



GOVERNMENT OF  
WESTERN AUSTRALIA

# YAGAN SQUARE

**NOW LEASING  
FOOD AND  
BEVERAGE  
OPPORTUNITIES**





**THE  
CITY'S**

**NEW**

**HEART**

Right in the heart of Perth's CBD, Yagan Square will be one of the city's most popular meeting and celebration places and a major tourist destination. At just over one hectare in size, Yagan Square is the flagship public space in the Perth City Link project. Connecting William, Wellington and Roe Streets, and located in the arms of the Horseshoe Bridge, Yagan Square will be an exciting place to meet, play and eat from a showcase of WA produce.

# TRANSFORMING PERTH

Perth is a transforming city, experiencing a once in a lifetime opportunity during a period of unprecedented growth.

As the fastest growing city in Australia and with more than \$250 billion worth of major infrastructure projects planned or already underway, Perth has become a magnet for migration and investment.

**The Western Australian State Government is committed to build on the city's capacity and ensure that it can adequately accommodate the demand and needs of future generations by creating new inner-city precincts for residents, businesses and tourists.**

With an estimated resident population of 2 million, Perth's population is growing at the fastest rate of any capital city in Australia and is set to become Australia's third most populous centre. The City of Perth is

forecast as the fastest growing local government area in WA, with an average annual growth rate of 6 per cent between 2010 and 2026.

The strength of the Western Australian economy has seen Perth city become a major retail and shopping destination, open seven days of the week. A number of international retailers have flagship stores in the CBD including Zara, Topshop, Williams Sonoma (incorporating Pottery Barn and West Elm), Apple and Nespresso.

The city's dining and food culture is evolving as the CBD continues to expand with small bars, cafés, award-winning restaurants and top chefs providing new opportunities for eating, drinking and socialising.

As Perth's popularity as a leisure tourism destination increases, the State Government's objective is to see 1,900 hotel rooms added to the Perth CBD by 2020. Hotel sites within close proximity to Yagan Square include:

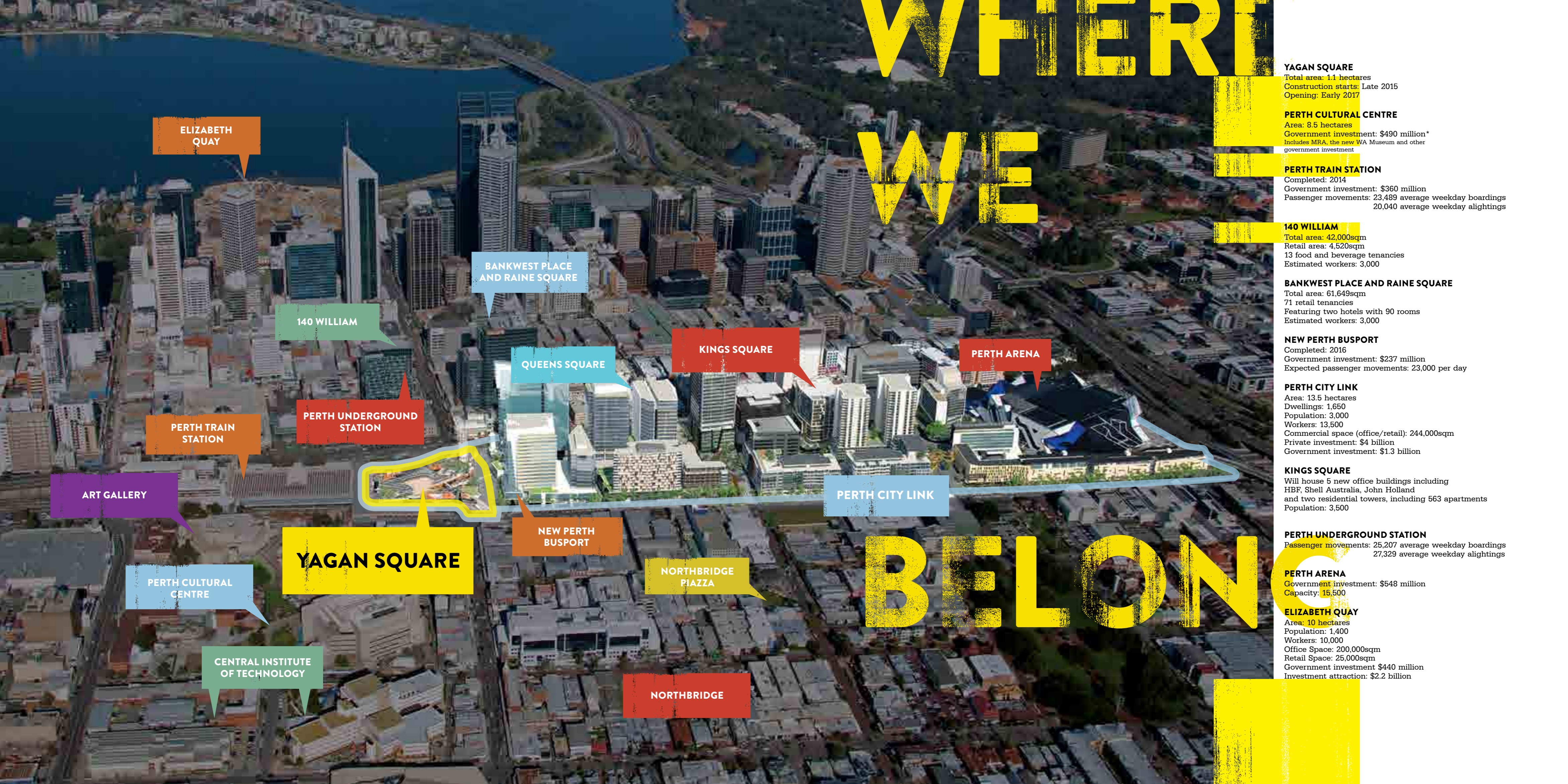
- Alex Hotel, James Street Northbridge, 74 room boutique hotel, opened May 2015 (150 metres)
- DoubleTree by Hilton, James Street Northbridge, 205 rooms, opening early 2017 (220 metres)
- Marriott Hotel, Wellington Street, 332 rooms, opening late 2018 (350 metres)
- The Oaks, Wellington Street, corner Shafto Lane, 118 rooms, opening late 2018 (400 metres)
- AVANI Hotel, next to Perth Arena, 250 rooms, construction to commence late 2016 (700 metres)



# WHERE

# WE

# BELONG



ELIZABETH QUAY

140 WILLIAM

BANKWEST PLACE AND RAINE SQUARE

QUEENS SQUARE

KINGS SQUARE

PERTH ARENA

PERTH TRAIN STATION

PERTH UNDERGROUND STATION

ART GALLERY

YAGAN SQUARE

NEW PERTH BUSPORT

PERTH CITY LINK

PERTH CULTURAL CENTRE

CENTRAL INSTITUTE OF TECHNOLOGY

NORTHBRIDGE PIAZZA

NORTHBRIDGE

### YAGAN SQUARE

Total area: 1.1 hectares  
Construction starts: Late 2015  
Opening: Early 2017

### PERTH CULTURAL CENTRE

Area: 8.5 hectares  
Government investment: \$490 million\*  
Includes MRA, the new WA Museum and other government investment

### PERTH TRAIN STATION

Completed: 2014  
Government investment: \$360 million  
Passenger movements: 23,489 average weekday boardings  
20,040 average weekday alightings

### 140 WILLIAM

Total area: 42,000sqm  
Retail area: 4,520sqm  
13 food and beverage tenancies  
Estimated workers: 3,000

### BANKWEST PLACE AND RAINE SQUARE

Total area: 61,649sqm  
71 retail tenancies  
Featuring two hotels with 90 rooms  
Estimated workers: 3,000

### NEW PERTH BUSPORT

Completed: 2016  
Government investment: \$237 million  
Expected passenger movements: 23,000 per day

### PERTH CITY LINK

Area: 13.5 hectares  
Dwellings: 1,650  
Population: 3,000  
Workers: 13,500  
Commercial space (office/retail): 244,000sqm  
Private investment: \$4 billion  
Government investment: \$1.3 billion

### KINGS SQUARE

Will house 5 new office buildings including HBF, Shell Australia, John Holland and two residential towers, including 563 apartments  
Population: 3,500

### PERTH UNDERGROUND STATION

Passenger movements: 25,207 average weekday boardings  
27,329 average weekday alightings

### PERTH ARENA

Government investment: \$548 million  
Capacity: 15,500

### ELIZABETH QUAY

Area: 10 hectares  
Population: 1,400  
Workers: 10,000  
Office Space: 200,000sqm  
Retail Space: 25,000sqm  
Government investment \$440 million  
Investment attraction: \$2.2 billion

A

UNIQUE

OPPORTUNITY

This is a unique food and beverage opportunity in the heart of the city offering the chance to be part of one of the most significant CBD projects - Perth City Link.

Perth City Link will reconnect the city centre with the cultural and entertainment heart of Northbridge for the first time in 100 years. It will bring a new population of 16,000 residents and workers and around \$4 billion in private investment.

As the vision for Perth City Link comes to life, the area will transform into a world-class transit hub. With direct access to the Perth Train Station and new Perth Underground Bus Port, Yagan Square will be one of the busiest pedestrian locations in Perth.

The Perth Arena – a 15,500 seat stadium catering for concerts, sporting and special events – is 600metres from Yagan Square.

- Since November 2012, more than 2 million people have visited the venue for around 200 major events.
- Ranked number one venue in Asia-Pacific region.

Yagan Square is surrounded by a number of significant cultural institutions as part of the Perth Cultural Centre, including the State Theatre Centre of WA, the Art Gallery of Western Australia and the Western Australian Museum.



Artist impression Yagan Square.

# YAGAN

# SQUARE

Yagan Square will see the return of food markets, community and city life to the heart of the CBD.



Artist impression, The Meeting Place, Yagan Square.

It will be a place for people to meet, connect, discover and celebrate Western Australia's produce, heritage, culture and environment.

It will be a showcase of WA – a place that represents the coming together of Aboriginal and non-Aboriginal cultures and creativity that is unique to the city.

Yagan Square will include a lively pedestrian thoroughfare lined with shops and alfresco dining, shaded grass terraces, native gardens, a children's playscape, an iconic digital tower and flexible spaces for performances and events.

WA's exceptional food and beverages will be at the heart of this exciting new development, as Yagan Square becomes recognised as a culinary destination for Western Australia.



PERTH TRAIN STATION

WELLINGTON STREET

**THE MEETING PLACE**  
1 tenancy

**MARKET HALL PLAZA**  
Mezzanine  
1 tenancy

**THE MARKET HALL**  
15 tenancies

**MARKET HALL PLAZA**  
6 tenancies

ROE STREET

**HORSESHOE LANE**  
2 tenancies

**POP UP/TEMPORARY TENANCIES**

# LEASING OPPORTUNITIES



# THE MARKET HALL



# HORSESHOE LANE



# MARKET HALL PLAZA



# THE MEETING PLACE





# LEASING OPPORTUNITIES

The hospitality component of Yagan Square is envisioned to showcase WA's best in food and beverage through a market hall, dining and restaurant environment, supported by memorable experiences, year-round events and attractions.

The food opportunity for Yagan Square is to provide a focal point that authentically celebrates the quality and diversity of WA's produce.

## THE MARKET HALL

The Market Hall will provide consumers with locally sourced fresh produce from Western Australian operators with the opportunity to dine in or take away. Opportunities range from 10m<sup>2</sup> to 53m<sup>2</sup>.

## MARKET HALL PLAZA

Six ground level tenancies ranging from 16m<sup>2</sup> to 77m<sup>2</sup> along a pedestrian route focusing on commuter trade and grab and go offerings. The mezzanine level restaurant is 156m<sup>2</sup> and includes an additional 101m<sup>2</sup> of outdoor seating.

## HORSESHOE LANE

Two laneway tenancies offering modern food experiences. Includes a 371m<sup>2</sup> two-storey bar/restaurant across ground and mezzanine levels and a 114m<sup>2</sup> ground level tenancy.

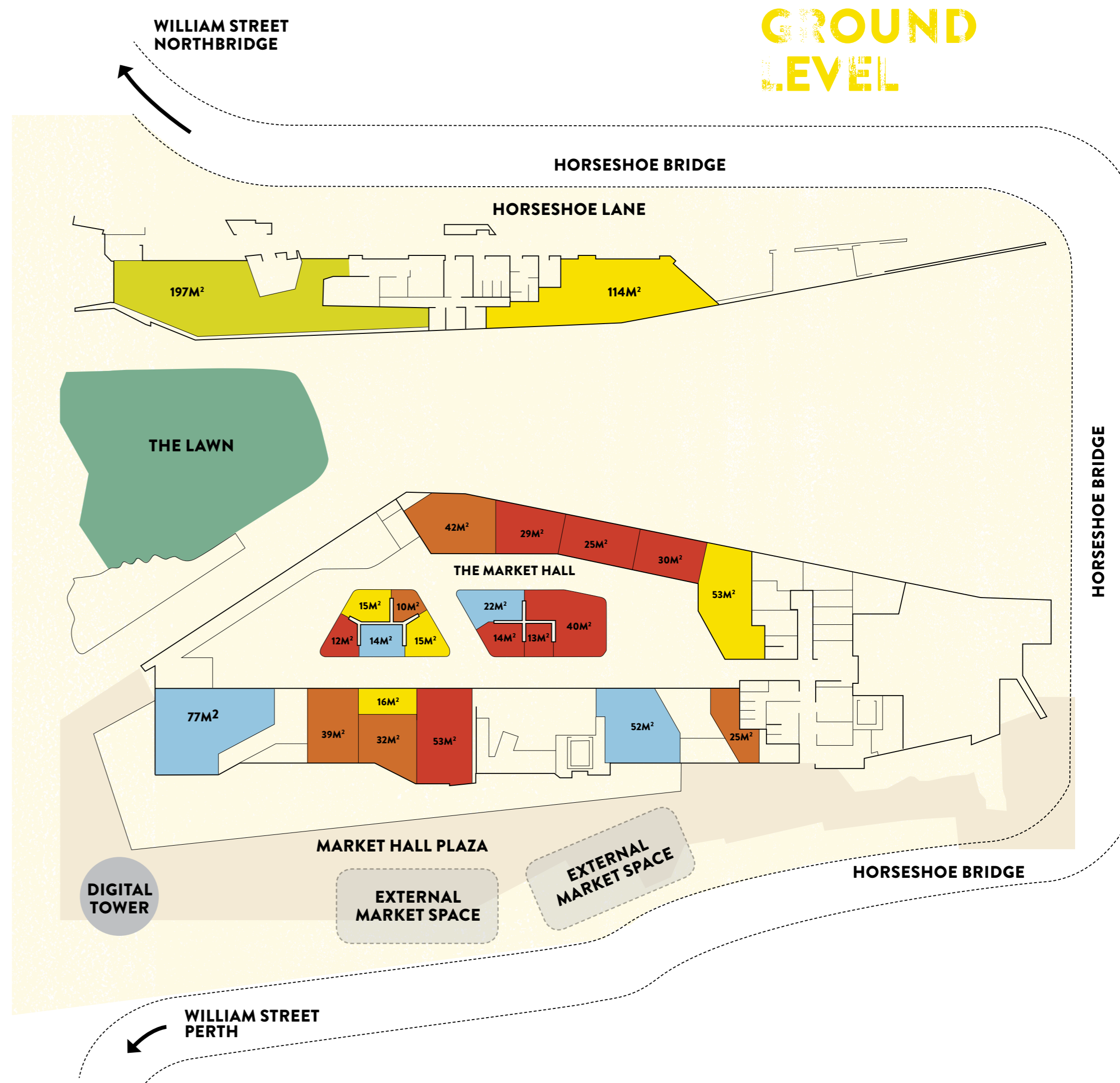
## THE MEETING PLACE

A family-focused food offering on the upper level next to the play space totaling 251m<sup>2</sup>.

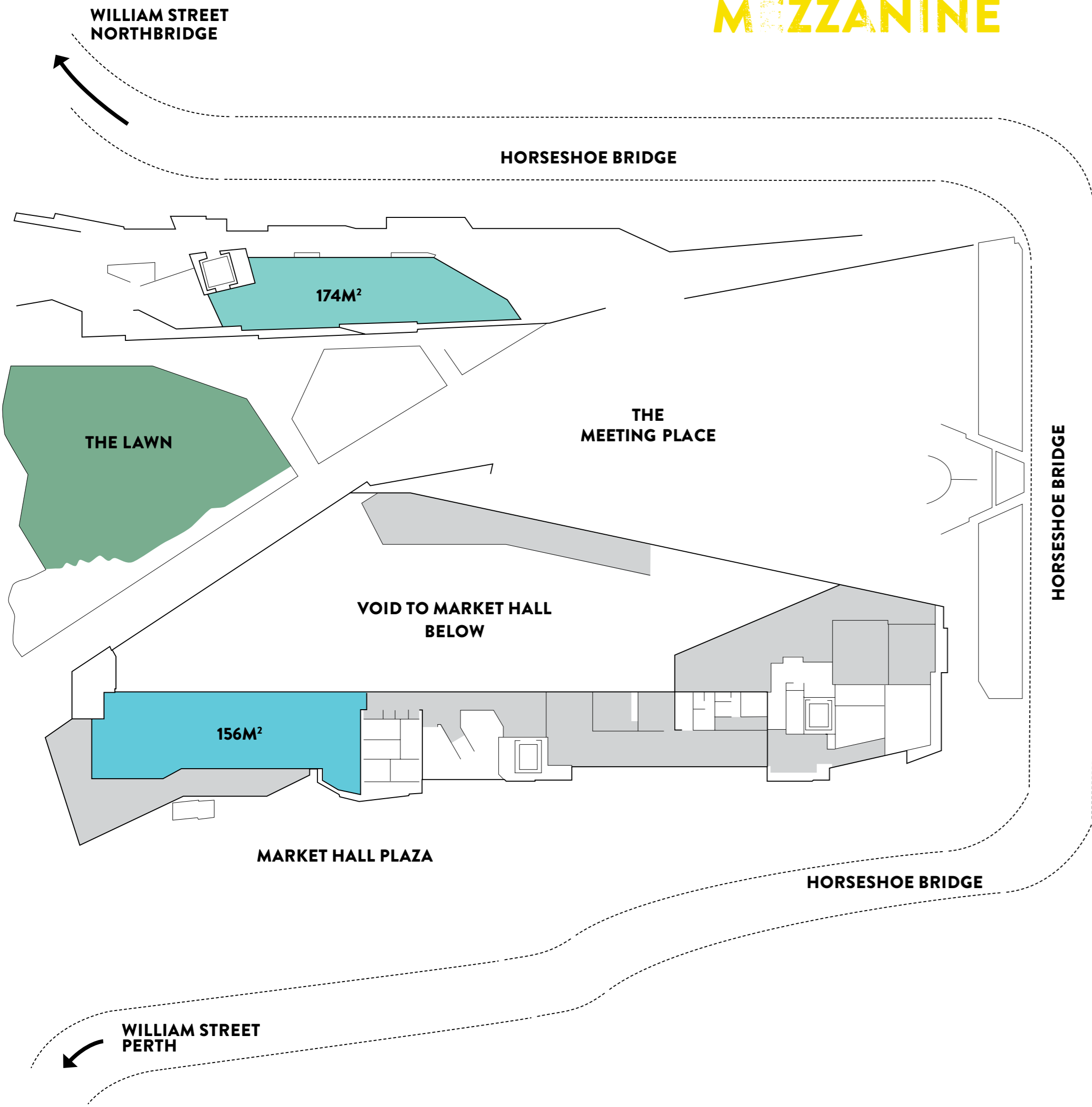
For tenancy enquiries contact Lease Equity: Jim Tsagalis 0411 760 760 or Fred Clohessy 0411 280 280.

Yagan Square will provide a range of opportunities for temporary activation and events.

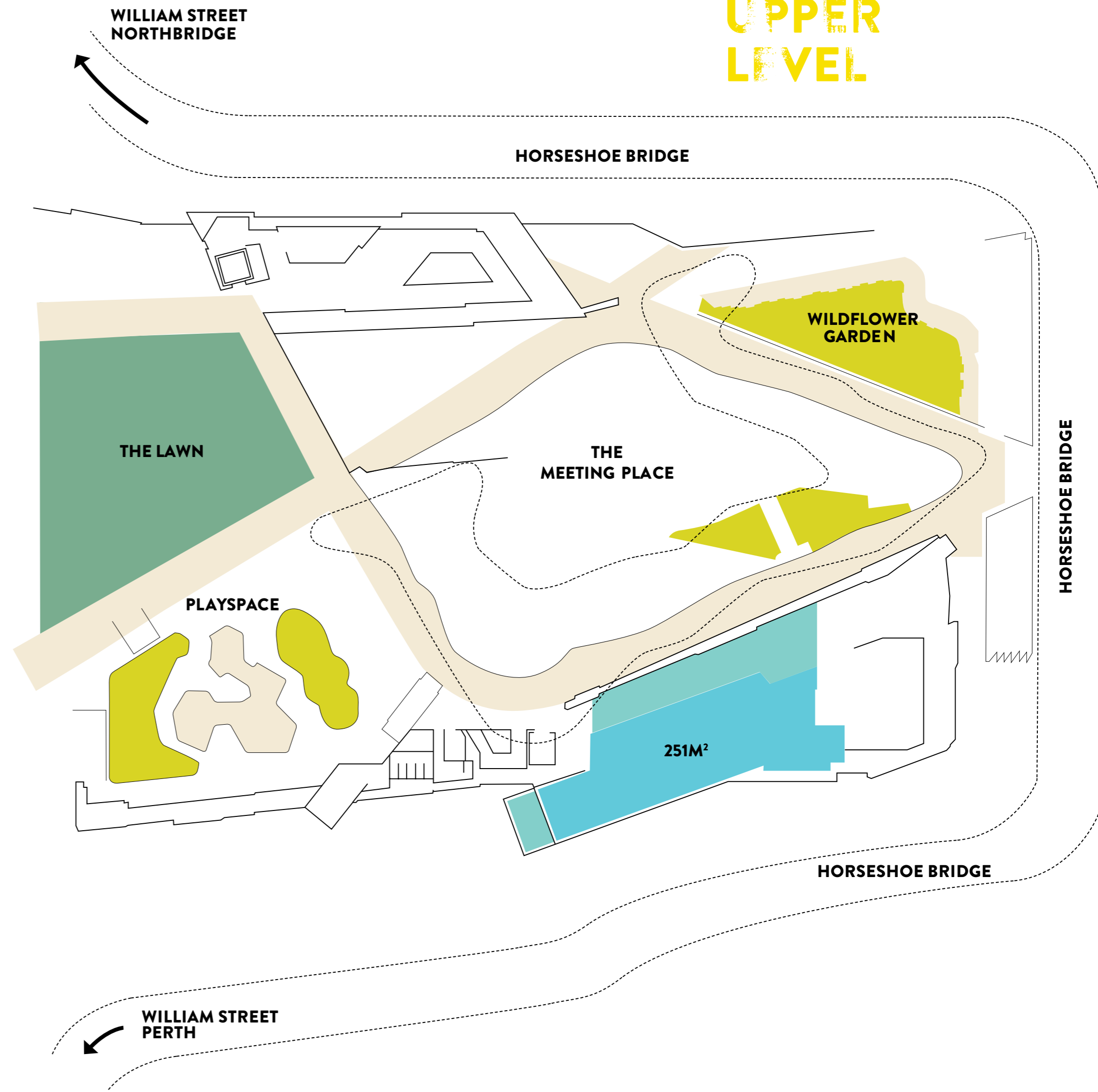
For enquiries regarding weekend markets, pop-up tenancies, events, digital tower and sponsorship, contact [yagansquare@mra.wa.gov.au](mailto:yagansquare@mra.wa.gov.au)



# MEZZANINE



# UPPER LEVEL



The Metropolitan Redevelopment Authority (MRA) is a key agency of the Western Australian State Government with the purpose of delivering redevelopment projects across metropolitan Perth including Armadale, Central Perth, Scarborough, Midland and Subiaco. With CBD projects of strategic significance including, Elizabeth Quay, Riverside, and Perth City Link, the MRA is transforming urban spaces and meeting the challenges of Perth's future growth.

The State Government, through the MRA, takes projects from vision to activation – creating successful communities where people want to live, work and visit. With a combination of regulatory planning and land development powers, the MRA will see the revitalisation of more than 3,000 hectares of land over the next decade.

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[www.mra.wa.gov.au](http://www.mra.wa.gov.au)

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**MRA** Metropolitan  
Redevelopment  
Authority

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