

# CYPRESS PALMS

SURFERS PARADISE



Artist's impression

**NOW LEASING  
NEW RETAIL SPACE**

3 Cypress Avenue, Surfers Paradise  
Under construction | Due to open mid 2027





# THE GOLD COAST'S MOST ELEVATED PRECINCT

Cypress Palms will soon be the tallest residential towers on the Gold Coast, heralding a new era of high-rise living.



Artist's impression

Cypress Palms comprises two towers extending up to 300m, cementing its status as the Gold Coast's highest residential development (and one of the tallest in the Southern Hemisphere). It's also just metres from iconic Surfers Paradise Beach and Cavill Avenue, and has multiple transport options right at its doorstep.

Plus, with a unique four-street frontage, retailers will enjoy unparalleled access to Surfers Paradise's constant foot traffic. Surfers Paradise is the epicentre of tourism on the Gold Coast, welcoming hundreds of thousands of tourists each year – almost half of whom travel from overseas. In combination with the nearly 4,000 residents set to call Cypress Palms home, retailers will have an excellent opportunity to connect with thousands of potential customers from a diverse and affluent base.

Complemented by an on-site supermarket, specialty retail and a selection of community spaces, Cypress Palms is set to be a sought-after destination for living, shopping and recreation on the Gold Coast.

Once completed, Cypress Palms will feature:

- 1,302 residential apartments
- 2292m<sup>2</sup> of ground floor space that will consist of 10 retail tenancies ranging from 71m<sup>2</sup> to 1172m<sup>2</sup>
- Suitable for specialty retailers, cafes and restaurants, or services with frontage across 3 streets
- a supermarket of approximately 1172m<sup>2</sup> will be the anchor tenant to Cypress Palms
- commercial floor on Level 1 has a combined area of 1150m<sup>2</sup> currently split into 705m<sup>2</sup> and 440m<sup>2</sup>
- on-site childcare centre with 60 placements
- a retail car park with 75 car spaces
- Cypress Ave Light Rail G Link Service is on the door step.

# WHY SURFERS PARADISE?

- Surfers Paradise is the Gold Coast’s tourism epicentre, with the city drawing over 3 million tourists annually.
- The Gold Coast’s population is expected to boom, seeing an increase of almost 30% (2.2 million) by 2046.
- Cypress Palms is bounded by four prominent Gold Coast thoroughfares: Palm Avenue, Cypress Avenue, Surfers Paradise Boulevard and Ferny Avenue.
- Major Gold Coast landmarks are moments away on foot, including Surfers Paradise Beach, 2 minutes and Cavill Avenue, 8 minutes.
- High-end hotels are also within walking distance: Meriton Suites 300m, JW Marriott Gold Coast Resort & Spa 750m, QT Gold Coast 350m, plus dozens of serviced apartments and smaller operators.
- Cypress Avenue G Link Light Rail and Bus Station are immediately outside the development, with services running every 7–15 minutes and travelling to Broadbeach and Southport.
- Key Gold Coast destinations are a short drive away: Pacific Fair Shopping Centre 14 minutes, The Star Casino 11 minutes, Southport CBD 9 minutes, Gold Coast Airport 38 minutes.
- Easy access to the M1, which connects to Brisbane and other parts of Queensland.



## AT A GLANCE



75 retail car spaces



Meriton Residents have direct access to Cypress Palms Retail Precinct



Prime location directly on The Esplanade and over the road from Surfers Paradise Beach



On your doorstep Cypress Avenue G-Link Light Rail and Bus Station, with services every 7-15 minutes



7.7km to Gold Coast hospital precinct



13km Drive to M1



22km to Gold Coast Airport, which has received \$500m in investment in recent years and is set to expand further under a 20 year master plan



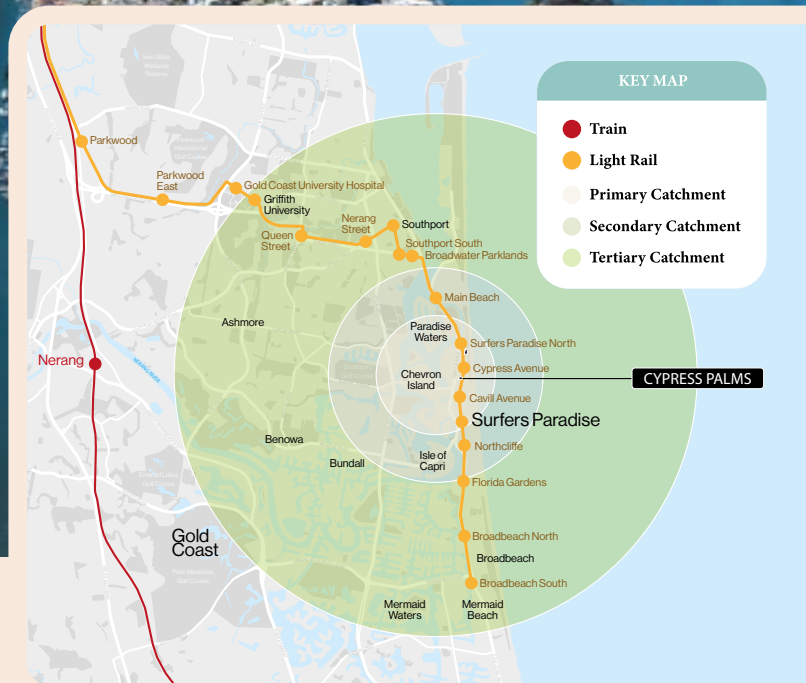
Public Transport access to Griffith and Bond Universities, ranked among the world’s top educational institutions

# CYPRESS PALMS

Ocean  
BY MERITON

Artist Impression

Artist's impression



## TRADE AREA

The main trade area includes areas such as Surfers Paradise, Paradise Waters, Chevron Island, and Isle of Capri. The total trade area population is forecast to grow from around 27,912 at present to more than double that number by 2041.

In 2021, retail expenditure was around \$426 million and is expected to increase to \$578 million in 2026, reflecting annual growth of about 4.6%.

The elevated expenditure in the area may reflect the high proportion of single person households (33%) and couples without children (55%), which typically correlates with greater levels of disposable income. On average, per capita income is approximately 20% higher than the regional benchmark, while per capita spending exceeds the regional average by 11%. Notably, spending on retail services stands out at 39% above the regional average, highlighting the area's strong consumer activity.

The majority of residents in the trade area were born in Australia (54%). Other notable groups include those born in New Zealand (6%), England (4.5%), Brazil (2.6%), and Asia (almost 4%).

However, as a tourist hotspot, Surfers Paradise receives hundreds of thousands of local and international visitors each year. These visitors spend a total of around \$544 million on retail goods and services annually, with \$389 million from the domestic market and \$155 million from the international market.

Surrounding areas in the secondary catchment are listed below, with over 95,300 people:

- Main Beach — population of 3,998
- Broadbeach — population of 6,786
- Southport — population of 36,786
- Bundall — population of 4,895
- Benowa — population of 9,889
- Ashmore — population of 12,415
- Mermaid Beach — population of 7,329
- Mermaid Waters — population of 13,205.

Information: 2021 Census

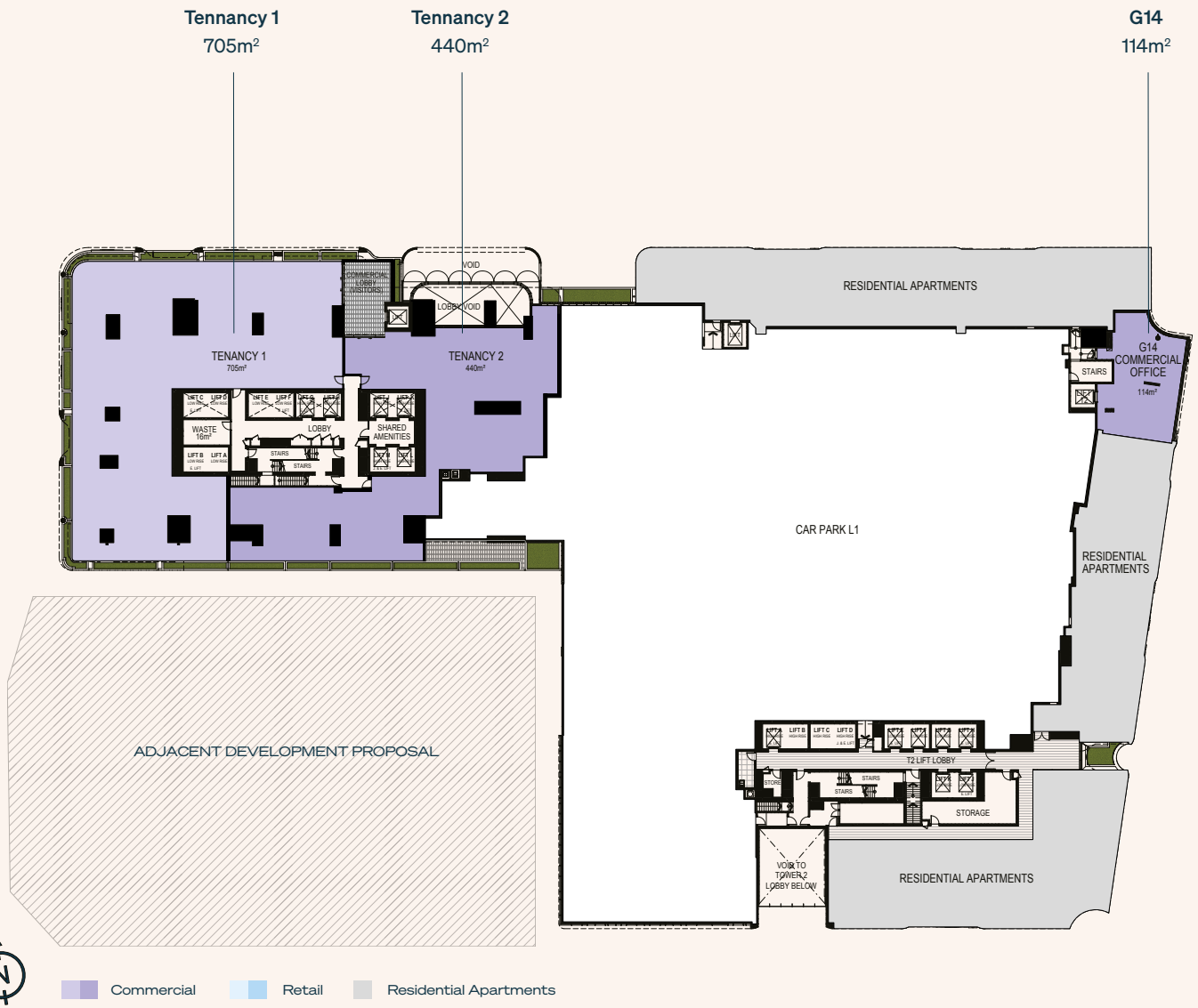
# FLOOR PLANS



## Ground Floor

SHOPS	INTERNAL M <sup>2</sup>	EXTERNAL M <sup>2</sup>
Retail 1	108	30.9
Retail 2	88	60
Retail 3	115	32.5
Retail 4	109	32
Retail 6	192	44.8
Retail 7	135	38.2
Retail 8	107	74
Retail 18	135	80.3
Retail 19	71	17.2

**G19** 71m<sup>2</sup>    **G18** 135m<sup>2</sup>    **G17** 1172m<sup>2</sup>  
 POTENTIAL SUPERMARKET



## Level 1

SHOPS	INTERNAL M <sup>2</sup>
Tenancy 1	705
Tenancy 2	440



G Link – Artist's impression



Retail Dining Precinct – Artist's impression

# LEASING ENQUIRIES

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