

MANDATE



The Mandate outlet . . . new front, signs, flooring, racks and shelving

Chevron Island wins a Mandate

by Travis Lye
business property
editor

A MEN'S fashion house is the new face at a 30-year old Chevron Island arcade.

Mandate occupies a 65sqm space on a three-year lease in the Triangle Arcade, which marks the start of the island's cafe, bar and fashion strip.

The clothing retailer, associated with Darren Radlow, Len Streager and Ian Waters, has leased the space at a rate of \$900/sqm in a deal negotiated by Kody Cook and Jillian Pratt, of Bayliss & Samra Surfers Paradise.

Mandate specialises in casual resort wear, catering to the mature and well-dressed.

The Chevron address has undergone a new fitout, which included stripping the premises – previously home to a wedding and beauty outlet – and installing a new front, as well as signs, flooring, racks, shelving and fitting rooms.

The fashion business first opened in Sydney in 1982 and moved to the Gold Coast in 1992, opening that year at Pacific Fair, in Broadbeach, where it continues to operate.

A second Mandate store operates at Marina Mirage, on The Spit, and a third at Australia Fair, in Southport.

The Triangle Arcade, at 37 Thomas Drive, sits on 1664sqm and has a 22-bay car park at rear.

It is owned by Harry Demetriou who acquired it in 2002 at a cost of \$3.6 million.



Mandate caters to the mature and well-dressed

In 2006, to lift its ambience, the arcade underwent a \$150,000 makeover that included new roof, fitouts, signage and lighting.

Other tenants in the 750sqm arcade include a sushi bar, Soulz Bar, Triangle Meats, a bottleshop, Curry Muncher Cafe and Volume Hair Studio.

Mandate's Mr Radlow said there were plans to further expand the business and a store was expected to open at Runaway Bay in December and another at Robina in April.

He said Chevron Island was chosen for a store as many of its businesses targeted Mandate's primary market and it provided a relaxed shopping atmosphere.

Mr Cook said the island was undergoing change, with more quality operators being attracted to its retail strip

because of its established reputation and high-quality projects, such as the \$750,000 extension and refurbishment of 64 Thomas Drive.

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

The two-level building sits on a 405sqm site fronting Thomas Drive and Mawarra 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 Garry Hoffman Promotions.

Photon Investments director David Evans has said he believes the refurbishment will lead to further transformation within Chevron Island's retail heart.