

INVESTMENT FOCUS

Malaga

Malaga is an industrial and commercial precinct that has been designated a 'Strategic Industrial Area' for Western Australia. It is located in the heart of Perth's north eastern growth corridor and is a well-connected and established industrial/commercial precinct.



11KM

DISTANCE FROM AIRPORT



25KM

DISTANCE FROM CONTAINER PORT



10KM

DISTANCE FROM CBD



FUTURE READY

NEXTDC - DATA WAREHOUSING



3,096

NUMBER OF EXISTING BUSINESS

A STRONG HISTORY

Covering 660 hectares, Malaga is the City of Swan's major industrial precinct, its largest employment centre and a Strategic Industrial Area for WA. Since the mid-1970s, Malaga has evolved into a precinct that is home to over 3,000 businesses employing approximately 15,500 workers, where about 20% are local residents.

STRATEGICALLY POSITIONED

Malaga is a 15 minute drive from the Perth CBD, 10 minutes from interstate roads, 15 minutes from Perth's international and domestic airports, 18km from the rail facility at the Kewdale Freight Terminal, and around 33km from Fremantle Port.

The precinct is serviced by a number of major roads including Alexander Drive, Beach Road, Hepburn Avenue and Marshall Road and two of Perth's major arterial roads, the Reid and Tonkin highways. Malaga can also be accessed from Reid Highway and the Mitchell Freeway, which allows for an efficient connection to other industrial/commercial precincts and the remainder of the Greater Perth area.

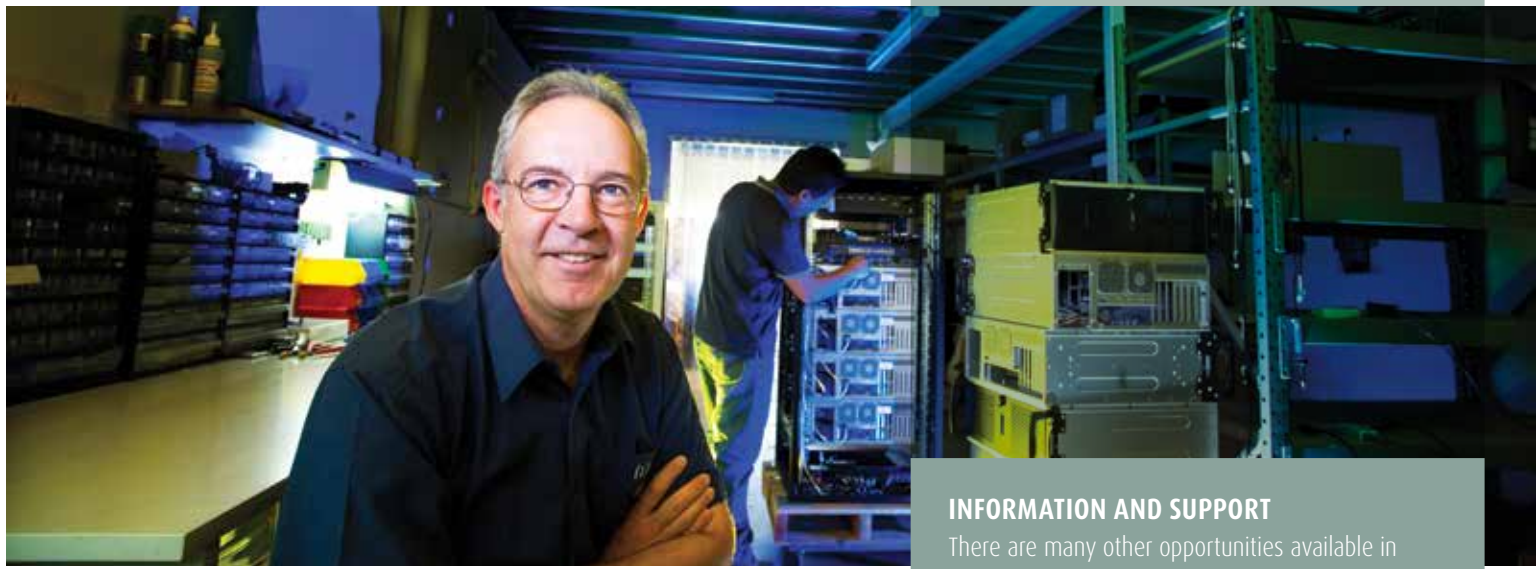
Recent upgrades to the Reid and Tonkin highways near Malaga include six flyovers which have significantly improved safety, access and traffic flow.

A FUTURE PLANNED

Further transport infrastructure is in progress. Construction has started on Northlink WA, a major arterial road project extending Tonkin Highway north along Malaga's eastern boundary and the proposed Perth-Darwin National Highway is expected to start in the near future. This is expected to improve access, increase passing traffic, and provide opportunities for businesses related to or reliant on transport, logistics and also retailing. Plans have also been revived for a passenger train between Perth and Ellenbrook which would include a station in Bennett Springs, next to Malaga.

EMPLOYMENT POOL

Malaga is surrounded by established residential suburbs and new residential subdivisions to the east and north east. These suburbs are home to a good blend of young and middle aged, blue and white collar workers that businesses can draw on. In 2016, the population within a 5km radius of Malaga was approximately 180,840.



MORE THAN FACTORIES AND WAREHOUSES

Being strategically located and surrounded by residential suburbs, Malaga has emerged as the premier 'bulky goods' retail and service commercial precinct for Perth's north east corridor. A recent Retail Needs Analysis has shown that almost 20% of retail turnover within the City of Swan can be attributed to spending in the "homemaker" retail sector in Malaga.

Business types are diverse, with manufacturing, construction, wholesale trade and retail trade industries strongly represented by local and national brands. Together, these businesses employ approximately 70% of Malaga's working population. The largest industry sector within Malaga is manufacturing, accounting for around 28% of businesses.

Being a strategically positioned commercial/industrial precinct, two major data centre service providers have established themselves in Malaga – Next DC and Fujitsu. The Fujitsu data centre is expected to be the highest industry rated centre in WA upon completion. These centres, will position Malaga and businesses seeking to utilise them at the forefront of the digital and cloud era.

STILL GROWING AFTER ALL THESE YEARS

The planning document 'Economic and Employment Lands Strategy: non-heavy industrial 2012' has identified a 78.5ha area of land north east of Malaga and adjacent to the Tonkin Highway extension, for potential rezoning to non-heavy industrial. This land is expected to be made available within the next 10 years.

COMPETITIVE COSTS

Rents and asset values are highly competitive compared with other major industrial and commercial precincts. Prices have moderated since the height of the resources boom and are now more competitive on a national and global level.

During the 2016-17 financial year, average industrial land prices ranged between \$500 and \$550/sqm for lots between 1,000sqm and 2,000sqm.

SO WHERE ARE SOME OPPORTUNITIES?

- Development – There are numerous vacant sites within the established precinct as well as future sites identified in the 'Economic and Employment Lands Strategy: non-heavy industrial 2012'. Additionally, being a commercial/industrial area that was established over 40 years ago, there are a number of redevelopment opportunities.
- Retail - Opportunities still exist in bulky goods/large format retailing. A large number of retailers have already established a presence in Malaga and there is still room for more, with a number of large undeveloped sites along Marshall Road.

INFORMATION AND SUPPORT

There are many other opportunities available in addition to those mentioned previously, the City of Swan welcomes you to contact us to find out more. There are also numerous channels of information and support available to assist existing and new businesses:

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City of Swan

www.swan.wa.gov.au/Business-support

www.swan.wa.gov.au/Develop-invest

www.swan.wa.gov.au/Develop-invest/Reasons-to-invest

www.swan.wa.gov.au/Business-support/Key-business-areas/Malaga

Email: business@swan.wa.gov.au

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Department of State Development

www.dsd.wa.gov.au

Committee for Perth

www.committeeforperth.com.au