

# Mokador likes island's style

by Travis Lye  
business property editor

A NATIONAL coffee supplier has chosen the Gold Coast's Chevron Island as the location for its first company-owned store in Australia.

The newly opened cafe is operated by Mokador Coffee and is at the base of a recently refurbished two-storey building at 64 Thomas Drive.

The \$750,000 upgrade entailed converting an alfresco area at the rear into shop space, which boosted the building's floorspace to almost 490sqm.

Mokador Coffee has signed a five-year lease with options for a 60sqm premises, with alfresco area, on the corner of Thomas Drive and Mawarra Street.

The lease was negotiated by Kody Cook of Bayliss & Samra Commercial, at an undisclosed rate.

Nick Mastro, a director at Mokador, said the Chevron Island retail precinct was chosen due to the client mix.

He said there was a good balance between loyal locals, the number of corporate staff living and working in the surrounding areas and the tourist trade.

Mokador was founded in Italy in 1967 and launched



operations in Australia 10 years ago.

It now supplies coffee to 700 outlets Australiawide.

The Chevron Island cafe is one of just five Mokador concept stores worldwide.

The cafe offers authentic Italian cuisine, fine wines and Italian coffee.

The menu includes 21 different wood-fired pizzas, which are cooked in an oven imported from Italy.

Agent Mr Cook, who

manages the property, said the Mokador cafe provided a welcoming atmosphere with a great combination of gourmet foods, coffee and wine.

"It is ideal for the 64 Thomas Drive location and has definitely revitalised the retail and dining precinct of Chevron Island," he said.

In another win for the area, Toscana, a women's fashion boutique associated with Judith Jackson, has relocated from Main Beach to a 33sqm retail space in the

building, signing up to a four-year lease with options.

Also, an experienced food operator, Rosie Morton, has taken up 26sqm on a five-year lease for the Noodle House, completing the retail tenant mix at 64 Thomas Drive.

Mrs Morton said Chevron Island was an ideal location, offering opportunity to benefit from a large workforce in the area and high traffic flow.

Of 64 Thomas Drive's 12 retail and office spaces, four first-floor office suites remain

available for lease and range from 44sqm to 98sqm.

Mr Cook said the office suites also were suitable for secondary retail uses.

The building sits on a 405sqm site at the western entry to the Thomas Drive retail precinct.

It is held by Brisbane companies EG Properties and Photon Investments, which acquired the holding for \$3.2 million in 2006.

The seller was Garry Hoffman Promotions.

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