

The logo for the Local Produce Company (LPC) features the lowercase letters 'lpc' in a dark blue, sans-serif font. To the right of the letters are three horizontal yellow bars of varying lengths, stacked vertically.

# Expression of Interest

On behalf of:

**Cocobella**

13 March 2024

Submissions to be lodged with:

Adrian Gerber

[agerber@lpc.com.au](mailto:agerber@lpc.com.au)

By 5pm Friday 22 March 2024

## **Cocobella Lifebar – Sydney / Northern NSW / Southern Queensland**

LPC has been appointed to act on behalf of Cocobella to secure a prime location for Cocobella Lifebar – an exciting new retail concept store launching in Australia. Cocobella is Australia’s number one brand for healthy and nutritious coconut-based food and beverages, including coconut water and dairy-free yoghurts, with distribution across over 10,000 retail chains and independent stores in Australia and Asia. Cocobella Lifebar will showcase the superfood benefits and versatility of coconuts through a selection of delicious products made fresh in store including superfood smoothies, yoghurt bowls, shakes and more. Cocobella was created in 2010 by Made Group (backed by TPG Capital, one of the world’s leading private equity companies) – Australia’s most innovative healthy food and beverage company which boasts world-class operations across Australia and Asia, and category leading brands such as Impressed, Rokeby and NutrientWater. For more information, please visit [www.cocobella.com.au](http://www.cocobella.com.au) and [www.madegroup.com](http://www.madegroup.com)

### **The Requirement**

<b>Item</b>	<b>Comments</b>
<b>Type of Accommodation</b>	High traffic retail locations. Shopping strips and tourist hot spots preferred. Shopping Centres may also be considered. A brand pack can be provided upon request.
<b>Target Demographics</b>	Health-conscious people 20-35 years of age, students 13-20 years of age, parents with kids 3-12 years of age.
<b>Lettable Area</b>	An area of 90 – 140 sqm is required.
<b>Locations</b>	Primary locations of Byron Bay, Coolangatta, Burleigh Heads, Noosa, Manly, Bondi Beach, Coogee.
<b>Lease Commencement</b>	Immediate
<b>Lease Term</b>	An initial lease term of 3-5 years will be considered with option/s to renew.
<b>Premises Condition</b>	Cold shell. No requirement for a grease trap.
<b>Access for Fit-out</b>	Access will be required no later than 2 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.
<b>Operational requirements</b>	The ability to trade 7 days per week. Store opening hours typically mid-morning to evening. Access to or the ability to utilise external seating is preferred.
<b>Agent Appointments</b>	LPC will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.



## **Lodgement Details**

Each party must nominate and complete a checklist with the details of premises that meet our client's requirements. Details to be submitted to our office by 5:00pm Friday, 22 March 2024.

Submissions are to be lodged with **Adrian Gerber** | [agerber@lpc.com.au](mailto:agerber@lpc.com.au) | 0409 001 004