



The Triangle Arcade . . . the refurbishment will create an office tenancy

Fresh face for Chevron Island's Triangle Arcade

CHEVRON Island's Triangle Arcade is undergoing a \$150,000 makeover to lift its ambience.

The work includes a new roof, now in place, fitouts for some tenancies, new signage and lighting. Managing agent Amrit Samra, of Bayliss & Samra Commercial Realtors, said the makeover will create an office tenancy for an accountant, solicitor or doctor in a 75sqm space that formerly held a Japanese noodle shop.

Mr Samra said that Chevron Island residents were well served by retail outlets but needed more professional services.

He said that, subject to some shuffling of other tenancies, the arcade's commercial space could be enlarged to 1088sqm and split into two or three offices.

Leasing rates start at around \$450 a square metre net.

Other tenants in the 750sqm arcade include Ace Wasabi's Sushi Place, Infusion Cafe, Triangle Meats, Chevron Island Discount Liquor, Curry Muncher Cafe, Volume Hair Studio and Chocoholics Paradise.

Mr Amrit said a lease had been finalised for a 44sqm vacant space plus alfresco area to house a European pancake house.

Also, Ace Wasabi has expanded its Thomas Drive-facing tenancy by 40 per cent and now occupies a 130sqm space while a makeover of the Infusions Cafe has expanded it to 160sqm.

Infusions has a new operator, who is seeking a liquor licence.

The arcade, on the corner of Thomas Drive and Darrambal Street, forms the start of Chevron Island's cafe, bar and fashion strip and is about 30 years old.

The arcade 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.