



Albert Street Shops

49-53 ALBERT STREET, North Parramatta
DUNDAS WARD



The Place

Albert Street Shops is a very small local centre adjacent Doyle Ground reserve in North Parramatta. This recently upgraded local centre provides ample space for outdoor dining on the Buller Street footpath overlooking the reserve, complemented by new plantings around the centre perimeter.

Centres Hierarchy

Specialised Centre

Town Centre

Village Centre

Neighbourhood Centre

▶ **Local Centre**

Recent capital investment

- ▶ **\$350K** (Minor Centre Upgrade)

Business Activities

- ▶ Numbers Of Shops: 6
- ▶ Number Of Vacancies: 0
- ▶ Vacancy Rate: 0%

1 Bottle Shop	4 Coffee
2 Supermarket	5 Restaurant
3 Professional Services	6 Other

Public domain condition

The public domain is designed with a buffer from traffic. Hardscaped surfaces are concrete and the landscaped portion of the centre is well maintained.

2020/21

😊 Excellent

Zoning

B2 Local Centre, B4 Mixed Use, B6 Enterprise Corridor, R4 High Density Residential. The zoning supports a vibrant centre and increasing development in the medium to long term.

Demographics

- ▶ Between 2016 and 2020 North Parramatta experienced a 10% increase in population, from 13,246 to 14,570.
- ▶ In 2021, the largest age group (24.2%) is forecast to be parents and homebuilders (35 to 49 year olds).
- ▶ The largest increase between 2016 and 2021 is forecast to be lone person households, which will increase by 75 households and account for 30.2% of all households.

Public Transport

546 + 552 Bus Route on Brickfield St (3 min walk)

Community Voice Survey

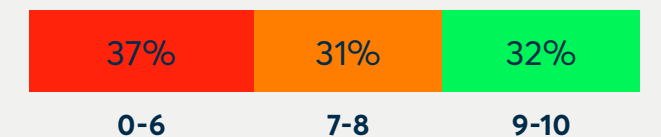
Participants are most likely to visit this centre

- ▶ **A Few Times A Week (28%)**

The most frequently selected reasons for visiting include:

- 1 Convenience
- 2 Location
- 3 To access particular stores or services

How likely is it on a scale of 0 to 10 that you would recommend this Centre to a friend or neighbour?



NET PROMETER SCORE
7.0

