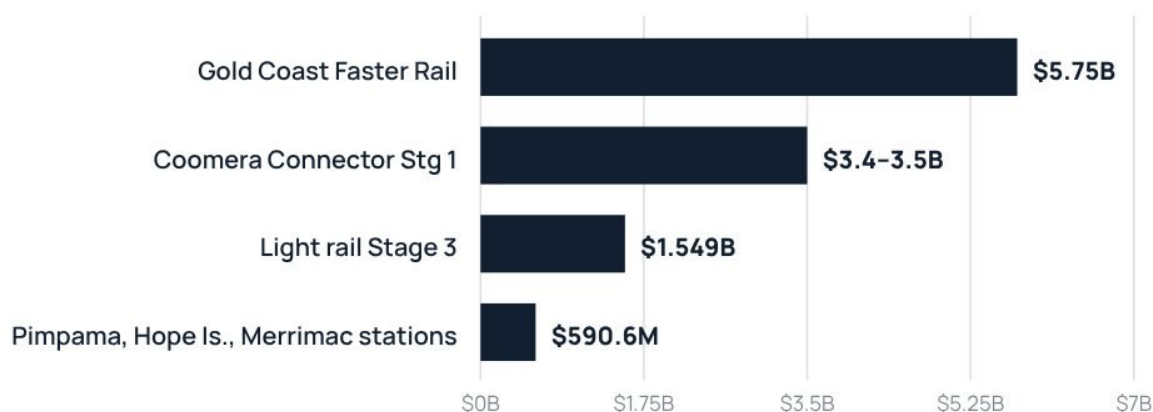
Games On! program

Share of \$250M statewide for grassroots club upgrades.

KEY TAKEAWAY

Southport, Labrador and Benowa sit at the centre of the Gold Coast Games footprint, beside the light rail and the Broadwater.

The corridors that will re-rate land.



Total project costs. Qld Budget 2026-27 (via myGC/Hot Tomato) and ABC News. Coomera Connector Stage 2 not yet funded.

150K+

M1 VEHICLES A DAY

57K

CONNECTOR DESIGN LOAD

-10%

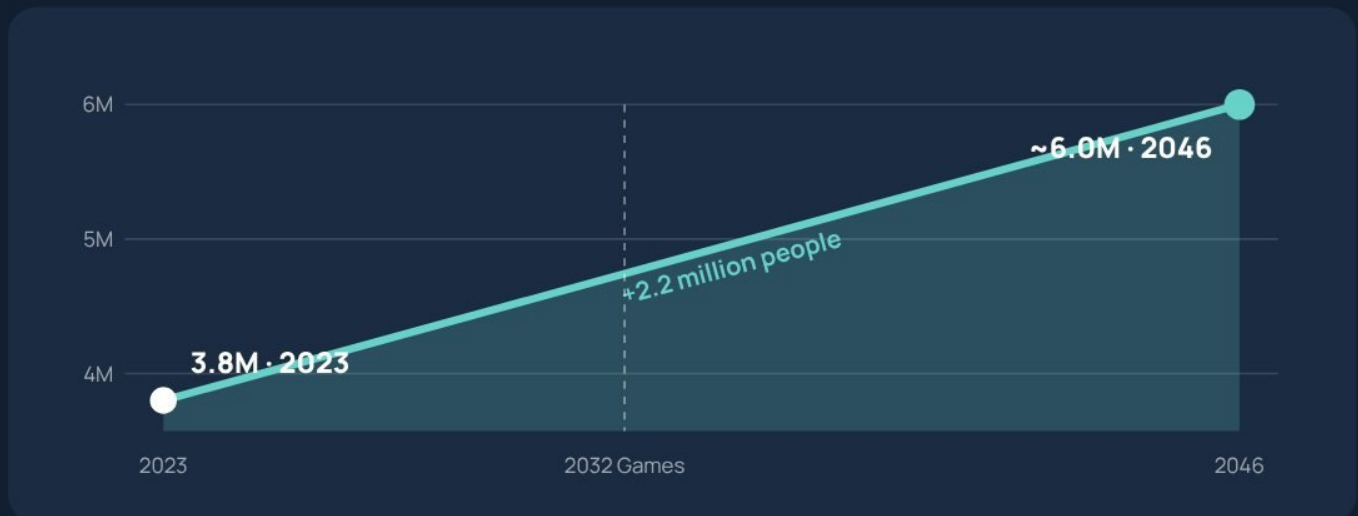
NERANG-COOMERA
CONGESTION

- **Gold Coast Faster Rail** duplicates track from Kuraby to Beenleigh, upgrades stations and removes level crossings.
- **Coomera Connector Stage 1** runs 16 km from Coomera to Nerang beside the M1; the first 4 km opened in December 2025.
- **New stations at Pimpama, Hope Island and Merrimac** create walkable catchments in car-dependent areas. This is where we expect land to re-rate first.
- **Bus priority** on east-west corridors Nerang-Broadbeach and Robina-Miami.

KEY TAKEAWAY

Land near the new stations and the Coomera Connector is where we expect re-rating to start.

A region adding 2.2 million people.



~6M

SEQ BY 2046

900K

NEW HOMES NEEDED

~1M

NEW JOBS NEEDED

The Games accelerate growth that was already coming. Venues are spread across the region, so the spending reaches Logan (new indoor sports centre), Moreton Bay (Petrie), Redlands (Birkdale whitewater) and the Sunshine Coast as well as Brisbane and the Gold Coast. For owners along the M1 and in Logan, where GC Prestige has bought and sold most of its 21 development sites, Faster Rail strengthens the case for amalgamation and development land.

KEY TAKEAWAY

Faster Rail and the Logan venue add to the long-term case for development land along the M1 corridor.

What 2032 means for your asset.



THE SYDNEY PRECEDENT

From its 1993 win to the 2000 Games, Sydney's office occupier market grew 34% against 13% for the rest of Australia, and house prices grew 8.4% a year, the best of any capital. Brisbane is the smallest Summer host since Montreal in 1976, so the effect on SEQ could be proportionally larger.

SECTOR	2032 IMPACT	WHY
INDUSTRIAL	●●●●●	Construction, civil and logistics demand peaks 2027–30. Pressure on small-bay rents along the M1, Yatala to Stapylton.
DEV SITES	●●●●●	Land near new stations, the Coomera Connector and Logan rail re-rates first. Timing an amalgamation matters.
RETAIL / F&B	●●●●●	Visitor spend rises before and during the Games. Strip retail near light rail and the beach is best placed.
HOTELS	●●●●●	4.3M extra international arrivals forecast 2026–32 support accommodation and tourism-approved sites.
OFFICE	●●●●●	Engineering, project and professional teams add demand to an already tight 7.3% market.

GC Prestige Commercial view. General information only, not financial advice.

KEY TAKEAWAY

Industrial and development land are the most exposed to the 2027–30 build; office benefits least but from a tight base.



Surfers Paradise
COLLECTIVE

Surfers Paradise Tattoo - Aphrodite's Club

ATM *Available Inside*

Freehold on Orchid Avenue.

SHOP 1 / 25 ORCHID AVENUE, SURFERS PARADISE QLD 4217

For sale · EOI

\$3,200,000

For lease · gross + GST

\$185,000 p.a.

Floor area

281 m²

A fitted, double-height shopfront one block from the beach.

281 m²

FLOOR AREA

214+67

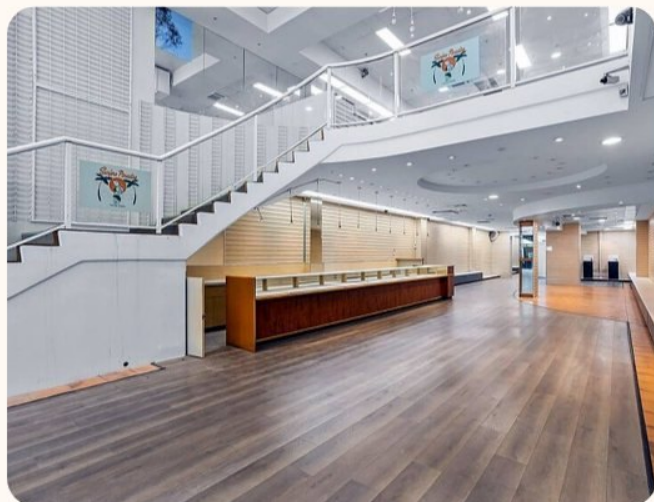
GROUND + MEZZ

~5.8%

GROSS YIELD

HX

CENTRE ZONE



Lot 1 in a freehold scheme of just two lots, offered with vacant possession. Buy it to occupy, or lease it and hold it. The fitout includes a feature staircase, display counters and joinery, mezzanine offices, and new split and cassette air-conditioning.

Suits retail, showroom, food and drink, health, beauty, medical, tourism or professional office, subject to approval.

Title

Lot 1 on BUP7339 · 50/100 entitlement

Body corporate

\$20,000 p.a. incl. building insurance

Council rates · water

~\$34,700 p.a. · ~\$2,000 p.a.

Rent rate

~\$658/m² p.a. gross

Planning

Centre zone, HX, Light Rail Urban Renewal Area

Searches

Clean · no special levies · Form 2 available

INSPECT OR SUBMIT AN EOI

Oktaç Vali · 0424 674 031 · gcprestige.au/property/2p0089

VIEW LISTING

SUBMIT EOI

Surfers Paradise is being rebuilt around it.



< 200_m

TO THE BEACH

~ 200_m

CAVILL AVE G:LINK

12-14_M

VISITS A YEAR

- **Lido Lane**, directly opposite, refurbished and re-leased.
- **Paradise Centre** sold for \$346.5M to a long-term private owner.
- **\$100M** committed by Council to Cavill Mall, Cavill Avenue and the Esplanade.
- **A 91-storey, \$1.5B tower** proposed near Cavill Avenue.

KEY TAKEAWAY

Council, private capital and new transport are all investing within a short walk of Orchid Avenue.

Commercial, development and off-market across SEQ.

\$200M+

SETTLED

21

DEVELOPMENT SITES

4,500+

BUYER NETWORK

CURRENT AND RECENT CAMPAIGNS	LAND	STATUS
1/25 Orchid Avenue, Surfers Paradise	281 m ²	\$3.2M / \$185K p.a.
600 Chambers Flat Road, Logan Reserve	27,100 m ²	Sold \$5,165,000
733-743 Logan Reserve Road, Logan Reserve	14,200 m ²	\$3,350,000
170 Loganview Road, Logan Reserve	20,800 m ²	\$3,000,000
67-69 Talinga Drive, Park Ridge	22,340 m ²	EOI
148 Matthew Street, Rosewood	19,011 m ²	\$1,200,000



“Rates are up, but good assets are still selling. What has changed is how much the detail matters: the lease, the zoning, and where your site sits in the 2032 pipeline. That is what we focus on for every client.”

OKTAY VALI · MANAGING DIRECTOR · 0424 674 031

What is your property worth at 4.60%?

A written appraisal for your office, shop, warehouse or development site, built on this quarter's sales and leasing evidence.

01**Sale value range**

Comparable sales near you and the yields buyers are paying now.

02**Rental value**

Current market rent and the lease terms tenants are signing.

03**Sell, lease or hold**

The numbers side by side, so you can decide with confidence.

04**2032 positioning**

How Games venues, rail and road projects affect your site.

05**Buyer demand**

Who in our 4,500+ network is looking for your asset type.

06**Campaign options**

Off-market, EOI or public campaign, with costs and timing.

TAKES ABOUT ONE MINUTE

gcprestige.au/commercial-appraisal · or call Oktay on 0424 674 031

REQUEST MY APPRAISAL

Tell us about your property and we'll call you.

Request online or scan the code. Your request goes straight to Oktay, who calls within one business day. We'll ask five things:

1

Your name, mobile and email

So we can send your appraisal and call to talk it through.

2

Property address and type

Retail, office, industrial, mixed use, development site, medical or childcare.

3

Are you considering selling?

Within 3 months, in 3–12 months, maybe, or leasing it out instead.

4

Leased, owner-occupied or vacant?

Lease terms change value more than most owners expect.

5

Best time to call

Morning, afternoon or evening.



Scan to request your free appraisal

gcprestige.au/commercial-appraisal

Oktay Vali · 0424 674 031 · gc@gcprestige.au

REQUEST MY APPRAISAL

Commercial sales and leasing, off-market development sites and amalgamations across South East Queensland.

OKTAY	0424 674 031
OFFICE	1300 937 981
EMAIL	gc@gcprestige.au
APPRAISAL	gcprestige.au/commercial-appraisal

SOURCES

Cash rate: CommBank newsroom, 30 Sep 2026; RBA. Office: Property Council Office Market Report July 2026 (OMR267 chartbook) and Gold Coast release 6 Aug 2026; Kollosche "What to expect of the commercial market in 2026" (Jan 2026) and FY24-25 market wrap. Paradise Centre: commercialrealestate.com.au (May 2026). Deals and big sales: The Industrialist; Commo; Commercial Property Marketing (Mar 2026); Real Estate Source (Rededge Coomera Jan 2026, Kortum Dr Feb 2026, Tallebudgera Creek Rd May 2026, Dawson Lodge Aug 2026, Bundall distribution centre Aug 2026); commercialrealestate.com.au sold listings (Hutchinson St, Aug 2026). Brisbane 2032: Queensland Government 2032 Delivery Plan and media statements (Mar 2025); Stadia World (funding); CBRE "Super-sized property outcomes forecast from Brisbane Olympics" (2021); The Urban Developer (KPMG economic benefit); Hot Tomato (Gold Coast venues, Mar 2025). Transport: Queensland Budget 2026-27 via myGC/Hot Tomato (Jun 2026); ABC News (Coomera Connector, Dec 2025); Queensland Government (light rail, Aug 2026). SEQ: ShapingSEQ 2023 factsheet. Listing: GC Prestige information memorandum, 1/25 Orchid Avenue.

Disclaimer: General information only, not financial, legal or valuation advice. Figures are from third-party sources believed reliable but not verified by GC Prestige; make your own enquiries. Charts are drawn from the figures shown; the cash-rate chart simplifies the dates of individual rises. Oktay Properties Pty Ltd trading as GC Prestige Commercial. Published October 2026.