

WALSH BAY ARTS PRECINCT

RETAIL AND COMMERCIAL SPACES NOW LEASING



Walsh Bay
Arts Precinct



RETAIL
STRATEGY
GROUP

OVERVIEW

Nestled under the Sydney Harbour Bridge on lands of the Gadigal people of the Eora Nation, historic Pier 2/3 and Wharf 4/5 continue their working lives as a uniquely Australian cultural destination. The harbourside setting is where we create and perform theatre, music, dance and song which reflects our world and tells our stories.

At Walsh Bay Arts Precinct you can:

- attend a resident company performance at their harbourside homebase
- enjoy a pre- or post-show meal in stunning surroundings
- immerse yourself in a dance or acting class
- take a backstage tour of Australia's largest theatre company
- discover public art, history and storytelling on show every day of the year.



TOURISM HOTSPOT

Sydney's tourism sector has continued to recover from the pandemic. International visitor arrivals are now at 93% of pre-pandemic levels, with visitors from China contributing strongly to growth. 2024 saw Sydney enter the top 10 of the Global Destination Sustainability Index, reflecting its continued strength as a tourism destination.

Source: City of Sydney City Insights Dec 24.

CONSUMER ACTIVITY IN THE CBD

Saturday and Friday are the highest spend days in Sydney, with an average of \$47.3m and \$47.2m respectively spent on those days in November 2024.

Source: City of Sydney City Insights Dec 24.

CURRENT STATE OF PLAY

Consumer spending in the City of Sydney is steadily increasing. The weekly average spend in November 2024 was \$273m, up 0.7% from the previous year.

Dining and shopping are thriving in Sydney despite challenging economic conditions, with consumers spending \$3.3b on dining and another \$2.2b on specialised and luxury goods in 2024.

Source: City of Sydney City Insights Dec 24.

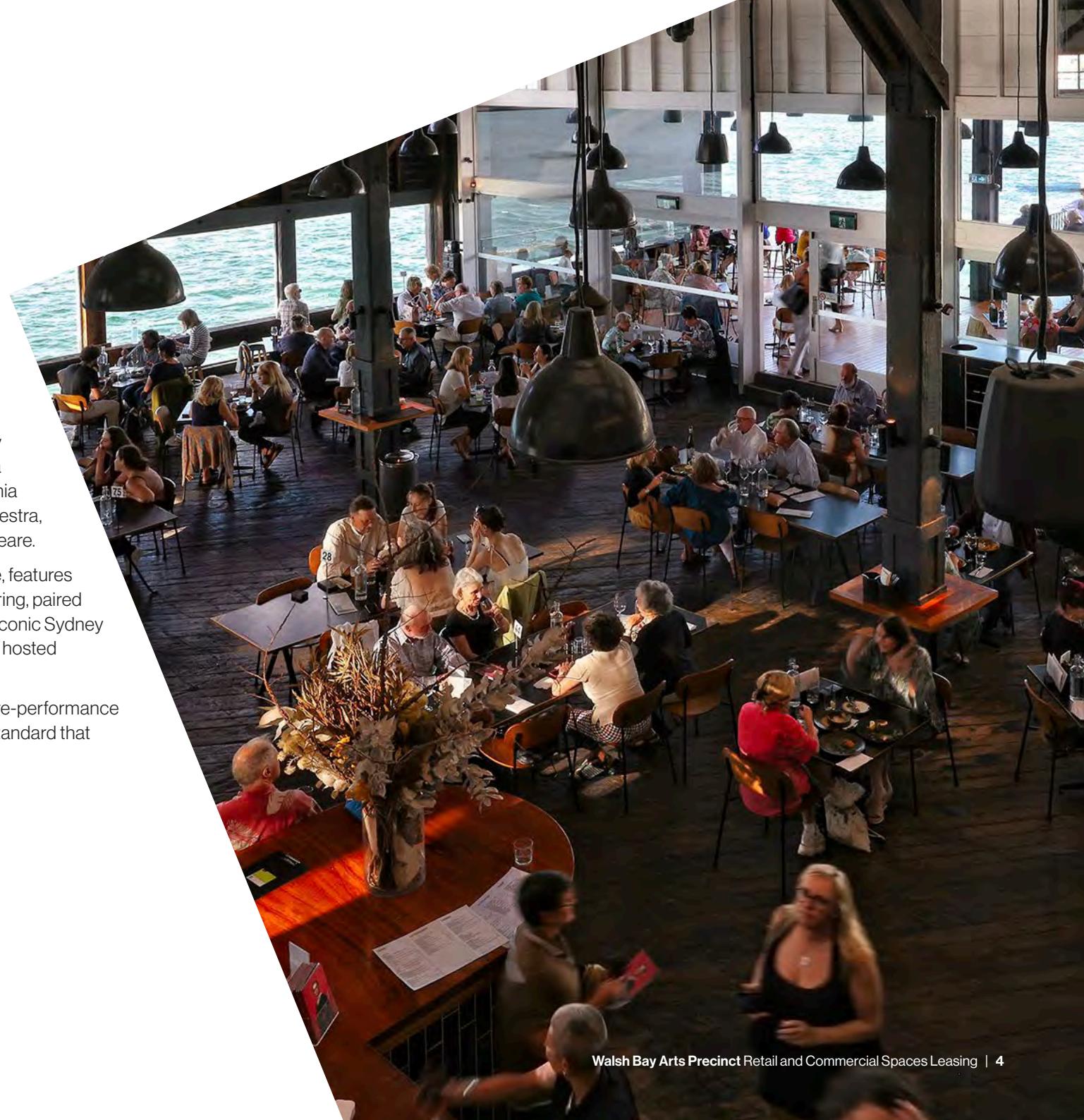


RETAIL VISION

The Walsh Bay Arts Precinct embraces the heritage of our past and the artistic vision of our future with state-of-the-art facilities housed within a century of working history. It is home to a number of phenomenal spaces and companies, including Sydney Theatre Company, Sydney Dance Company, Bangarra Dance Theatre, Gondwana Choirs, Sydney Philharmonia Choirs, The Song Company, Australian Chamber Orchestra, Australian Theatre for Young People and Bell Shakespeare.

The multi-award winning Pier 2/3 heritage event space, features the original ironbark columns and exposed timber flooring, paired with the city's most stunning views of the harbour and iconic Sydney Harbour Bridge. The space is available for hire and has hosted everything from festivals to exhibitions.

From a casual coffee to a formal large-scale event, a pre-performance bite to a post-show cocktail – all will be delivered at a standard that matches this prestigious location.





RETAIL VISION

WORKERS

Arts professionals, creative industry folks and white-collar workers who want good-value and convenient F&B with healthy options – from a morning coffee or social lunch to knock-off drinks.

VISITORS

A mix of arts patrons, destination diners and tourists who come from across Sydney and further afield. Generally older and more affluent than the visitors to The Rocks and Barangaroo. Time sensitive pre-show dining is particularly important.

RESIDENTS

Empty nesters and young professionals who want the neighbourhood to meet their day-to-day needs as well as provide F&B options they can feel proud taking their friends and family to.

THE ARTS, AGENCIES AND MORE

The creative economy employs over 380,000 people across NSW, totalling 9.4% of the workforce.

Source: National Institute of Economic and Industry Research, 2022.

1. Sydney Dance Company.
Photo by Pedro Greig.
2. Bangarra Dance Theatre.
Photo by Lucas Dawson Photography.
3. Jounieh Restaurant, Walsh Bay.
Photo courtesy of 24-Hour Economy NSW.
4. Roslyn Packer Theatre.
Photo courtesy of 24 Hour Economy NSW.





RETAIL VISION

THE CBD CROWD

Walsh Bay is within a short walk of the CBD's northern edge, for workers after coffee, knock-offs or dining.

Source: Google Maps, 2025.

The newly opened Metro line makes the Walsh Bay precinct more accessible than ever, with travel from Martin Place to Barangaroo taking just two minutes.

Source: Sydney Metro.

FESTIVALS ARE BACK

Attendance at Vivid 2024 reached 2.42 million, including a record-breaking 142,000 attendees on opening night. The Biennale of Sydney 2024 saw 777,386 visitors, a 25% increase from 2022, while the Sydney Festival 2024 attracted 261,414 attendees.

Source: Destination NSW, 2024; Biennale of Sydney, 2024; and Sydney Festival, 2024.

OUR HARBOUR CITY

The Sydney Western Harbour precinct had 79m visitors between July 2022 and 2023, generating \$4.1b for retail.

Source: Colliers, 2023.



LOCATION

UNRIVALLED HARBOURFRONT

The heritage Walsh Bay Arts Precinct rests on the edge of Sydney Harbour, between the bridge and Barangaroo. It's just a stone's throw from the action of the CBD but enjoys a less chaotic pace of life where the arts and community can thrive. The new Barangaroo Metro Station unlocks fast travel times from across the city, with direct routes from Chatswood, Epping, and Macquarie Park.

ARTS INSTITUTIONS

- 1 Bangarra Dance Theatre
- 2 Gondwana Choirs
- 3 The Song Company
- 4 Sydney Dance Company
- 5 Sydney Philharmonia Choirs
- 6 Sydney Theatre Company
- 7 Australian Chamber Orchestra
- 8 Australian Theatre for Young People
- 9 Bell Shakespeare
- 10 Roslyn Packer Theatre

COMPANIES

- 1 Clemenger Field Marketing
- 2 Principals Agency
- 3 Totem Communications
- 4 Carat Sydney
- 5 CHEP Network
- 6 Traffik
- 7 Zenith Sydney
- 8 Ignite Digital Agency
- 9 iProspect Sydney
- 10 The Being Group
- 11 Creative Activation
- 12 Hassell

-  Bus stop
-  Metro station

RETAILERS

- 1 Wash Bay Wine Cellars
- 2 Theatre Bar
- 3 Lotus Dumpling Bar
- 4 The Bund
- 5 Vermilion Art
- 6 IGA X-press
- 7 Walsh Bay Kitchen
- 8 Elements Seafood Grillhouse
- 9 The Theatre Bar at the End of the Wharf
- 10 Pier One Sydney Harbour
- 11 Tago-an
- 12 Café Styx
- 13 Bar Cycle Walsh Bay
- 14 Jounieh Restaurant
- 15 Lavana Restaurant
- 16 Walsh Bay Crabhouse
- 17 Ventuno Pizzeria Birreria Enoteca
- 18 Brix & Beans Coffee House
- 19 Zupano Espresso Bar

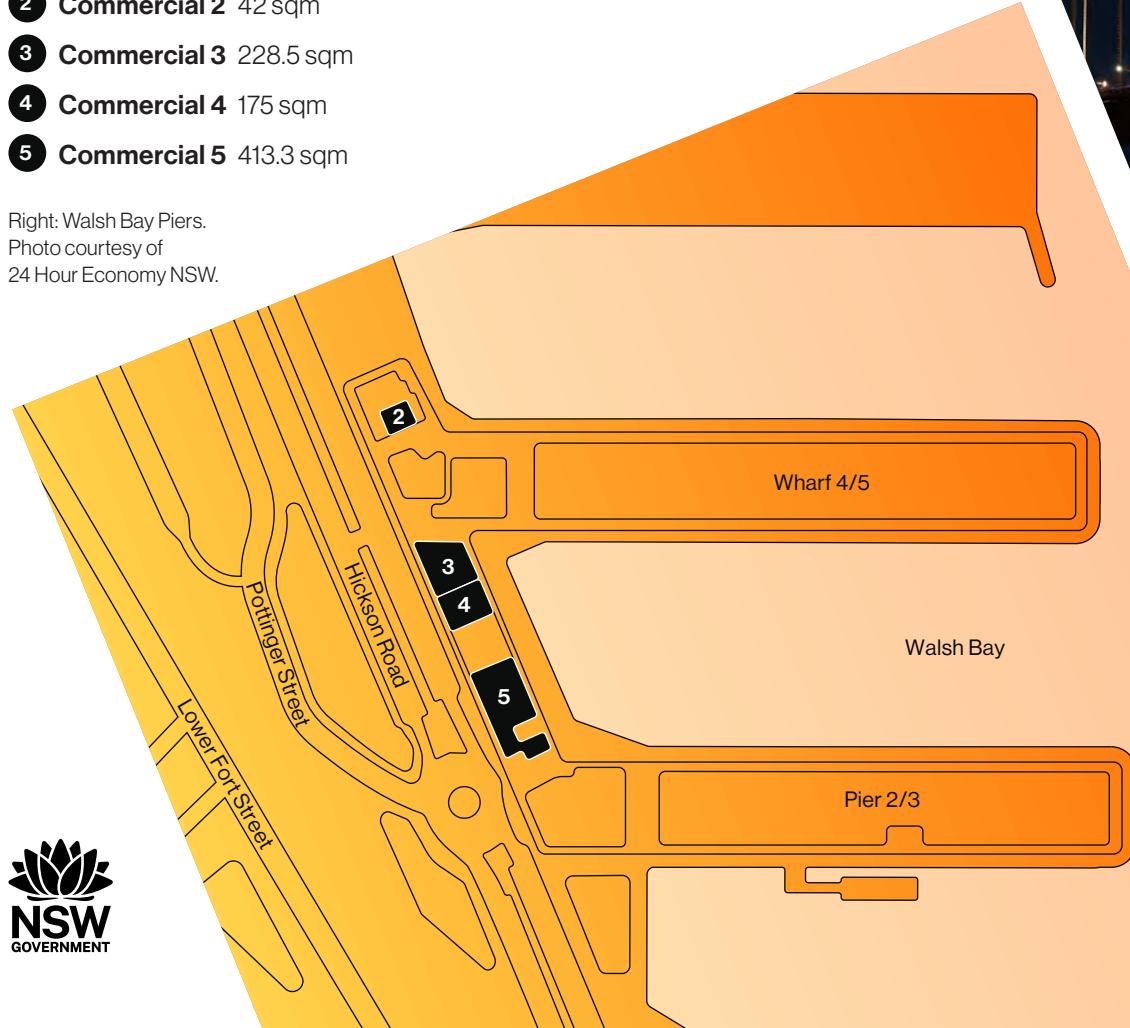


THE OPPORTUNITY

MASTERPLAN

- 2 Commercial 2 42 sqm
- 3 Commercial 3 228.5 sqm
- 4 Commercial 4 175 sqm
- 5 Commercial 5 413.3 sqm

Right: Walsh Bay Piers.
Photo courtesy of
24 Hour Economy NSW.



COMMERCIAL 2

RETAIL OPPORTUNITY

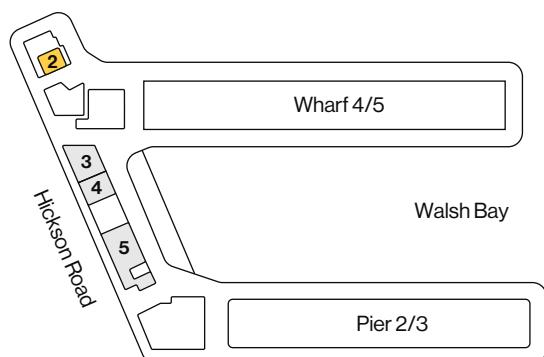
Commercial 2 is a small, neighbourhood-focused space with the potential for a big impact.

A charming wooden exterior will lend personality to modest outdoor seating, boosting the compact tenancy's capabilities.

This is the most neighbourhood-specific of all the retail offered in the precinct, with a location between the cluster of residents and the arts organisations, putting it in an ideal position to punch well above its weight.

Here there is an opportunity to meet the local need for a superior grab-and-go offer, without installing yet another cookie-cutter café. Regulars could pop by for their morning and afternoon coffees, using the visit to restock their favourite pantry essentials or grab lunch on-the-move.

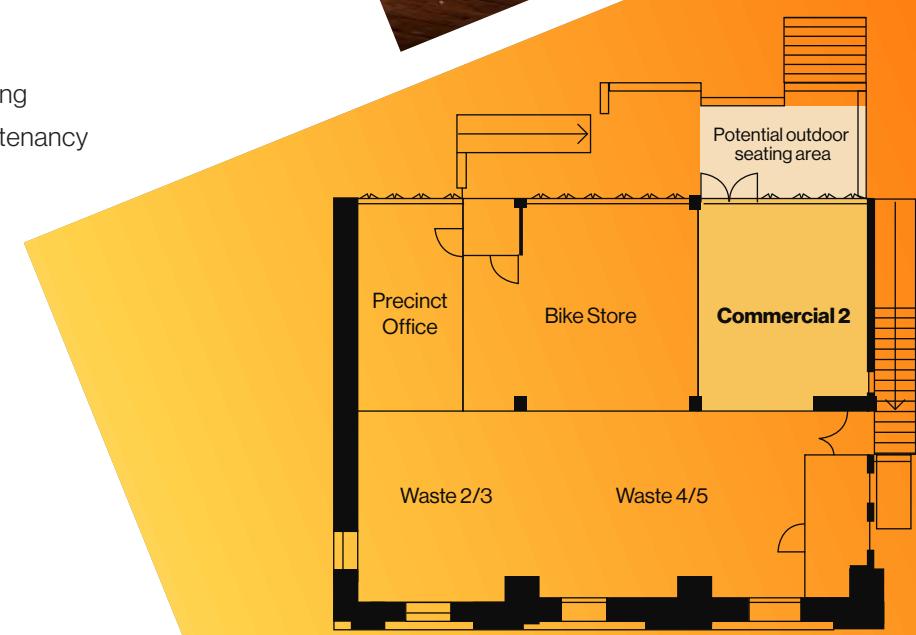
Above right: Walsh Bay Piers. Photo courtesy of 24-Hour Economy NSW.



OVERVIEW

Area: 42 sqm

- Outdoor seating potential, adding approximately 34.6 sqm if included
- Ground floor tenancy located at the Wharf 4/5 Shore sheds – adjacent to vehicular driveway at Wharf 5
- North-facing wharfside entry
- Ramp access
- Heritage features
- Tenancy-controlled air conditioning
- Distribution board located within tenancy
- NBN ready



COMMERCIAL 3

RETAIL OPPORTUNITY

Commercial 3 has the box seat for pre- and post-performance drinks. This is where patrons meet their friends, debrief on the show and maybe even rub shoulders with the many creatives who work in the area.

This tenancy offers room to move and an industrial aesthetic, with soaring ceilings and beautifully patinated walls. Unlike its neighbours, Commercial 3 doesn't feel cosy or intimate – it will work best when guests are shoulder to shoulder, excitedly jostling for a space at the bar or enjoying a coveted pre-show table.

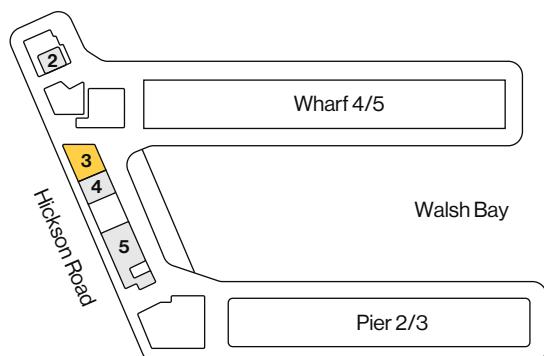
On non-show days, Commercial 3 could be so many things – a family-friendly waterfront venue, a heaving lunch spot for CBD workers and a place to watch the effect of the sun setting on the Harbour Bridge, drink in hand. With space and flexibility, there's no reason it can't be all the above and more.

Above right: Wharf 4/5, Walsh Bay Arts Precinct. Photo courtesy of 24-Hour Economy NSW.

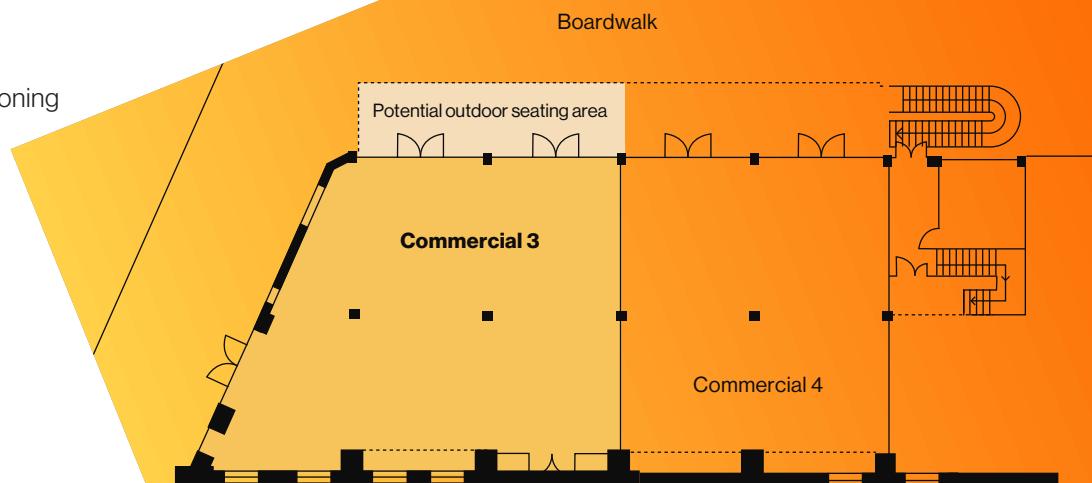
OVERVIEW

Area: 228.5 sqm

- Outdoor seating potential, adding approximately 41.6 sqm if included
- Ground floor and potential mezzanine tenancy
- Located in the Shore sheds between Wharf 4/5 and Pier 2/3
- Dual frontage: Wharfside and Hickson Road
- Three points of entry – wharfside, Hickson Road and side entry road
- North-facing
- Ramp access
- Heritage features
- Tenancy controlled air conditioning
- Distribution board located within tenancy
- NBN ready



Walsh Bay



COMMERCIAL 4

RETAIL OPPORTUNITY

Commercial 4 is the kind of hospitality space that astute restaurateurs are demanding in markets world-wide: prominent-yet-out of the limelight, offering one of the most iconic views in town.

This narrow but welcoming space faces out and over the water that flows between Pier 2/3 and Wharf 4/5. Its unique position, ever so slightly off the beaten track, will allow guests to feel as if they've stumbled upon a treasured local hideaway that's intimately upscale and conveniently accessible.

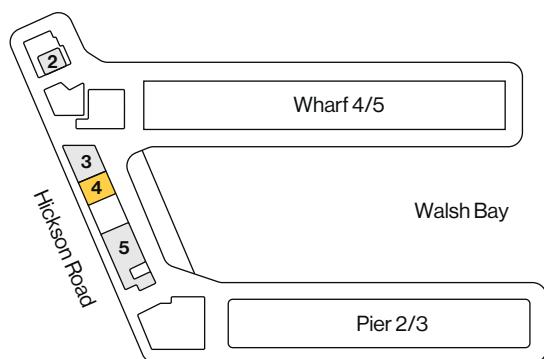
Commercial 4 is the ideal space for an operator who can craft a wine list that encourages late lunch and early evening crowds, enticing local neighbourhood and visiting theatre-going audiences who are well-versed in their preferred grape.

Above right: Walsh Bay Piers. Photo courtesy of 24-Hour Economy NSW.

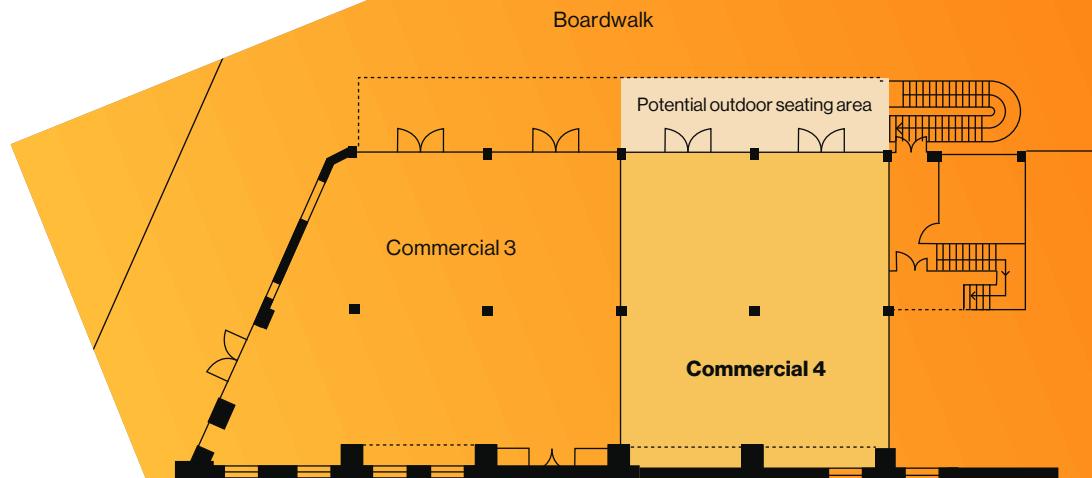
OVERVIEW

Area: 175 sqm

- Outdoor seating potential, adding approximately 41.6 sqm if included
- North-facing wharfside entry
- Ground floor and potential mezzanine tenancy located in the Shore Sheds between Wharf 4/5 and Pier 2/3
- Ramp access
- Heritage features
- Tenancy-controlled air conditioning
- Distribution board located within tenancy
- NBN ready



Walsh Bay



COMMERCIAL 5

RETAIL OPPORTUNITY

Commercial 5 is the largest of the four available spaces, and is lathered with character.

It feels like the kind of place you would go to get something done. Its layout is bisected by a central stairwell, creating two spaces that are linked by the main corridor. This can provide distinct zones for activities – whether it be kitchen and dining, manufacturing and shopping or something else entirely.

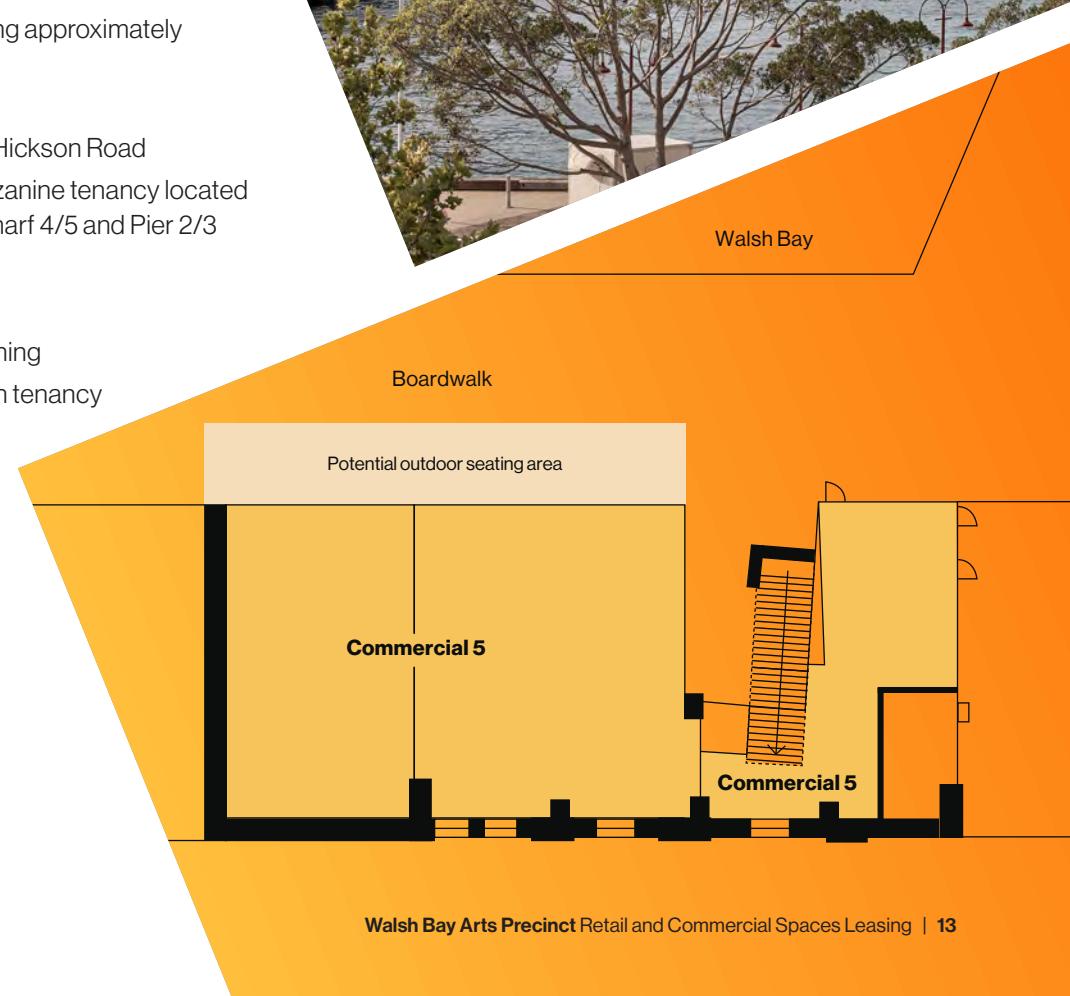
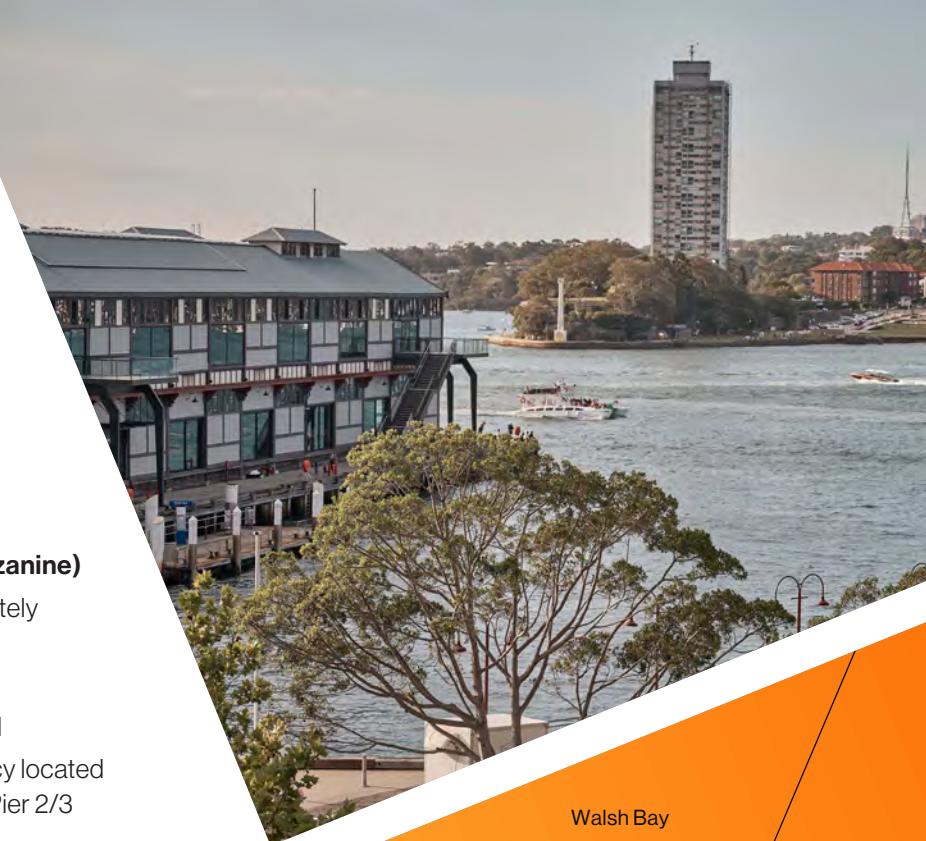
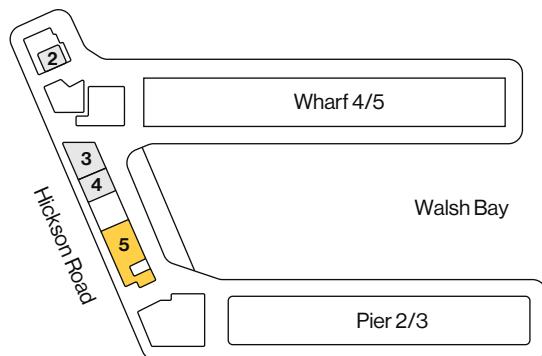
This is a great – and rare – opportunity for a slick F&B operation to create a holistic harbour-side experience, perfect for visitors to truly sample authentic local produce.

Above right: Pier 2/3 Walsh Bay Arts Precinct.
Photo courtesy of 24-Hour Economy NSW.

OVERVIEW

Area: 413.3 sqm (incl. ground floor and mezzanine)

- Outdoor seating potential, adding approximately 80.5 sqm if included
- North-facing
- Dual frontage – Wharfside and Hickson Road
- Ground floor and potential mezzanine tenancy located in the Shore Sheds between Wharf 4/5 and Pier 2/3
- Ramp access
- Heritage features
- Tenancy-controlled air conditioning
- Distribution board located within tenancy
- NBN ready
- Existing bathroom and kitchen
- Part of Strata Scheme



SERVICES MATRIX

COMMERCIAL SUITES – INFRASTRUCTURE IN PLACE

	Gas supply infrastructure (unmetered)	Water supply infrastructure	Zip hot water unit	Kitchen exhaust fan	Tradewaste infrastructure	Grease trap	Sewer line infrastructure	Air conditioning
Commercial 2 42m ²		✓	✗	✗	✓	✓	✓	
Commercial 3 228.5m ²	Landlord will work with each tenancy	✓	✓	✓ 4005 lt/sec	✓	✓	✓	Landlord will provide a condenser unit and air-conditioning unit with each tenancy
Commercial 4 175 m ²	on required gas supply capacity	✓	✓	✓ 4391 lt/sec	✓	✓	✓	
Commercial 5 413.3 m ²		✓	✗	✓	✓	✓	✓	

	Wi-Fi/network connection available	Internal toilets	Toilet exhaust infrastructure	Power capacity
Commercial 2	✓	✗	✓	
Commercial 3	✓	✗	✓	3 phase power in each tenancy. Landlord will work with each tenancy on required capacity
Commercial 4	✓	✗	✓	
Commercial 5	✓	✓	✓	

CONTACT

To discuss tenancy opportunities in more detail, please get in touch with Retail Strategy Group.

**RETAIL
STRATEGY
GROUP**

Retail Strategy Group

Angela Bonnefin
angela@retail-strategy.com
M: +61 418 257 143

Henry Bonnefin
henry@retail-strategy.com
M: +61 409 610 420



 **Walsh Bay
Arts Precinct**

Walsh Bay Piers. Photo courtesy of 24 Hour Economy NSW.

 **NSW**
GOVERNMENT