



Walmer Park

SHOPPING CENTRE

LEASING GUIDE 2009/2010

WALMER PARK SHOPPING CENTRE is an exclusive shopping destination situated in the friendly city of Port Elizabeth, and offering an excellent range of retail, restaurants, movies and service related businesses under one roof. Conveniently located in the suburb of Walmer, the centre offers shoppers in excess of 38 000m² of retail floor space and approximately 114 retail stores and restaurants.

WALMER PARK SHOPPING CENTRE opened its doors for trade in September 1988. The centre has since undergone five extensions and refurbishments, keeping pace with the rapid residential growth of the Western areas to provide an upmarket shopping destination for the Port Elizabeth community and tourists. The centre continues to attract LSM 7-10 + shoppers from its primary and secondary catchment areas.

SHOPPING CENTRE PROFILE

GLA (GROSS LETTABLE AREA)	38 281m ² (114 stores)
OWNER	Growthpoint Properties Limited Reg No. 1987/004988/06
MANAGING AGENT	GROWTHPOINT PROPERTIES: Tel: 031 584 5119 Fax 086 679 0583 info@growthpoint.co.za 4 th Floor, Lincoln on the Lake 2 The High Street, Parkside, Umhlanga Ridge, Durban, South Africa PO Box 1330, Umhlanga Rocks, Durban, 4330, South Africa





LEASING AGENTS

Leonie Scheepers: 041 3682690
lscheepers@growthpoint.co.za
Nazrana Premllal: 031 584 5119
NPremllal@growthpoint.co.za

PORTFOLIO MANAGER

Leonie Scheepers: 041 3682690
lscheepers@growthpoint.co.za

TRADING HOURS

Monday to Friday 9am to 6pm
Saturday: 9am to 5pm
Sunday: 9am to 2pm
Non-religious Public Holidays: 9am to 2pm

MAJOR TENANTS

Clicks, Edgars, Foschini Group, Mr. Price Weekend Material, Pick n Pay, Truworths, Woolworths, Nu Metro, Boardmans.

BANKS / ATM'S / FOREX

FNB, Nedbank, ABSA, Bidvest Bank, American Express.

EATERIES

John Dory's, St Elmo's, Coffee & Company, Café Capellini, Wimpy, Café Dulce, Mugg & Bean, Milky Lane, Woolworths Café.

CUSTOMER SERVICES

Gift vouchers, Gift Wrapping on Special Days, Baby Changing Stations/Rooms, Disabled Customers, Platinum Pensioners Wednesdays, Wheelchairs at Customer Care.

FOOT TRAFFIC (2009)

± 2,352,141 million visitors YTD, at end June 2009
(Average 392 000 per month)

FOOT TRAFFIC (2008)

± 5 million shoppers

DWELL TIME

± 1 – 2 Hours

PARKING

1123 Open free parking bays, 532 Undercover pay parking bays in basement parking garage and 83 Covered shade net bays.



SHOPPER PROFILE

Female 65%

Male 35%

Average Age 35 LSM: 7 -10+

PRIMARY & SECONDARY CATCHMENT AREAS

Broadwood, Green Shield Park, Mount Pleasant, St Georges Park, Woodlands, Buffelsfontein, Villagehumepark, Newton Park, Summerstrand, Humewood, Overbaakens, Sunrdige, Charlo, Linkside, Mill Park, Pari Park, Walmer, Walmer Downs, Lovemore Heights, Walmer Golf Estate, Mirramar, Provendentia, Glendingvale, Mangold Park, Weybridge Park,

OTHER CATCHMENT SEGMENT

Algoa Park, Gelvandale, Rowellan Park, Westridge, Beach View, Glen Roy, Linton Grange, Sardina Bay, Young Park, Ben Kamma, Greenbushes, Lovemore Park, Schauderville, Beverly Grove, Hillside, Mlalabar, Seaview, Bluewater Bay, Kabega Park, Chelsea, Kamma Park, Swartkops, Framesby, Westering, Theescombe.

- Research Conducted May - June 2009 by Vision Research

CENTRE MANAGEMENT TEAM

PORTFOLIO MANAGER:

- Leonie Scheepers - lscheepers@growthpoint.co.za

PROPERTY MANAGER:

- Mariska Smit - msmit@growthpoint.co.za

OPERATIONS MANAGER:

- Leonard Eybers - leybers@growthpoint.co.za

PUBLIC RELATIONS & MARKETING MANAGER:

- Diane Fisher - dfisher@growthpoint.co.za

CONTACT US:

Tel: 041 368 2690

Fax: 041 368 2042

GROWTHPOINT
PROPERTIES



No man acquires property
without acquiring with it
a little arithmetic, also.

Ralph Waldo Emerson

RECEPTION

- Cheryl Allin - CAllin@growthpoint.co.za

INFORMATION OFFICER

- Zoleka Ngumbela - zngumbela@growthpoint.co.za

ASSISTANT • Queenie Boyana

MAINTENANCE ASSISTANT • Turi Mbata

MAINTENANCE ASSISTANT • Klaas Mxoleli

ADDRESS:

Centre Management Suite
Main Road, Walmer
Port Elizabeth, 6070
P.O. Box 210801
The Fig Tree, 6033

REQUIREMENTS FOR PROSPECTIVE TENANTS

Please note that prior to any potential tenancy at Walmer Park Shopping Centre, the following forms and documents must be prepared and completed:

- Tenant Application form
- FICA documents
- Your Business Plan, including:

- Profile and background (including CV) of applicant
- Concept & type of business
- Proposed store design & layout (including artist's impression of visuals)
- Product range & price points
- Marketing strategy (target market; market research; marketing plan; competitor analysis; advertising & communication strategies)
- Photos of existing stores & merchandise
- Financials (capital cost to set up & financing thereof; forecast of estimated annual Income and Expenditure; current financials of existing business/es)

FURTHER INFORMATION

Contact Leonie Scheepers:

Tel: 041 368 2690

Cell: 083 304 2677

Email: lscheepers@growthpoint.co.za



GROWTHPOINT
PROPERTIES