

84-85 Bankstown City Plaza



Bankstown NSW 2200

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A flexible Bankstown CBD plaza opportunity for food, grocery and service operators that want station-led movement and repeat local demand.

84-85 Bankstown City Plaza sits in the daily movement path between Bankstown Station, Bankstown Central and the surrounding food, service and retail streets.

For the right operator, the opportunity is not to create a new destination from scratch. It is to convert customers already using the plaza and CBD precinct for errands, food, services and short repeat trips.

Why This Site Deserves Attention

~1.46M

annual visits observed around the site

~195k

observed annual customers using the location

~7.5x

average annual visits per customer

~\$1.8B

annual retail spend within five minutes

~\$5.5B

pass-by customer spending power

Best-Fit Opportunity

This is strongest as a **daily-needs, food-to-go, fresh-food and repeat-service opportunity**.

The setting supports operators that can trade from station access, plaza movement, worker errands, family routines and local repeat trips. The strongest fit is with tenants that feel useful often, not occasionally.

Best-fit directions include:

- specialty grocery, Asian grocery, pantry, deli and fresh-food operators;
- produce, butcher/meat, seafood, poultry, ready-to-cook and prepared-food specialists;
- fast casual, QSR, takeaway and compact dine-in food concepts;
- barber, beauty, wellness, allied health, hearing and practical local-service operators;
- selected value or display-led retail only where the format suits a CBD plaza setting.

Customer Fit

The customer story is led by value-focused family communities, multicultural suburban households and new suburban families. These groups support affordable food, specialty grocery, quick meals, fresh food, beauty, health and practical services.

The engagement pattern strengthens the case. The site has fewer casual visitors than last year, but visit volume has held broadly steady and the average customer is visiting more often. That points to a more concentrated repeat audience already using the location.

A Bankstown CBD opportunity for operators that want station access, local repeat demand and everyday customer missions already in place.