

# Brief to Market Tenant Representation



## Overview

**TYPE:** Lease

**CLIENT:** Oscars Group

**LOCATION:** Central Gold Coast

**TENURE:** Long term lease

**PROPERTY USE:** Retail Bottle Shop



Costello Group are currently seeking leasing submissions from the market on behalf of Oscars Group for a new bottle shop premises within the Central Gold Coast.

The client is seeking a well-located, high-exposure tenancy suited to a convenience-based liquor offering, with strong emphasis on accessibility, parking, and ease of customer flow. A drive-thru format is preferred, however all retail configurations will be considered, including freestanding and shopping centre tenancies. The premises must support a single-operator setup and accommodate a practical layout inclusive of a cool room.

The client will consider a range of opportunities that meet the above criteria and is prepared to move quickly on a suitable premises. Flexibility will be given to different tenancy types and configurations that support the intended use.

# Brief Specifics

## ➔ SIZE

Circa 60 sqm -150 sqm

## ➔ LOCATIONS

Central Gold Coast - within a 10km radius of  
Surfers Paradise:

- Burleigh Heads
- Mudgeeraba
- Robina
- Broadbeach
- Carrara
- Ashmore
- Pacific Pines
- and surrounding suburbs

## ➔ COMMERCIAL TERMS

Fair market value — flexibility depending on  
condition and location

## ➔ SITE SPECIFICS

- Preference for standalone / freestanding  
(Drive -thru sites preferred )
- Will also consider in-line / shopping centre  
tenancies
- Easy ingress/egress (particularly for drive-  
thru functionality)
- Strong residential density or proven high-  
volume precinct highly regarded
- Power
- Water

## ➔ PARKING

Multiple on-site car parks highly desirable

## ➔ EXPOSURE

Strong preference for high visibility / prominent  
frontage

High traffic locations (vehicular + pedestrian)

## RESPONSE REQUIREMENT

All opportunities are to be submitted as identified and will be reviewed upon receipt. Please complete all details in the attached spreadsheet inclusive of prices. Submissions are to be emailed to: [jorden@costellogroup.com.au](mailto:jorden@costellogroup.com.au)

For any further information please do not hesitate to contact **Jorden**: 0420 274 229

## COSTELLO GROUP PROPERTY TEAM



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