



64 Thomas Drive in post-makeover apparel

# Ginza outlet in Chevron line-up

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A FASHION outlet whose offerings draw on Asian influences has set up shop on Chevron Island.

The outlet, Ginza, has taken space at 64 Thomas Drive, in a two-level building that has just been the subject of a \$750,000 extension and refurbishment.

The makeover has re-inaugurated the Thomas Drive retail strip, with Ginza adding an Asian influence.

The owner of the men's and women's fashion outlet, Natasha Santos, has taken a five-year lease with options over a 35sqm space.

Miss Santos said the name, Ginza, was inspired by Tokyo's main shopping district, and the store stocked familiar brands as well as its own in-house label.

"The Ginza brand is unique in that only four to six garments are created and never repeated," she said.

"We offer affordable clothing that is fashionably eclectic, with funky casual pieces."

The Chevron Island business venture comes on the heels of the establishment of two initial stores - one at Paddington, in Brisbane, and the other in Perth.

Miss Santos said that Chevron Island was the ideal location for the business's third store because of the open-market vibe the refurbished building brought to the retail precinct.



The building as it was before the makeover

The building sits on a 405sqm site fronting Thomas Drive and Mawana Street, at the western entry to the retail precinct.

It is held by Brisbane companies EG Properties and Photon Investments, which acquired the property for \$3.2 million in 2006 from Gary Hoffman Promotions.

The upgrade entailed converting an alfresco area at the rear of the building into shop space, boosting floorplate to almost 490sqm.

Photon Investments director David Evans said he believed the refurbishment would lead to further transformation of Chevron Island's retail heart.

"We chose this prime corner location due to Chevron Island's proximity to Surfers Paradise and the Bundall office precinct," he said.

The building has 12 retail and office spaces and is 65 per cent leased.

A homewares and lifestyle store has taken a five-year lease with options over a 42sqm ground-floor space.

Next, owned by Bruce Riotta and Greg Wilson, offers contemporary organic, decorative items sourced from Gold Coast and overseas suppliers.

Next's principals also operate two clothing and accessories stores in Brisbane.

Mr Riotta said they chose Chevron Island for their first homeware-lifestyle store because of the image and feel of the island and its reputation for shopping.

The leases were negotiated by Kody Cook and Nicholas Brown, of Baylis & Sains Commercial Realtors at Surfers Paradise.

Mr Brown said negotiations were advanced for an international-brand cafe to lease a 61sqm space in the building.

He said one 25sqm ground-floor outlet remained for lease at \$1000/sqm a year plus GST.

Three upper-level units, from 25sqm to 99sqm, are for lease at annual rates of about \$400/sqm net plus GST.