



# The *theatre* of dining

Food & Beverage  
Expression of Interest

Initial Closing  
31 January 2024 | 5pm

## BURNSIDE VILLAGE TODAY

Burnside Village, Adelaide's Premier shopping centre is located in the leafy suburb of Glenside and only 5kms from the Adelaide CBD.

Burnside Village is evolving into over 200 fashion, food and lifestyle stores.

This is your opportunity to be a part of the Food Evolution at South Australia's visionary retail destination.



Ranked #1 in Australia  
by total MAT for the  
last 3 years\*



100 Retail Shops\*\*



Centre GLA 18,850m2\*\*



4 million visits  
per year



Servicing a trade area  
of approx. 269,000  
people in 2021  
(+7.8% since 2019)



Average Spend \$62.83



Over 611,000 people  
live within 20 minute  
drive time

\*Shopping Centre News Mini Guns 2023, 2022 & 2021 Awards

\*\* As at 30 June 2023 pre-development



## STAGE 6 DEVELOPMENT VISION

The evolution will reinforce Burnside Village's reputation as a world-class shopping destination with three new levels of retail including a new premium mall, youth fashion, an elevated dining experience, home and lifestyle, entertainment, and a health and wellbeing precinct.

The new development will transform the existing shopping centre, complemented by an architectural 2,200sqm triangular designed glass ceiling that will seamlessly blend the indoors and outdoors.


The Stage 6 Development will:

- Add 20,400m<sup>2</sup> of GLA which will double the size of the centre to approximately 39,250m<sup>2</sup>.
- Deliver 80+ new specialty stores bringing the total to almost 200 stores.
- Provide 560+ new undercover carparks with e-vehicle charging, extending the total parking to over 1,585 free car parks.
- Attract premium International and National retailers.
- Generate a forecasted pedestrian traffic volume of 6 Million in the first year and 7.3 Million by year three\*.
- Enhance Burnside Village's reputation as the Town Centre for the Adelaide Eastern Suburbs.

\*Urbis Report



Artist Impression



The premium  
destination for  
fashion, lifestyle  
and dining in  
South Australia.

## FOOD & BEVERAGE VISION

Located close to the CBD, Burnside Village unifies the city, metropolitan and affluent eastern suburbs as a place to meet. With a diverse and premium audience for dining and complemented by free day and evening undercover car parking.

Burnside Village is curating a new to market dining experience, as a place to be and be seen, to share memorable experiences and to dwell among a fusion of premium restaurants, bars and casual dining.

### **The offer will celebrate:**

- Three new levels of retail and dining experiences
- Entrepreneurial food and beverage operators who appreciate the theatre of dining
- New to market concepts
- Tenancies with dedicated spill out
- External restaurants with north facing balconies and views to the city, hills and the coast
- Linking food to fashion and lifestyle
- A thriving day and night dining precinct
- Elevated designed facilities, featuring quality material finishes, culminating into authentic and inviting spaces.

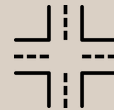


## LOCATION & DEMOGRAPHICS

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The Glenside Urban Renewal Project is located 1km west yielding approx. 1000 new dwellings over the next decade (2000+ new residents)



Burnside Village is serviced by two major arterial roads - Portrush Rd (Hwy No. 1) & Greenhill Rd (the major traffic feeder from the city to the eastern suburbs) as well as 6 major public bus services.



56.9% are Professionals and Managers versus the SA average of 34.5% and the national average of 37.7%.



Median Weekly Income \$970 versus the SA average of \$734 (+32%) and the national average of \$805 (+\$165).



Family Weekly Income \$2,686 versus SA average of \$1,889 (+42%) and the national average of \$2,120 (+\$566).



Families with Children 48.1% versus SA average 40.8% and the national average of 43.7%.



## GROUND LEVEL

The Ground Floor offers a welcoming streetscape full of natural light, hosting contemporary international and national retail experiences.



# GROUND LEVEL FLOOR PLAN

TENANCY

## G143

178.4m<sup>2</sup> / LSA 91.5m<sup>2</sup>  
Premium Restaurant

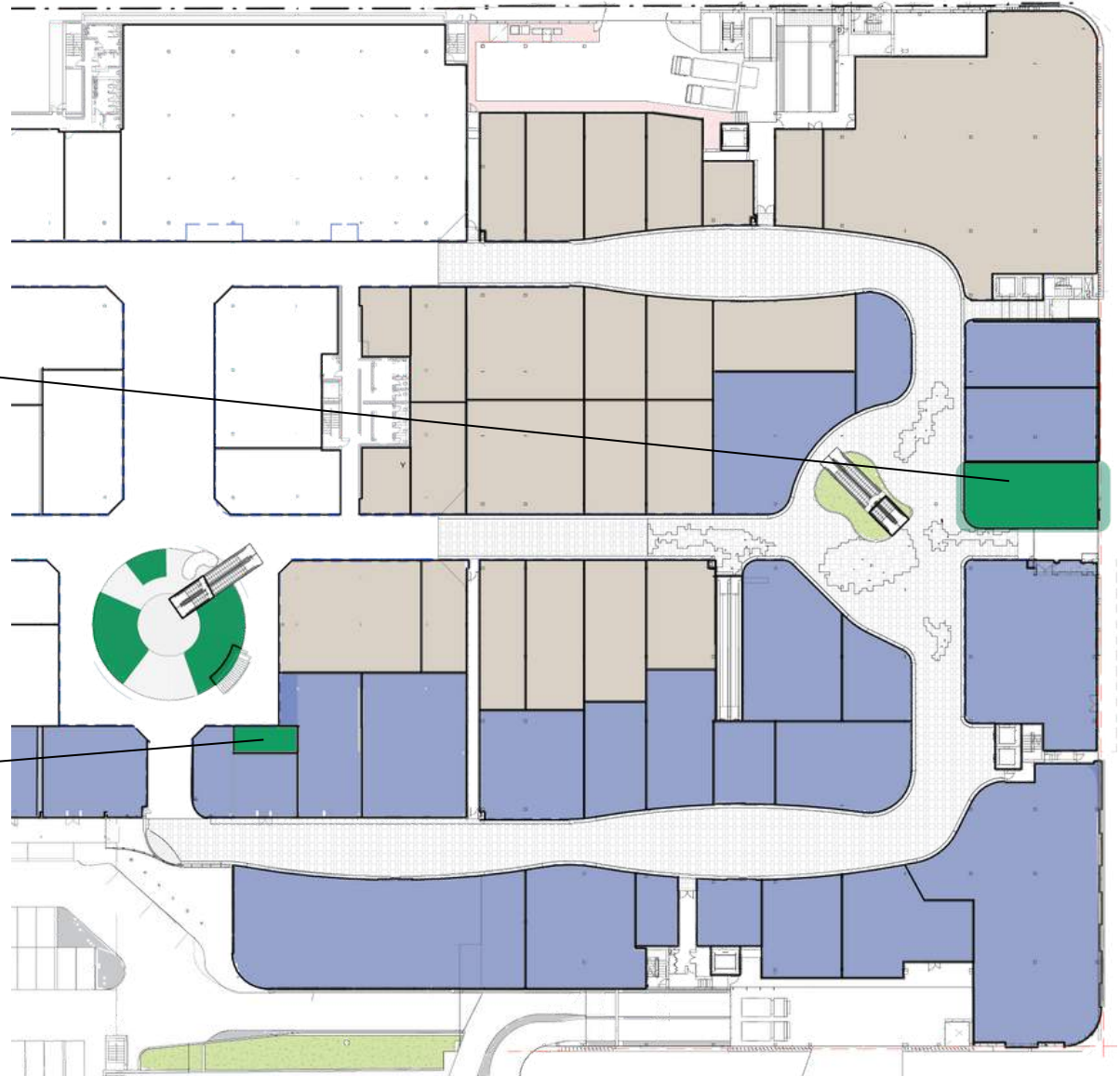
Nestled among premium retailer brands is a large elevated destination restaurant. Offering all day dining, the restaurant will deliver delicious food for table service lunch and dinner and will be a destination meeting point for celebratory drinks with friends.

TENANCY

## G112

24.8m<sup>2</sup> / LSA 107.1m<sup>2</sup>  
Casual Dining

For the customer looking for a casual dining experience, the cafe nestled under the central Atrium will offer a relaxed food experience or if short on time, customers can 'grab' a quick coffee or bite on the run.



FOOD & BEVERAGE



SPECIALTY RETAIL



PREMIUM INTERNATIONAL RETAIL





## LEVEL 1 & LEVEL 2 DINING PRECINCT





## LEVEL 1 DINING PRECINCT

To complement the youth fashion, outdoor leisure and sport retail mix, alongside key anchor tenants, the dining precinct will provide an iconic destination for the Burnside Village customer, offering a unique dining experience in a light-filled conservatory space.

A place to see and be seen beneath the stunning glass roof, surrounded by an eye-catching, colourful, diverse and enticing food offerings.

Culinary direction includes modern asian, contemporary european and western concepts, micro brewery, smart casual and family dining.

Burnside Village is seeking innovative, entrepreneurial, new to market concepts alongside some of Adelaide's iconic brands.



# LEVEL 1 FLOOR PLAN

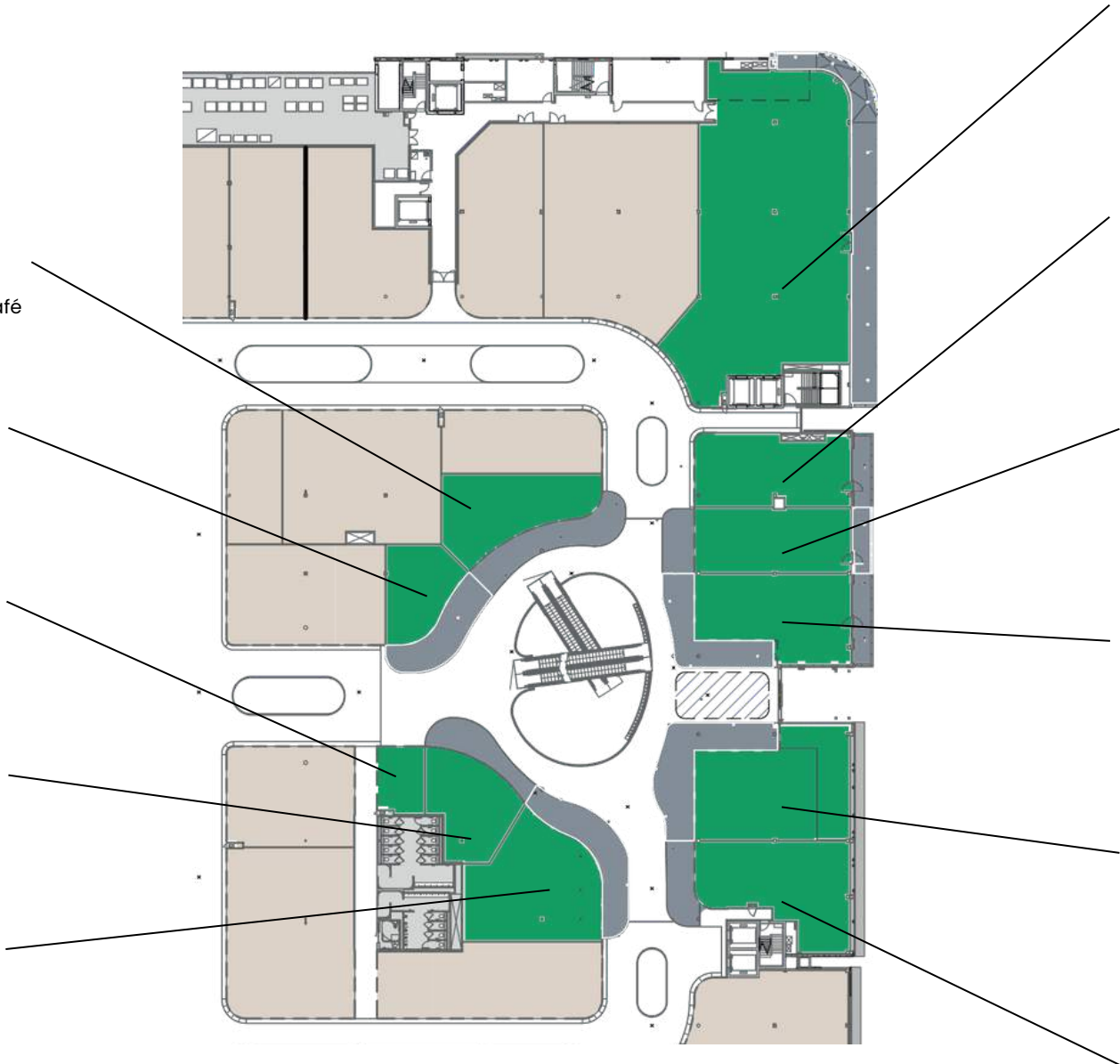
TENANCY  
**1032**  
120.2m<sup>2</sup> / LSA 59m<sup>2</sup> / All Day Café

TENANCY  
**1035**  
73m<sup>2</sup> / LSA 48.4m<sup>2</sup> / QSR

TENANCY  
**1038**  
38.5m<sup>2</sup> / LSA N/A

TENANCY  
**1039**  
94m<sup>2</sup> / LSA 36.6m<sup>2</sup> / QSR

TENANCY  
**1040**  
167.1m<sup>2</sup> / LSA 62m<sup>2</sup> / QSR



TENANCY  
**1008**  
570.2m<sup>2</sup> / LSA 128.4m<sup>2</sup>  
Micro-brewery (incl. balcony)

TENANCY  
**1009**  
130.8m<sup>2</sup> / LSA 17.6m<sup>2</sup>  
Smart Casual Dining (incl. balcony)

TENANCY  
**1010**  
123.2m<sup>2</sup> / LSA 40m<sup>2</sup>  
Smart Casual Dining (incl. balcony)

TENANCY  
**1011**  
149m<sup>2</sup> / LSA 76.5m<sup>2</sup>  
Smart Casual Dining (incl. balcony)

TENANCY  
**1012**  
187.1m<sup>2</sup> / LSA 132m<sup>2</sup>  
Smart Casual Dining

TENANCY  
**1013**  
154.8m<sup>2</sup> / LSA 30m<sup>2</sup>

 FOOD & BEVERAGE  SPECIALTY RETAIL



## LEVEL 2 DINING PRECINCT

Supported by escalators and lifts from the basement car parking, the Level 2 Entertainment Precinct enjoys natural light throughout, and glass balustrades that allow clear views to the other precincts below.

The precinct will broaden the offer for the Burnside Village customer by the delivery of an interactive leisure experience.

To complement the Entertainment Precinct, new restaurants and bars will be introduced.

Together, they will offer a complementary range of premium family dining and restaurant options, that are purpose built, and tailored to discerning customers looking to experience elevated dining.

With balconies providing views to the city, coast and hills, the Rooftop Bar and outdoor dining opportunities are unparalleled.



# LEVEL 2 FLOOR PLAN

TENANCY

## 2002

462.2m<sup>2</sup> / LSA 127.5m<sup>2</sup>  
Rooftop Bar & Restaurant  
(Incl. balcony)

TENANCY

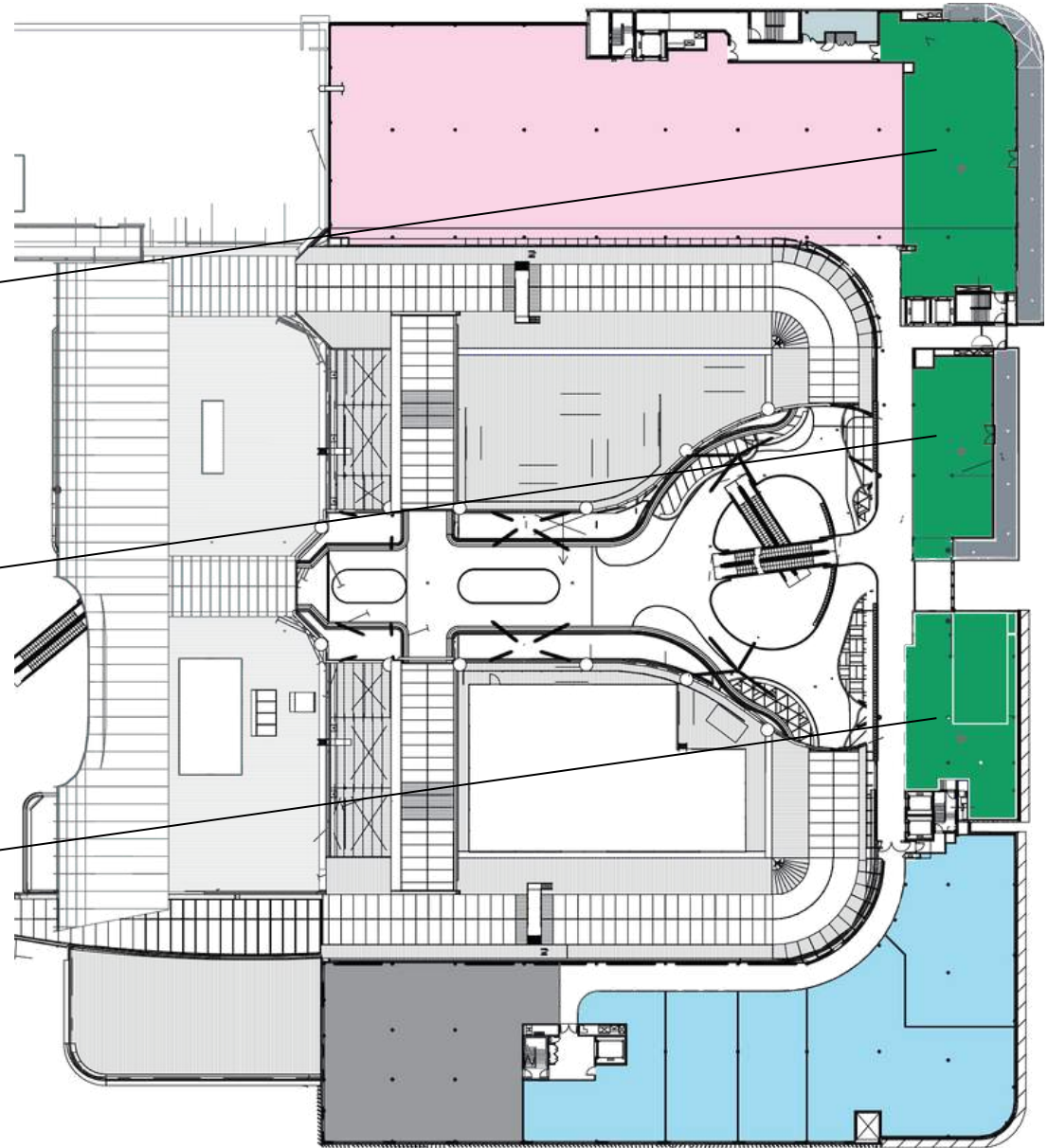
## 2003

224.1m<sup>2</sup> / LSA 80.8m<sup>2</sup>  
Family Dining, Bar & Restaurant  
(Incl. balcony)

TENANCY

## 2003A

294.3m<sup>2</sup> / LSA N/A  
Family Dining, Bar & Restaurant  
(overlooks atrium)



 FOOD & BEVERAGE     LEISURE     HEALTH & WELLNESS



## SUBMISSION CRITERIA

Burnside Village is seeking submissions from entrepreneurial food and beverage operators who appreciate the theatre of dining to provide the following:

### **Contact details and brief Company Overview**

Contact name, phone number and email address

### **Food & Beverage Offer & Service Style**

- High level concept ideation
- Preferred tenancy
- Proposed food and beverage menu including price point
- Overview of customer service approach and your preferred service style for this venue
- Points of difference and any other relevant information

### **Past Experience & Understanding**

- Detail your experience, capability and resume of work that supports your submission for this opportunity. Please include menus and links to existing website and social platforms.
- Alignment to the precinct, target market and locations.



# INITIAL OFFERING TIMELINE

NOV 2023

EOI Live Date Submission



Q2, 2024

Successful Respondents  
Notified



MAR 2025  
STAGE 6  
OPENING



31 JAN 2024

Closing Date Submission



Q1, 2025

Fitout Period





# Join the Burnside Village Food Evolution

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[View Burnside Village Stage 6 Fly Thru](#)



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