

Stores buy in at Churchill

GIUSEPPE TAURIELLO

K-MART will join with Wesfarmers stablemate Coles to anchor the second stage of the 24ha Churchill Centre development at Kilburn.

Listed property developer Axiom Properties has also secured a Coles Express petrol station for the northern segment of the site, and is on the lookout for more retailers to occupy more than 50 tenancies within the new district shopping centre.

A prominent food court is planned, and **Leedwell Property** senior leasing executive **Emma Reid** said early interest in the remaining tenancies had been strong, in what was an otherwise difficult retail environment.

“Making something retail come out of the ground is totally going against the grain,” she said.

“But to have that land mass less than 6km from the city, and to be able to offer a brand new centre – that’s a rare opportunity.”

Churchill Centre North comprises 18ha of land and is designed to incorporate more than 40,000sq m of retail space, which Ms Reid said could include supermarkets, discount stores and other small-sized retailers.

“We’re also targeting medical and other auxiliary uses, and high-density residential might also be considered for future stages,” she said.

Trading on the southern section of Churchill Centre officially kicked off late last year, with the opening of a 12,600sq m Bunnings hardware. Axiom later sold the property to Stonebridge Property for \$18.8 million.

Axiom general manager Paul



Rouvray said early trading had been positive, in a location central to a mature catchment.

“More than 75 per cent of Adelaide’s inner metropolitan residents live within a 30 minute drive of the centre and we’re continuing to turn defunct land into premium retail land,” he said.

McDonald’s is seeking approval for a restaurant within the Churchill Centre South precinct.

The site has also been earmarked as a potential location for Costco’s first South Australian store but Mr Rouvray declined to comment on whether the company was in negotiations with the bulk retailer.

Axiom, which retains a 50 per cent interest in the larger of the two sites

that make up the Gepps Cross Home-maker Centre, has taken that property off the market as a result of soft property conditions. It had listed the property for sale in April last year.

It has also sold its leasehold interest in 6.5ha of land adjacent to the home-maker centre, which it held with joint venture partners Harvey Norman and Charter Hall, who have also sold out of their interests in the development land.

Mr Rouvray said the next stages of the company’s Worldpark campus-style office development at Keswick were also on the backburner, pending a recovery in market conditions.

Construction works on the district shopping centre at Churchill Centre North are due to begin later this year.



STAGE TWO: Artist impressions of the Churchill Centre at Kilburn.