

Retail Insights

The latest quarterly data, trends and insights shaping Australia's shopping centres and retail property.

Key Points



Consumer spending remains strong at Australia's shopping centres, with annual retail turnover up 3.2% over the last year (compared to YE June 2025).



Growth was led by Specialty and Mini-Major retailers.

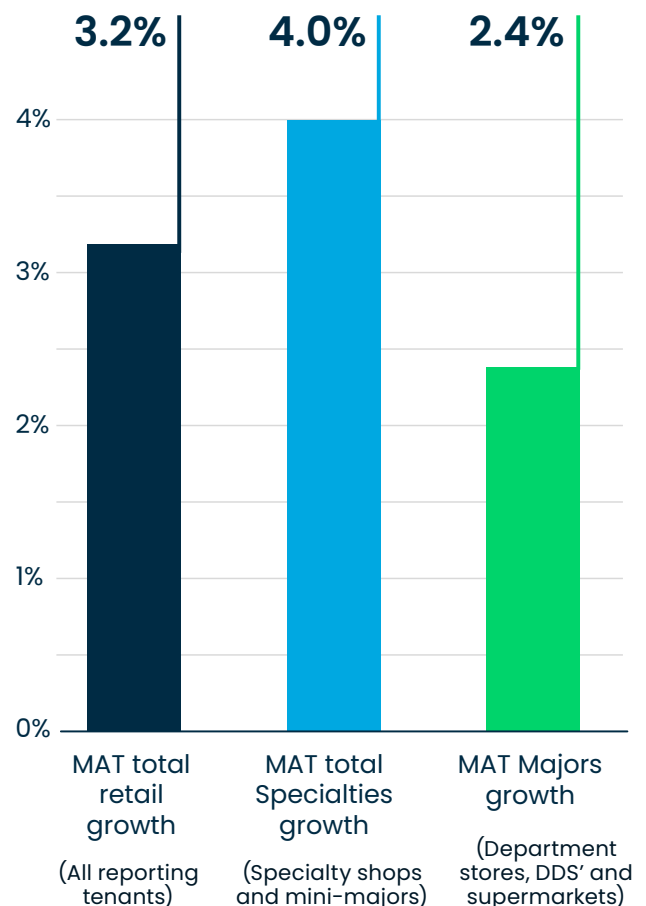


State performance varied, with retail turnover growth strongest in the ACT and WA (around 4%), compared with VIC and TAS (around 2%).



Retail leasing demand remains strong with leasing deals led by food catering (39.6%), apparel (19%) and retail services (17.1%).

Annual retail turnover growth
YE June quarter



The data

Market fundamentals remain strong with varied state performance.

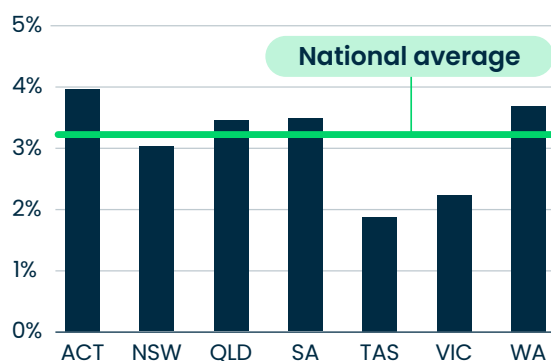
Retail turnover growth was generally strong across most states, with growth strongest in the ACT and WA, whilst VIC and TAS were more subdued.

Nationally, foot traffic growth remained strong, up by 2% across the period.

Retail tenant occupancy improved slightly in the June 2026 quarter and has been strong across all recent quarters.

Food Catering (e.g. cafés and restaurants, quick service take-away) and Apparel (e.g. Women's/ Men's Apparel, footwear) accounted for the largest share of leasing deals, with Retail Services (e.g. hairdressing, key cutting, shoe repairs) also prominent. This reflects the increasing importance of in-centre consumption categories.

Retail turnover growth by state YE June quarter 2026

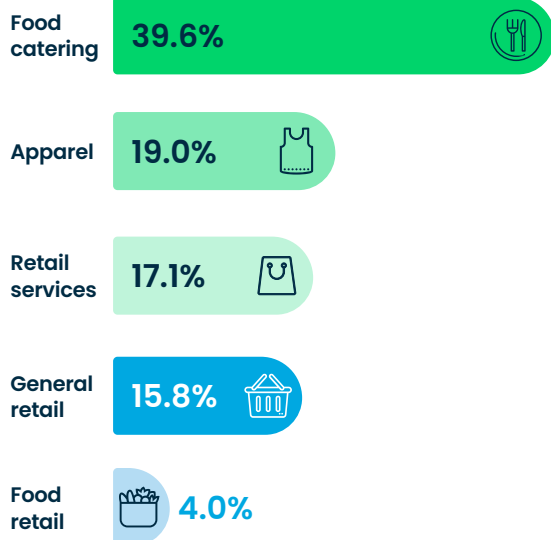


Foot traffic

up 2%

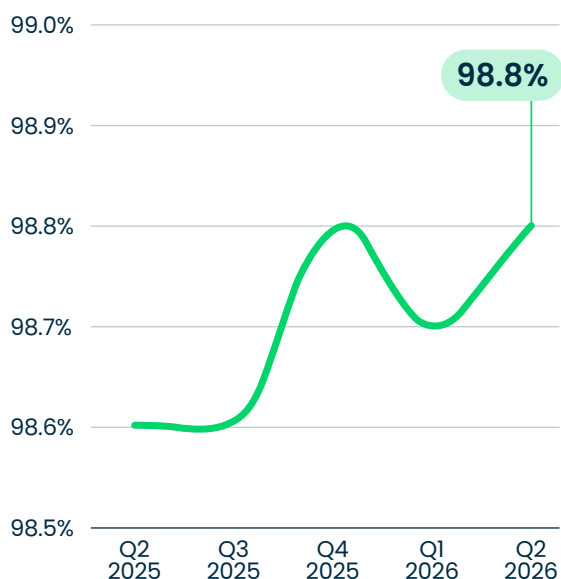


Leasing demand Top 5 categories



Retail leasing deals completed in June 2026 Quarter

Occupancy rate by quarter



Fresh insights

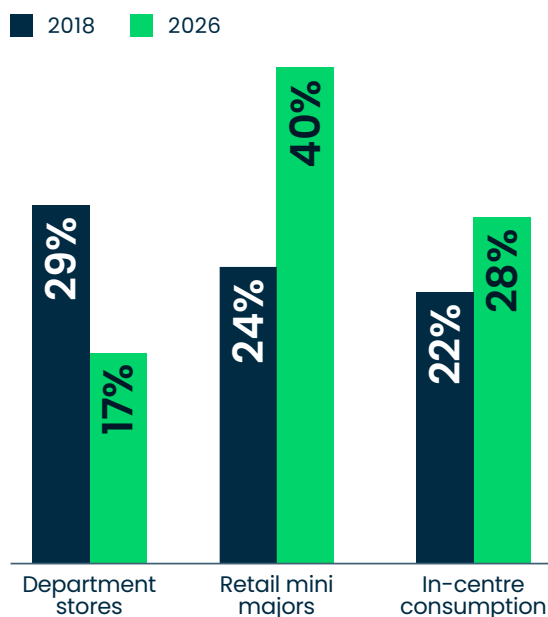
From department store to destination

For decades, department stores were the brand anchor of the regional shopping centre, driving engagement and defining the mall experience. Today, that model is undergoing a profound change.

Urbis' latest analysis of 70 leading shopping centres across six global markets shows department stores are declining quite significantly, with the world's largest centres broadening their role across shopping, dining, entertainment, wellness, services and community uses. Successful regional shopping centres are no longer anchored by a department store – the centre itself has become the department store, plus more. The transformation of former department store boxes into flagship retail, everyday retail, entertainment attractions, restaurants, hotels, wellness facilities and mixed-use destinations has been the outcome of this evolution.

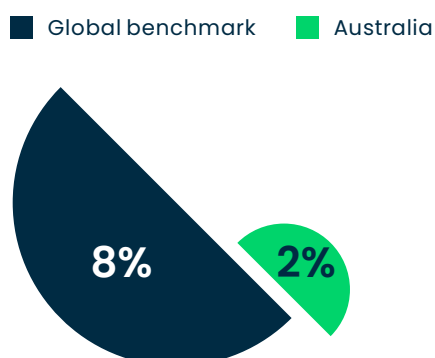
Australia tells a slightly different story. Despite the global decline of department stores, Australian shopping centres continue to outperform many international peers, with average vacancy of around 2% compared with 8% globally. This reflects Australia's more diversified anchor model, which combines supermarkets, discount department stores and traditional department stores to support frequent, everyday visits.

Proportion of GLA 2018 – 2026



Source: Cistri, *The Changing Face of Malls Globally*, 2026, Urbis. Percentages represent share of occupied GLA.

Average vacancy rate



Source: Cistri, *The Changing Face of Malls Globally*, 2026, Urbis. Percentages represent share of occupied GLA, excluding vacancy. Note the Australian sample in this study is different to that included in *Retail Insights* and data was collected using a different methodology. Vacancy data is therefore not directly comparable.

Fresh insights

From department store to destination

Australia remains resilient but under-indexes emerging formats.

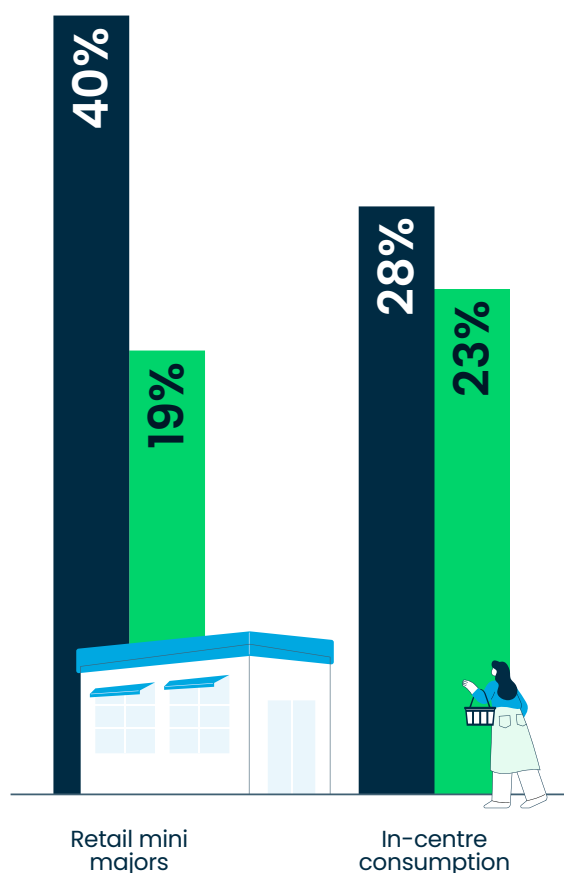
Australia still under-indexes in emerging formats, indicating future opportunities. Retail mini majors account for 19% of occupied floorspace, compared with a global average of 40%, and food, beverage and entertainment uses also remain below international benchmarks. These categories are increasingly driving dwell time, visitation frequency and competitive differentiation.

For Australian shopping centres, the challenge is to move beyond occupancy and focus on productivity by extending trade area reach, encouraging customers to stay longer, increasing visitation frequency and creating places where people want to spend time. This requires continual reinvestment, active curation, and a willingness to evolve ahead of changing consumer expectations. Australian regional shopping centre owners have been demonstrably proactive in the reutilisation of department and Discount Department Store space, while in North America owners have had to be reactive. It remains to be seen if we will continue to invest and stay ahead of the curve in a capital light environment.

Proportion of GLA 2026

■ Global benchmark

■ Australia



Successful shopping centres are evolving beyond traditional anchors, becoming curated destinations that combine retail, dining, entertainment, services and community uses. For Australian centres, the opportunity is to build on strong fundamentals by improving productivity, increasing visit frequency and giving customers more reasons to stay and spend.

About us



Retail Insights is a part of an industry research collaboration between the Shopping Centre Council of Australia (SCCA) and Urbis, combining SCCA's member data and insights with Urbis' market expertise, data capabilities, and analytical rigour to share actionable insights into the trends, indicators, and market dynamics shaping Australia's shopping centres and retail sector.

The SCCA/Urbis research collaboration also supports the Urbis Shopping Centre Benchmarks (which commenced in 1992) and the SCCA/Urbis Statutory Charges Database alongside a broader program of research and benchmarking designed to support informed decision-making across the shopping centre and retail property sector.

SCCA

The Shopping Centre Council of Australia (SCCA) is the national industry group representing major shopping centre and retail property owners and operators across Australia.

We lead the industry's regulatory, political and public affairs on issues affecting the shopping centre and retail property sector.

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Urbis

Urbis is a leading advisor to the shopping centre and retail property sector, trusted by investors, developers, asset managers and governments. As urban consultants, we bring together expertise in property economics, planning, design, valuation, asset strategy and development to help clients understand market dynamics, consumer behaviour and the forces shaping retail places. With teams across Australia, New Zealand, Asia and the Middle East, and supported by our global arm Cistri, we combine evidence, foresight and practical commercial strategy to deliver performance-focused outcomes in a changing retail landscape.

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Data in this report: Retail Insights uses retail turnover, customer foot traffic, leasing and other data provided by SCCA members. The sample covers 75% of shopping centre floor space across all jurisdictions except the Northern Territory, and include metropolitan, CBD, regional and rural locations. It captures large regional, medium sub-regional, small neighbourhood and CBD shopping centres, providing a representative view of Australian shopping centre and retail property performance.

Disclaimer: This data is presented for information purposes only. It should not be relied upon for commercial decision-making or for any other purpose. Full disclaimer can be found online here: <https://urbis.com.au/privacy/disclaimer-retail-insights>