

Mokador likes island's style

by Travis Lye
business property editor
A NATIONAL coffee supplier has chosen the Gold Coast's Chevron Island as the location for its first company-owned store in Australia.

The newly opened cafe is operated by Mokador Coffee and is at the base of a recently refurbished two-storey building at 64 Thomas Drive.

The \$750,000 upgrade entailed converting an alfresco area at the rear into shop space, which boosted the building's floorspace to almost 490sqm.

Mokador Coffee has signed a five-year lease with options for a 60sqm premises, with alfresco area, on the corner of Thomas Drive and Mawarra Street.

The lease was negotiated by Kody Cook of Bayliss & Samra Commercial, at an undisclosed rate.

Nick Mastro, a director at Mokador, said the Chevron Island retail precinct was chosen due to the client mix.

He said there was a good balance between loyal locals, the number of corporate staff living and working in the surrounding areas and the tourist trade.

Mokador was founded in Italy in 1967 and launched



operations in Australia 10 years ago.

It now supplies coffee to 700 outlets Australiawide.

The Chevron Island cafe is one of just five Mokador concept stores worldwide.

The cafe offers authentic Italian cuisine, fine wines and Italian coffee.

The menu includes 21 different wood-fired pizzas, which are cooked in an oven imported from Italy.

Agent Mr Cook, who

manages the property, said the Mokador cafe provided a welcoming atmosphere with a great combination of gourmet foods, coffee and wine.

"It is ideal for the 64 Thomas Drive location and has definitely revitalised the retail and dining precinct of Chevron Island," he said.

In another win for the area, Toscana, a women's fashion boutique associated with Judith Jackson, has relocated from Main Beach to a 33sqm retail space in the

building, signing up to a four-year lease with options.

Also, an experienced food operator, Rosie Morton, has taken up 26sqm on a five-year lease for the Noodle House, completing the retail tenant mix at 64 Thomas Drive.

Mrs Morton said Chevron Island was an ideal location, offering opportunity to benefit from a large workforce in the area and high traffic flow.

Of 64 Thomas Drive's 12 retail and office spaces, four first-floor office suites remain

The cafe at 64 Thomas Drive . . . the outlet is one of just five Mokador concept stores worldwide and offers authentic Italian cuisine, fine wines and Italian coffee

available for lease and range from 44sqm to 98sqm.

Mr Cook said the office suites also were suitable for secondary retail uses.

The building sits on a 405sqm site at the western entry to the Thomas Drive retail precinct.

It is held by Brisbane companies EG Properties and Photon Investments, which acquired the holding for \$3.2 million in 2006.

The seller was Garry Hoffman Promotions.



A concept image of the Thomas Drive property after the makeover

Chevron Island refurbishment helps meet demand for space

A CORNER holding in Chevron Island's ageing retail precinct is to be transformed with a \$750,000 makeover.

It is hoped the project - involving the Hoffman's Dry Cleaners property - will kickstart a wider rejuvenation of the Thomas Drive commercial strip, which comprises at least 20 properties.

The refurbishment follows the sale by Garry Hoffman Promotions of the 405sqm holding, at 64 Thomas Drive, to Brisbane companies EG Properties and Photon Investments for \$3.2 million in October last year.

Photon Investments director David Evans said he believed the refurbishment could lead to further transformation of the island's retail heart.

"We chose this prime corner location on Chevron Island for our most recent project due to the island's proximity to Surfers Paradise and the Bundall office area," he said.

The project will include



64 Thomas Drive . . . the refurbishment will include interior and exterior changes

external and internal areas of the two-level building, which fronts Thomas Drive and Mawarra Street at the western entry to the precinct.

The rear of the building also will be extended, boosting its lettable area to almost 490sqm.

Existing tenants, Hoffman's Dry Cleaners, a laundrette and a barber's shop, will remain and possibly

relocate within the building while hair salon Moty Grau Hair Gallery is moving out.

Leasing agent Kym Thrift, of the property's managing agent Bayliss & Samra Commercial Realtors, said the project would deliver relief to unsatisfied demand for retail and office space on the island.

"There is so much inquiry for the island, this will help to meet

that demand," she said.

Ms Thrift, who is handling leasing with colleagues Nicholas Brown and Steven Black, said the landlord was seeking experienced fashion and restaurant-cafe operators for the ground floor tenancies.

She said the first floor tenancies - which are vacant - would cater for other retail uses such as a solarium, beaut-

ician, massage therapist and art gallery.

The upper-level tenancies could also be utilised as boutique office space, said Ms Thrift.

The makeover will be undertaken in two stages and the building will be available for occupation early next year.

Leasing rates for the available tenancies have not been finalised.



64 Thomas Drive in post-makeover apparel

Ginza outlet in Chevron line-up

by Travis Lye
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A FASHION outlet whose offerings draw on Asian influences has set up shop on Chevron Island.

The outlet, Ginza, has taken space at 64 Thomas Drive, in a two-level building that has just been the subject of a \$750,000 extension and refurbishment.

The makeover has re-inaugurated the Thomas Drive retail strip, with Ginza adding an Asian influence.

The owner of the men's and women's fashion outlet, Natasha Santos, has taken a five-year lease with options over a 15sqm space.

Miss Santos said the name, Ginza, was inspired by Tokyo's main shopping district, and the store stocked familiar brands as well as its own in-house label.

"The Ginza brand is unique in that only four to six garments are created and never repeated," she said.

"We offer affordable clothing that is fashionably eclectic, with funky casual pieces."

The Chevron Island business venture comes on the heels of the establishment of two initial stores - one at Paddington, in Brisbane, and the other in Perth.

Miss Santos said that Chevron Island was the ideal location for the business's third store because of the open-market vibe the refurbished building brought to the retail precinct.



The building as it was before the makeover

The building sits on a 405sqm site fronting Thomas Drive and Mawana Street, at the western entry to the retail precinct.

It is held by Brisbane companies EG Properties and Photon Investments, which acquired the property for \$3.2 million in 2006 from Gary Hoffman Promotions.

The upgrade entailed converting an alfresco area at the rear of the building into shop space, boosting floorplate to almost 490sqm.

Photon Investments director David Evans said he believed the refurbishment would lead to further transformation of Chevron Island's retail heart.

"We chose this prime corner location due to Chevron Island's proximity to Surfers Paradise and the Bundall office precinct," he said.

The building has 12 retail and office spaces and is 65 per cent leased.

A homewares and lifestyle store has taken a five-year lease with options over a 42sqm ground-floor space.

Next, owned by Bruce Riotta and Greg Wilson, offers contemporary organic, decorative items sourced from Gold Coast and overseas suppliers.

Next's principals also operate two clothing and accessories stores in Brisbane.

Mr Riotta said they chose Chevron Island for their first homeware-lifestyle store because of the image and feel of the island and its reputation for shopping.

The leases were negotiated by Kody Cook and Nicholas Brown, of Baylis & Sains Commercial Realtors at Surfers Paradise.

Mr Brown said negotiations were advanced for an international-brand cafe to lease a 61sqm space in the building.

He said one 15sqm ground-floor outlet remained for lease at \$1000/sqm a year plus GST.

Three upper-level units, from 15sqm to 99sqm, are for lease at annual rates of about \$400/sqm net plus GST.

MANDATE



The Mandate outlet . . . new front, signs, flooring, racks and shelving

Chevron Island wins a Mandate

by Travis Lye
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A MEN'S fashion house is the new face at a 30-year old Chevron Island arcade.

Mandate occupies a 65sqm space on a three-year lease in the Triangle Arcade, which marks the start of the island's cafe, bar and fashion strip.

The clothing retailer, associated with Darren Radlow, Len Streager and Ian Waters, has leased the space at a rate of \$900/sqm in a deal negotiated by Kody Cook and Jillian Pratt, of Bayliss & Samra Surfers Paradise.

Mandate specialises in casual resort wear, catering to the mature and well-dressed.

The Chevron address has undergone a new fitout, which included stripping the premises – previously home to a wedding and beauty outlet – and installing a new front, as well as signs, flooring, racks, shelving and fitting rooms.

The fashion business first opened in Sydney in 1982 and moved to the Gold Coast in 1992, opening that year at Pacific Fair, in Broadbeach, where it continues to operate.

A second Mandate store operates at Marina Mirage, on The Spit, and a third at Australia Fair, in Southport.

The Triangle Arcade, at 37 Thomas Drive, sits on 1664sqm and has a 22-bay car park at rear.

It is owned by Harry Demetriou who acquired it in 2002 at a cost of \$3.6 million.



Mandate caters to the mature and well-dressed

In 2006, to lift its ambience, the arcade underwent a \$150,000 makeover that included new roof, fitouts, signage and lighting.

Other tenants in the 750sqm arcade include a sushi bar, Soulz Bar, Triangle Meats, a bottleshop, Curry Muncher Cafe and Volume Hair Studio.

Mandate's Mr Radlow said there were plans to further expand the business and a store was expected to open at Runaway Bay in December and another at Robina in April.

He said Chevron Island was chosen for a store as many of its businesses targeted Mandate's primary market and it provided a relaxed shopping atmosphere.

Mr Cook said the island was undergoing change, with more quality operators being attracted to its retail strip

because of its established reputation and high-quality projects, such as the \$750,000 extension and refurbishment of 64 Thomas Drive.

The upgrade of the building entailed converting an alfresco area at the rear into shop space, which boosted floorspace to almost 490sqm.

The two-level building sits on a 405sqm site fronting Thomas Drive and Mawarra Street, at the western entry to the retail precinct.

It is held by Brisbane companies EG Properties and Photon Investments, which acquired the property for \$3.2 million in 2006 from Garry Hoffman Promotions.

Photon Investments director David Evans has said he believes the refurbishment will lead to further transformation within Chevron Island's retail heart.



The Cove . . . fresh-faced after a \$1 million refurbishment

Just two to go at Cove precinct

by Tracey McBean
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FOOD-related or retail services tenants are sought for the last two shops available at The Cove retail strip at Palm Beach.

The refurbished shopping and dining precinct comprises 12 tenancies over 923sqm of floorspace at the corner of Gold Coast Highway and Seventh Avenue.

Household names including Suncorp, Subway and Cold Rock ice cream, have snapped up space in the refurbished strip while SurfFX is a long-time tenant.

Managing agents Kym

Thrift and Steven Black, of Bayliss & Samra Commercial Realtors, have been appointed to fill the two remaining tenancies, measuring 108sqm and 127sqm.

Ms Thrift said both have grease traps and would be ideal for restaurant and takeaway food operators.

Retail services such as a hair salon or a beauty salon were also sought to complement The Cove's tenancy mix.

The tenancies are available at a leasing rate of \$550/sqm.

Palm Beach couple Peter and Deborah Heiner bought the ageing retail property for \$4.3 million in late 2004.

They embarked on a

\$1 million-plus refurbishment program to create The Cove.

The property faces northeast, has onsite parking and is close to a large council car park.

The Cove is two blocks from the \$120 million Pavilions on 5th mixed-used project, which is progressing on a site fronting Gold Coast Highway and Fourth and Fifth avenues.

Pavilions, comprising 194 apartments and a retail precinct across two seven-level towers, is due for completion next year.

Developer Australian Property Growth Fund bought the 9800sqm site for just over \$11 million in 2005.

Bunyips opens Tweed outlet

CAMPING equipment retailer Bunyips Great Outdoors has opened its second store after taking a lease at Tweed Heads South.

The Lismore-based company has taken a five-year lease with a five-year option on a 500sqm showroom in a bulky goods complex in Traders Way.

Agent Kody Cook, of Bayliss and Samra Commercial Realtors, negotiated the leasing deal, struck at an undisclosed rate.

The property's previous tenant, Jigsaw Furniture, has relocated to Bundall.

Mr Cook said there was strong demand for bulky goods space in northern NSW, in particular in Tweed Head's Greenway Drive which, he said, provided businesses with a complementary mix of tenants.

Greenway Drive houses the Expo Park retail precinct which has Harvey Norman and Bunnings outlets.