



Artist's impression

# NOW LEASING BAIA NEW RETAIL SPACE

**33 – 41 BLAXLAND ROAD, RHODES**

Under Construction | Due to open late 2027





# A LIFESTYLE HUB IN THE CENTRE OF IT ALL

SITUATED IN THE WATERFRONT SUBURB OF RHODES,  
BAIA OFFERS ELEVATED CONTEMPORARY LIVING  
AND AN ENVIABLE LOCATION.



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Baia will rise across two elegant towers spanning 10 and 29 storeys, welcoming several hundred new residents to the area. Combined with the existing thousands of residents who already call Rhodes home, along with the many workers and visitors to surrounding employment hubs, Baia presents a unique opportunity for retailers who want to tap into a diverse, consistent and highly engaged customer base.

Equally surrounded by amenities and ample natural beauty, Baia is a visionary mixed-use development that offers the best of both worlds. It's located just a short stroll from the Rhodes waterfront, has never-to-be-built-out views across the bay and is framed by walking and cycling paths, yet is mere minutes from public transport, essential services and the Sydney CBD.

Both retailers and residents will be able to take advantage of Baia's prime positioning, along with on-site facilities like 560 sqm landscaped gardens, a gym, childcare and more.

- ~ 318 new residential apartments
- ~ 6 retail tenancies ranging from 38m<sup>2</sup> up to 1752m<sup>2</sup> with the opportunity for alfresco outdoor seating
- ~ Retail 5 has approximately 1752m<sup>2</sup> which could be suitable for a medical centre, or gym with 12 exclusive car spaces
- ~ On-site childcare centre with 147 placements
- ~ 18 retail car spaces.

# WHY RHODES?

- ~ Rhodes is an in-demand waterfront locale with prime access to Parramatta River, ferries, and train station.
- ~ The area is undergoing rapid transformation under the 20-year Rhodes Place Strategy, which includes a new \$37 million primary school, new ferry wharf, train station upgrades, and 2.3 hectares of open space.
- ~ The development is centrally located, with a short drive to key Sydney destinations:  
7 minutes to Macquarie Park, 10 minutes to Olympic Park, 15 minutes to Sydney CBD, 18 minutes to Parramatta.
- ~ It's strategically positioned close to major roads, including the M4 Motorway, Concord Road, and Victoria Road, which connect to the rest of Sydney.
- ~ Rhodes Train and Bus Stations are a two-minute walk away, with services to the city running every 15 minutes.
- ~ Baia is surrounded by walking and cycling paths and less than 10 minutes walk to nearby amenities:  
Rhodes Central, Rhodes Waterside Shopping Centre, Rhodes Corporate Park, and the planned \$200m Leeds St mixed-use precinct.



## DIRECT ACCESS

Meriton residents' direct access to Baia's Retail Precinct



## PARKING

18 retail car park spaces



## ON YOUR DOORSTEP

Across the road from McIlwaine Park, which has received an \$8.7 million upgrade



## 2KM

to Concord Hospital, recently upgraded with a \$32 million redevelopment



## 200M

Minutes from Rhodes Train and Bus Station



## DRIVE

to M4 Motorway



## 15KM

to Sydney's second CBD, Parramatta, expected to grow in population by almost 60% by 2046



## ACROSS THE ROAD

to Macquarie Park, a fast growing hub undergoing rapid transformation with new amenities, offices, retail and open spaces



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# TRADE AREA

The main trade area includes suburbs such as Rhodes, Wentworth Point, Liberty Grove, Concord West and Meadowbank. The total trade area population is forecast to grow from around 38,543 at present to over 58,400 by 2046 – predominantly in Rhodes, which could see a nearly 61% population increase.

The main trade area is home to a diverse population, with 49% born in Asia and 23.5% in Australia.

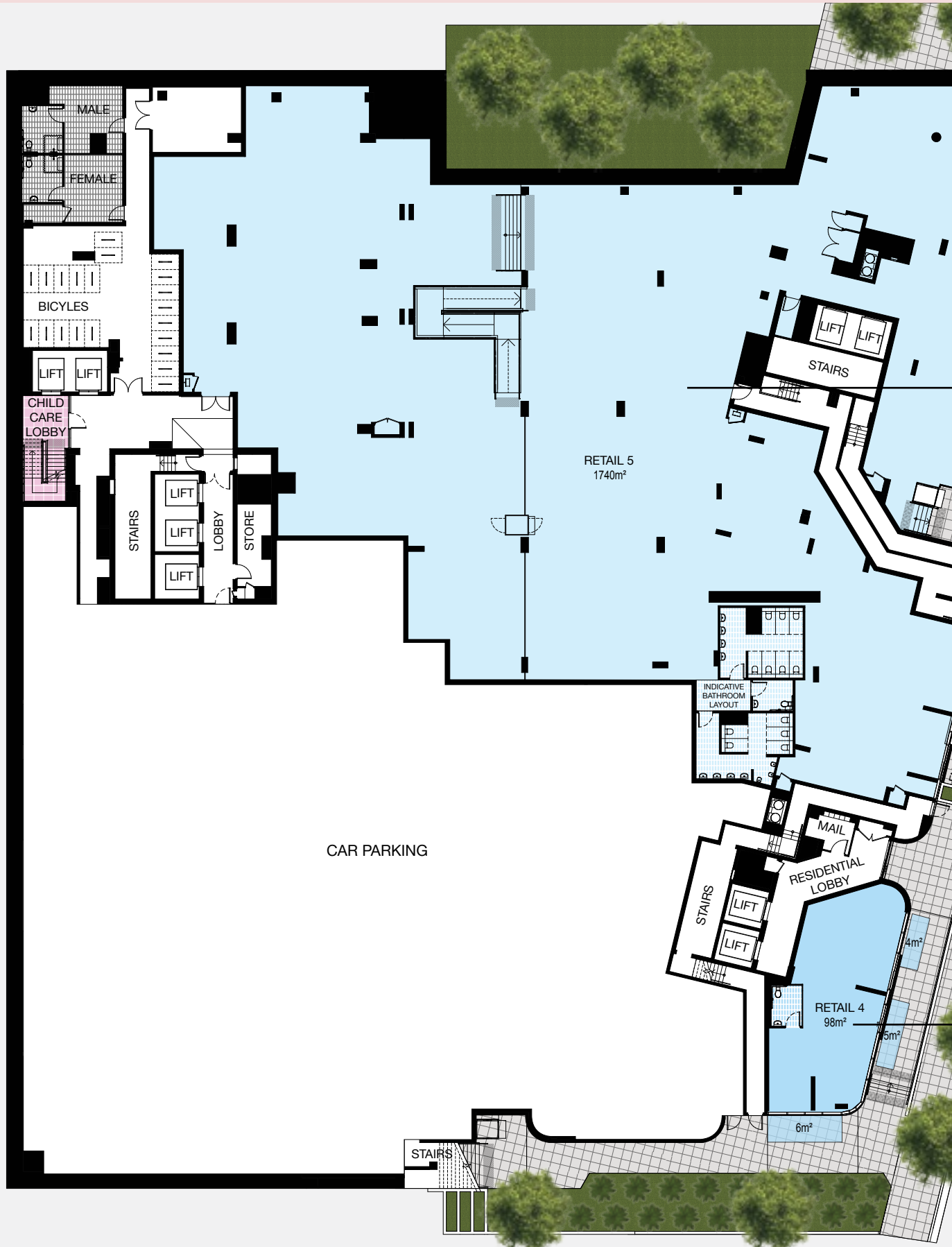
55% of households are couples without children, 32.2% are couples with children, 25% are single households, and 9.3% are group households. Rhodes contains a significant proportion of high-income earners, with nearly 30% of households earning \$3,000 or more per week. The median household income of \$2,183 per week is also 18% higher than the NSW median of \$1,849.

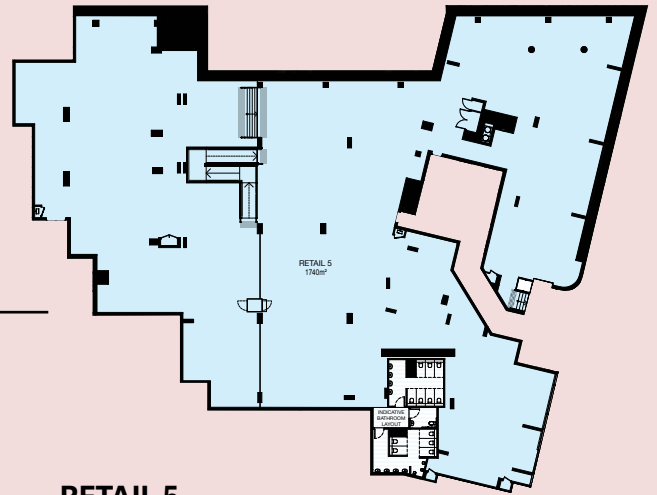
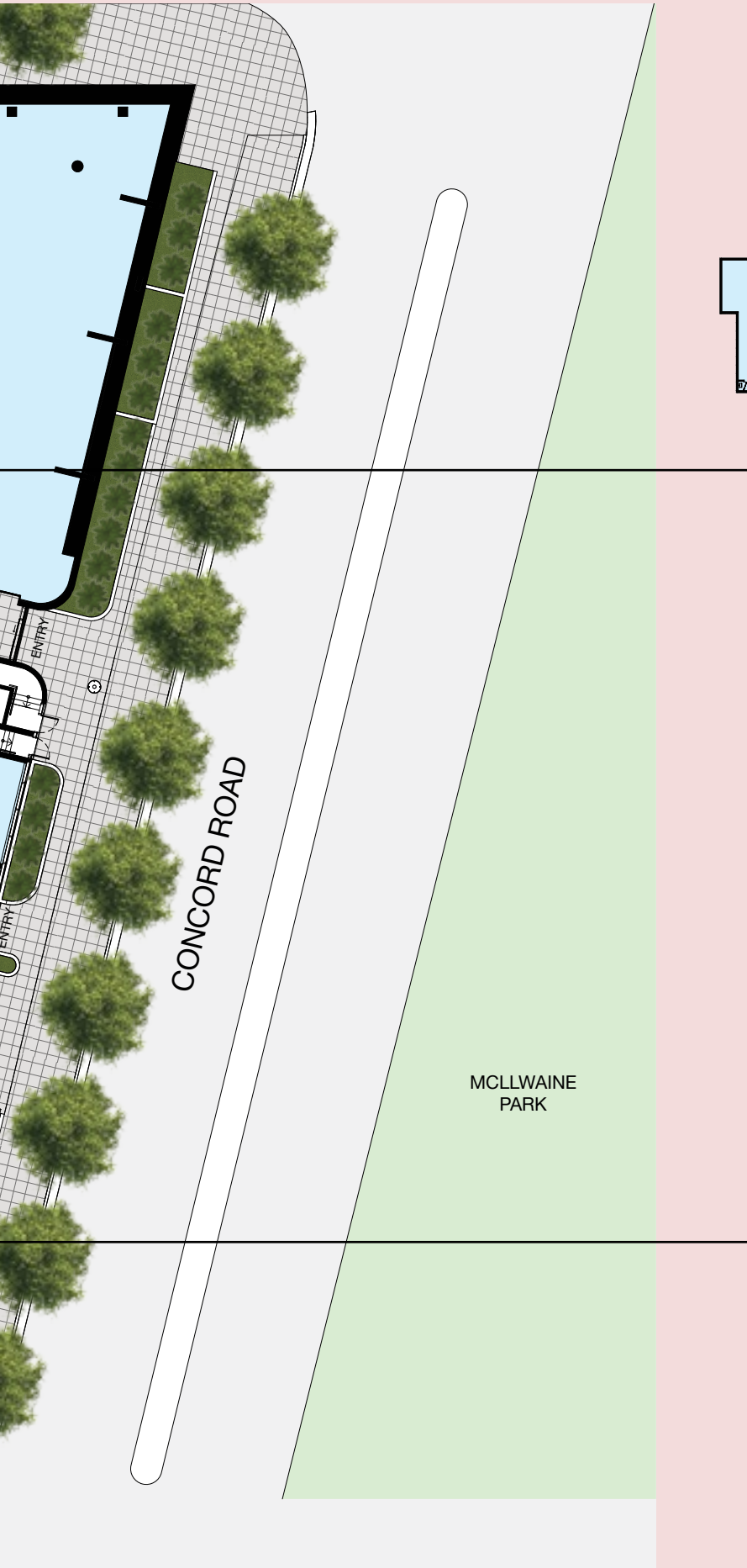


Surrounding areas in the secondary catchment are listed below, with over 174,680 people:

- ~ Ryde – population of 129,123
- ~ Putney – population of 4,097
- ~ Concord – population of 14,551
- ~ Sydney Olympic Park – population of 4,848
- ~ Homebush – population of 11,660
- ~ North Strathfield – population of 4,618
- ~ Melrose Park – population of 2,059
- ~ Denistone – population of 3,726.

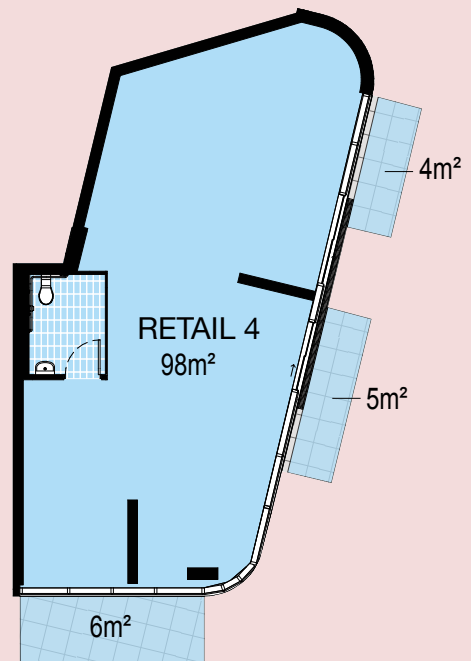
# GROUND





**RETAIL 5**

Internal - 1740m<sup>2</sup>



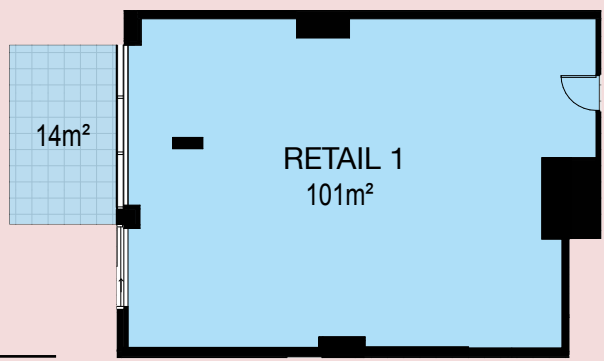
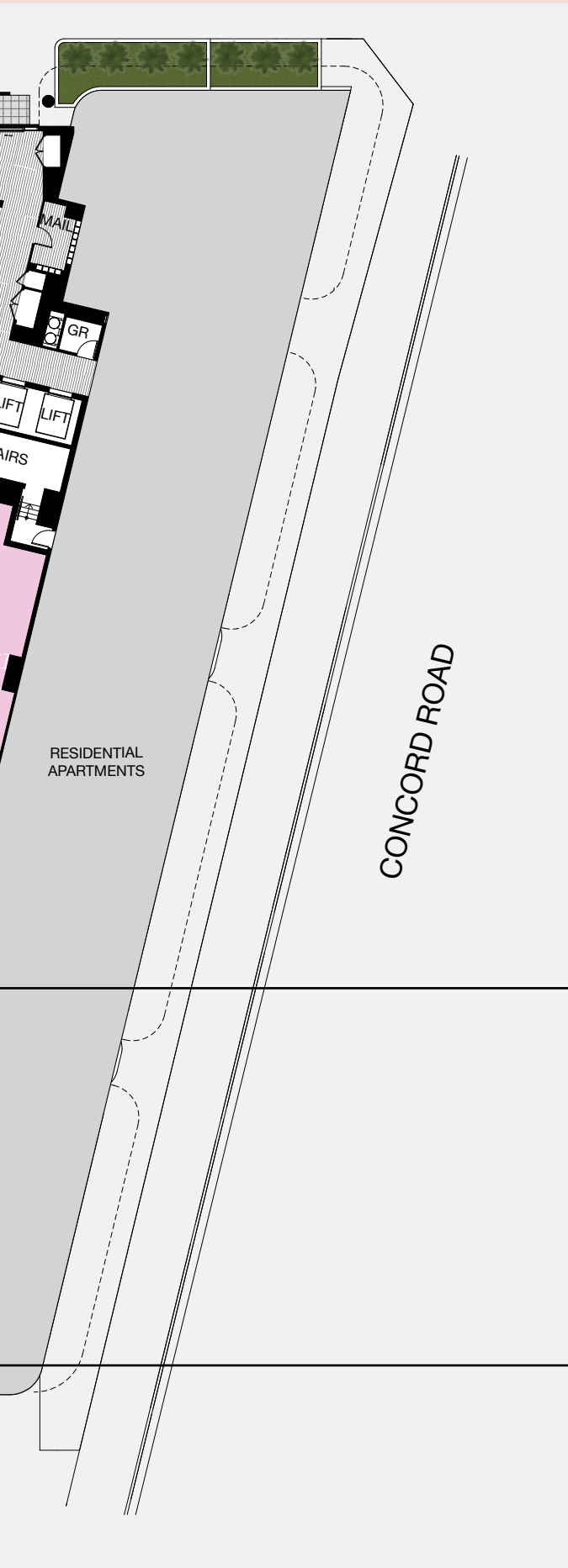
**RETAIL 4**

Internal - 98m<sup>2</sup>

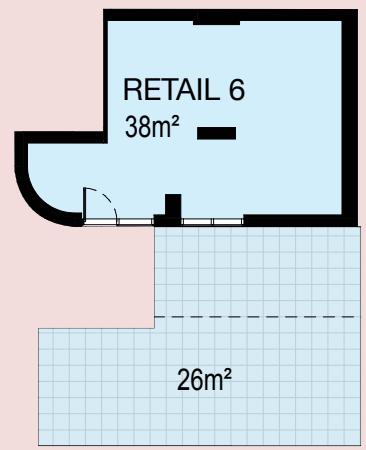
External - 15m<sup>2</sup>

# GROUND





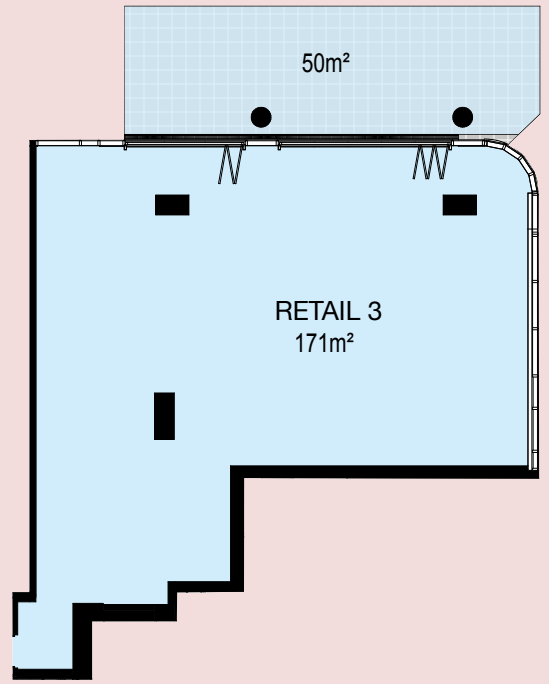
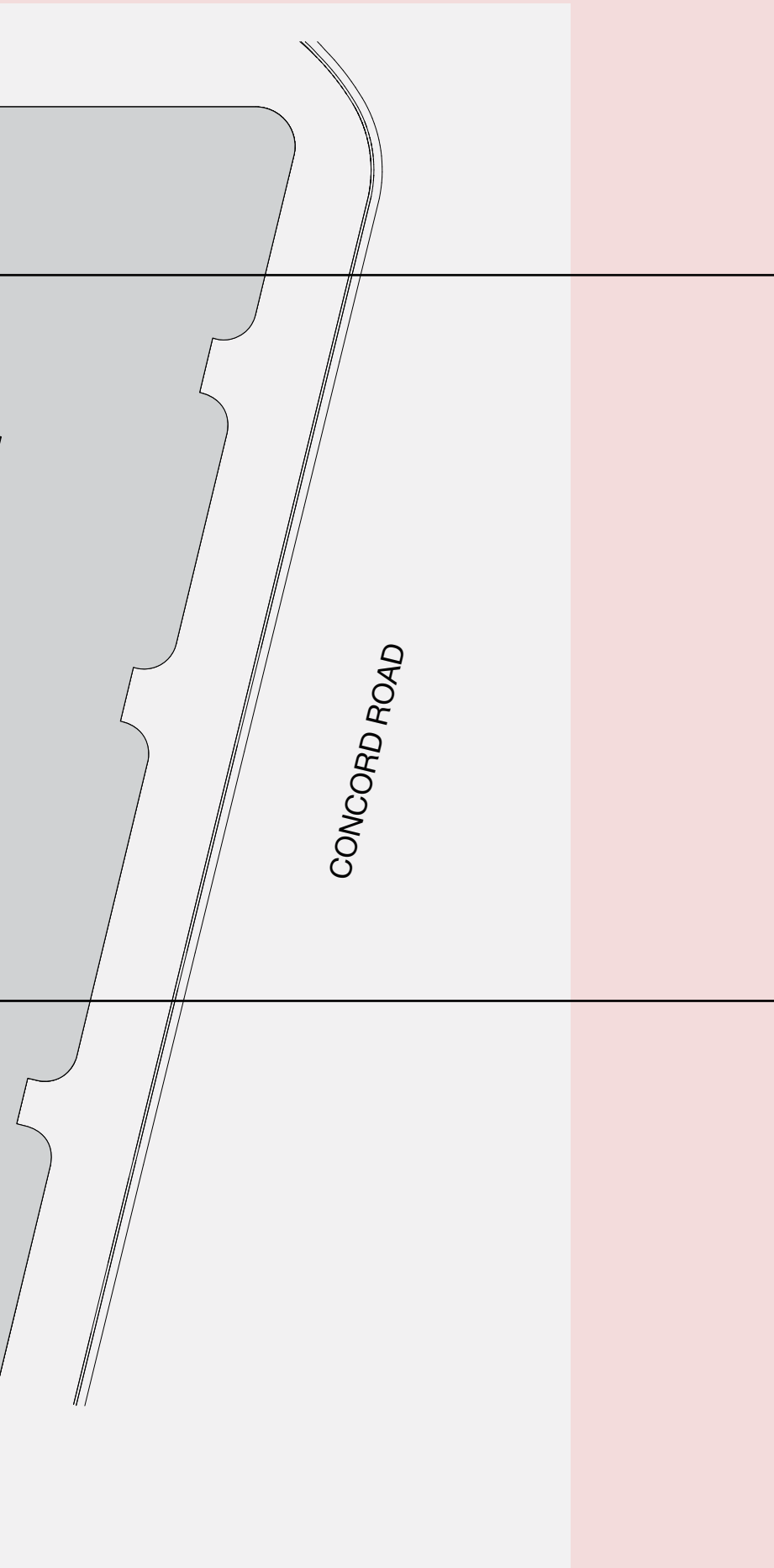
**RETAIL 1**  
Internal - 101m<sup>2</sup>  
External - 14m<sup>2</sup>



**RETAIL 6**  
Internal - 38m<sup>2</sup>  
External - 26m<sup>2</sup>

# GROUND

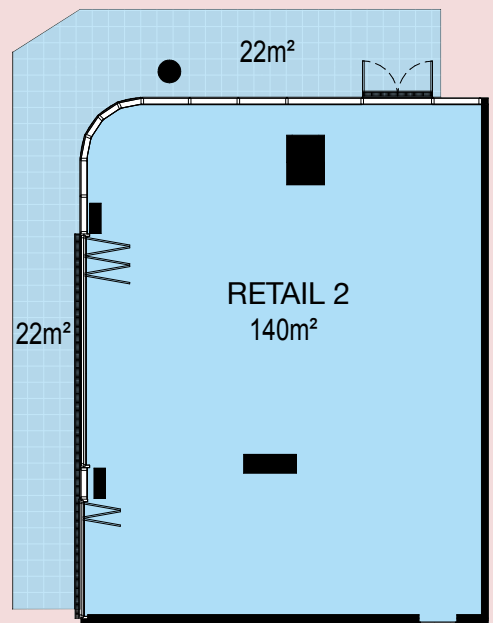




**RETAIL 3**

Internal - 171m<sup>2</sup>

External - 50m<sup>2</sup>



**RETAIL 2**

Internal - 140m<sup>2</sup>

External - 44m<sup>2</sup>



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# LEASING ENQUIRIES

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