

Blackoak
CAPITAL



Edward Millen Precinct
East Victoria Park

Café / Bakery Available For Lease

Private and Confidential

December 2024



The Site

Location Plan

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15 Hill View Terrace

East Victoria Park

Borders Albany Highway

17 mins / 7.8km from CBD

750m from Oats St Train Station

East Vic Park Retail Strip

Notable Nearby Occupiers

Bunnings – 100m

ALDI – 100m

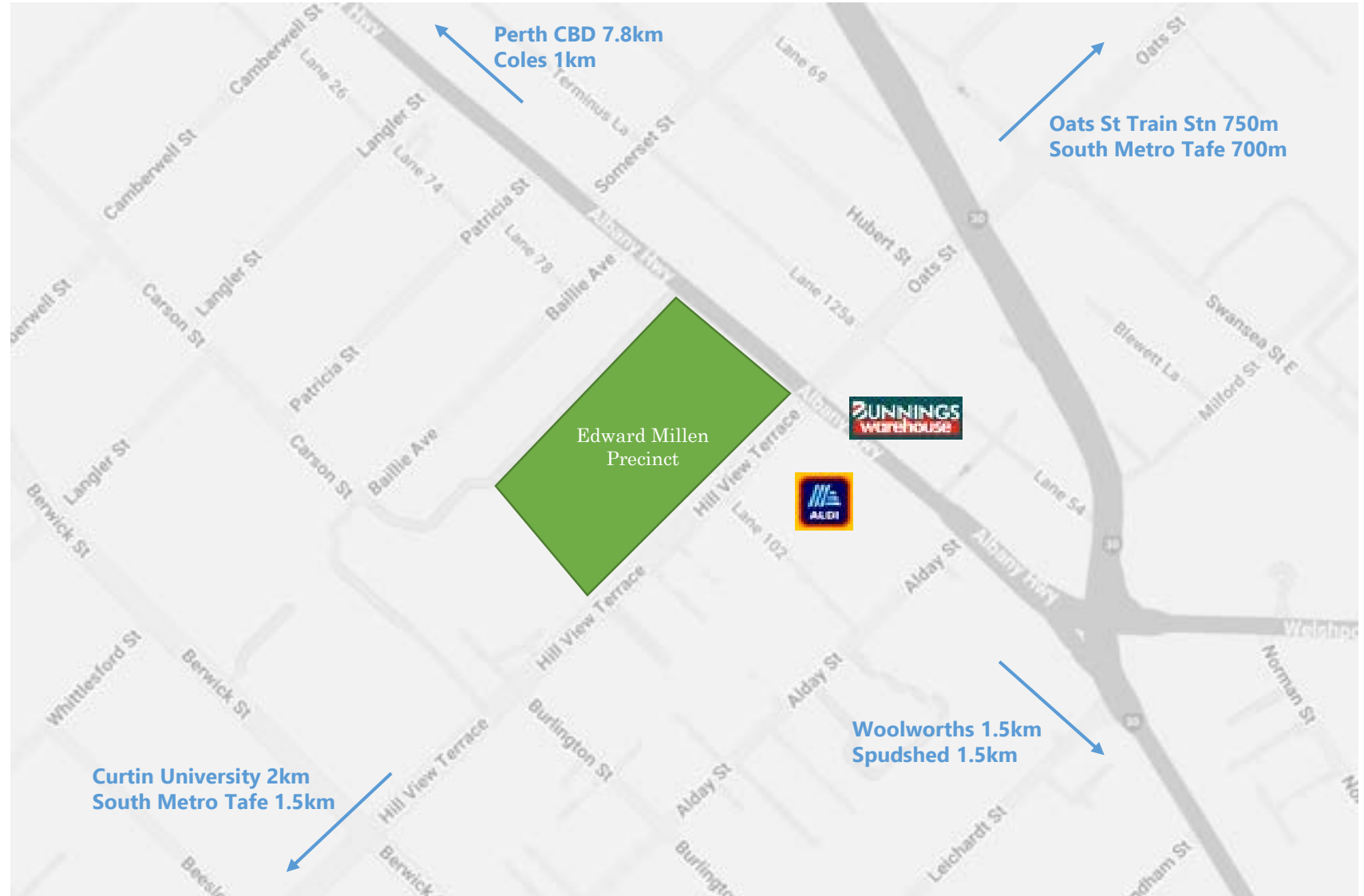
Coles – 1km

Woolworths – 1.5km

Spudshed – 1.5km

Curtin University – 2km

South Metropolitan Tafe – 700m



The Site

History

Blackoak
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Edward Millen Heritage Precinct

Series of heritage-listed buildings

4.7 hectares of parklands

Edward Millen House (pictured)

Built in 1912 as Rotunda Hospital

Initially a maternity hospital

Also functioned as medical facility
for returning WWI servicemen and
to treat Spanish Flu cases

Additional buildings constructed from
1921 to 1968

Ground lease granted to Blackoak
Capital in 2021 for a re-use
redevelopment of the historic
buildings and surrounding site



The Site

Vision / Master Plan

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Edward Millen Heritage Precinct

Completion late 2025

Mildred Creek Hospitality

Multiple bars

Bistro dining

Distillery

Café and bakery

Childcare

Farmers Markets

Vegetable and herb gardens

Kids play areas

Weekend animal petting zoos

Art studio



Site Images – Edward Millen House
Proposed Café / Bakery (Pre-Refurbishment)

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Concept Plans

Edward Millen Heritage Precinct

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Concept Plans

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Concept Plans

Mildred Creek Hospitality

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Concept Plans

Mildred Creek Hospitality

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Concept Plans

Mildred Creek Microbrewery & Distillery

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Concept Plans
Terraced Lawns

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Concept Plans
Produce Gardens

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Concept Plans
Farmers Markets

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Café & Bakery Enquiries

For further information and plans,
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