

THE CONSTANTIA VILLAGE



LEASING GUIDE

Set in the heart of the Constantia Valley winelands, The Constantia Village Shopping Centre offers the convenience of a mall, the quality and desirability of a boutique and the ambience of a village square. The Constantia Village is located in the southern suburbs of Cape Town, just off the M3 highway. It is home to 82 exclusive stores. Since its inception, the centre has become a community gathering place for the discerning residents of Constantia and those from surrounding areas. The Constantia Village consists of two unique centres, the Main Village and the Old Village, each with its own character and appeal, but conveniently placed within easy walking distance of each other. The open-air car park has 1 100 parking bays in close proximity to both the centres. Parking is free. The Constantia Village aims to create a safe and secure environment for all shoppers and tenants – with its 24-hour onsite security service and CCTV cameras, strategically positioned in and around the centre.

MALL PROFILE

Gross lettable area: 20 396 m²
Owner: Growthpoint Securitization Warehouse Trust
Registration number: IT 5094/2005
Centre manager: Deidré Paul-Diemont
Leasing enquiries: 021 794 5065
DPaul-Diemont@growthpoint.co.za

TRADING HOURS

Monday – Friday 9 am – 6 pm
Saturday 9 am – 5 pm
Sunday 9 am – 1 pm

FOOTTRAFFIC

An average of 576 000 visitors per month

TENANTS

Anchored by Pick n Pay, Woolworths and Spar, The Constantia Village offers a diverse range of speciality stores, fashion outlets, restaurants and services, including all major banks. Please visit www.constantiavillage.co.za for a comprehensive list of stores.

SHOPPER DEMOGRAPHICS

Age profile:	Gender profile:	LSM profile:
17 – 24: 9%	Female: 64%	LSM 1 – 6: 10%
25 – 34: 20%	Male: 36%	LSM 7 – 8: 14%
35 – 49: 39%		LSM 9: 13%
50 – 59: 21%		LSM 10: 63%
60 plus: 11%		

PRIMARY CATCHMENT AREA

Constantia, Plumstead, Hout Bay

REQUIREMENTS FOR PROSPECTIVE TENANTS

Please note that prior to any potential tenancy at The Constantia Village, the following forms and documents must be prepared and completed:

1. Tenant application form
2. FICA documents
3. Your business plan, including:
 - Profile and background (including CV) of applicant
 - Concept and type of business
 - Proposed store design and layout (including artist's impression of visuals)
 - Product range and price points
 - Marketing strategy (target market, market research, marketing plan, competitor analysis, advertising and communication strategies)
 - Photos of existing stores and merchandise
 - Financials (capital cost to set up and financing thereof; forecast of estimated annual income and expenditure; current financials of existing business(es))

FOR FURTHER INFORMATION, PLEASE CONTACT US

Tel: 021 794 5065 **Fax:** 021 794 1712 **Website:** www.constantiavillage.co.za
Physical address: Cnr Spaanschemat River & Constantia Main Roads, Constantia, Cape Town, 7800
Postal address: The Constantia Village, PO Box 517, Constantia, 7848

THE FINEST IN EVERY SENSE