

# RAND STEAM

AUTHENTICITY RESTORED



# INDEX

- 01 About the Rand Steam Shopping Centre
- 02 Fast Facts
- 03 Macro Location
- 05 Micro Location
- 07 Site Location & Orientation
- 09 Site Plan
- 11 Rand Steam Tenants
- 13 Rand Steam

## ABOUT RICHMOND

Richmond is next to Milpark Hospital and is located in City of the Johannesburg Metropolitan Municipality. Rand Steam draws its name from the location of the original Rand Steam Laundries and the Ama-washa site of the late nineteenth century. The original buildings that were used for washing, ironing, dying and dry cleaning were still standing in 2008.

Unfortunately, some of these buildings were illegally demolished and the only remaining structures were the Water Tower – used to soften and purify water for use in the laundry – and the large pepper tree that was planted to deter flies from the laundry site. These structures were declared heritage sites by the Johannesburg Heritage Foundation and any future development would need to include them.

## ABOUT RAND STEAM SHOPPING CENTRE

The centre’s design reflects a creative take on the history behind it. Some of the bricks from the original buildings are featured on the new walls and the stairs in the restored water tower are made from the reclaimed wood sourced from the original structures.

Rand Steam is a great alternative to a typical shopping centre and is distinctly different from some of the competitors in the area. The centre is anchored by Pick n Pay, Woolworths Food and Clicks. The tenant mix includes bespoke type stores, such as Tapenade and Friends, and Nap Living. Everyday convenience is offered by the likes of Value Co Lifestyle, Sorbet, Rain, Lookin Eyecare Specialists, PostNet, Cannafica, FixTech, About Cats & Dogs and Manzi. For those seeking something special, bespoke retailers like Rain Natural Skincare, Tapenade and Friends, Nap Living offer a curated shopping experience. Shoppers can expect eateries such as Curry Up / Thai Me Up, Manaka Coffee, We Sell Flavourz, KFC and The Capri.



Rand Steam was announced as the overall winner in the category “New Developments” at the 2019 Retail Design and Development Awards (RDDA)

## FAST FACTS

|                                  |                                                                                                                                                                        |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 25<br>NUMBER<br>OF STORES        |  <b>Bespoke, owner managed and eclectic retail offering</b>                         |
| 227<br>FREE PARKING              |  <b>Close to Millpark Hospital, the M1 highway and major corporate head offices</b> |
| 5 809m <sup>2</sup><br>TOTAL GLA |  <b>Next to Wits University and in close proximity to various private schools</b>   |
|                                  |  <b>Chick restaurant offering and coffee culture</b>                                |
|                                  |  <b>Cultivated shopper</b>                                                          |
|                                  |  <b>Bringing new life to the inner city of JHB</b>                                  |
|                                  |  <b>Snuggled between Melville, Westcliff and Parktown</b>                          |

|                                          |                                                            |                                                          |
|------------------------------------------|------------------------------------------------------------|----------------------------------------------------------|
| <b>WESTCLIFF</b><br>1.36 km <sup>2</sup> | <b>Population</b><br>1,790 (1,312.41 per km <sup>2</sup> ) | <b>Households</b><br>544 (398.86 per km <sup>2</sup> )   |
| <b>PARKTOWN</b><br>3.79 km <sup>2</sup>  | <b>Population</b><br>6,936 (1,828.06 per km <sup>2</sup> ) | <b>Households</b><br>1,654 (435.93 per km <sup>2</sup> ) |
| <b>MELVILLE</b><br>1.72 km <sup>2</sup>  | <b>Population</b><br>3,355 (1,954.15 per km <sup>2</sup> ) | <b>Households</b><br>1,608 (936.60 per km <sup>2</sup> ) |

RS

RICHMOND, JOHANNESBURG, 2092

26°10'54.0"S 28°00'56.2"E

Pick n Pay

W  
WOOLWORTHS

CLICKS

Value<sub>co</sub>  
LIFESTYLE

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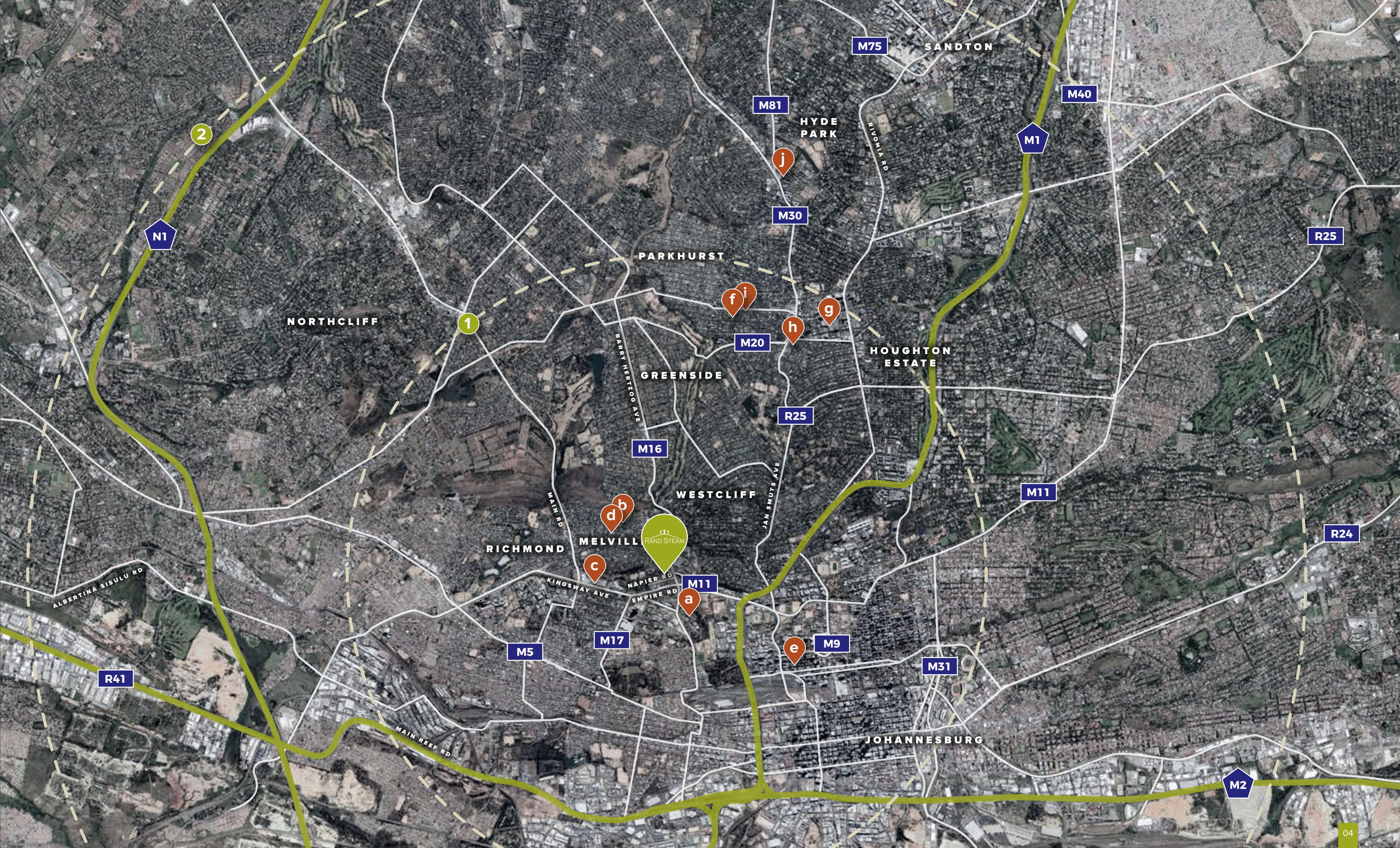
# MACRO LOCATION MAP

 COMPLIMENTARY RETAIL  
WITHIN A 10KM RADIUS

- a. 44 Stanley Avenue 700m
- b. 7th Street, Melville 1km
- c. Campus Square 2km
- d. 27 Boxes 2km
- e. Neighbourhood Goods Market 4km
- f. Parktown Quarter 6km
- g. Rosebank Mall / The Zone 6km
- h. Bolton Road Collection 6km
- i. 3rd & 7th Avenue, Parkhurst 6km
- j. Hydepark Corner 9km

## LEGEND

- 1. 5km Radius
- 2. 10km Radius



# MICRO LOCATION MAP

## POINTS OF INTEREST

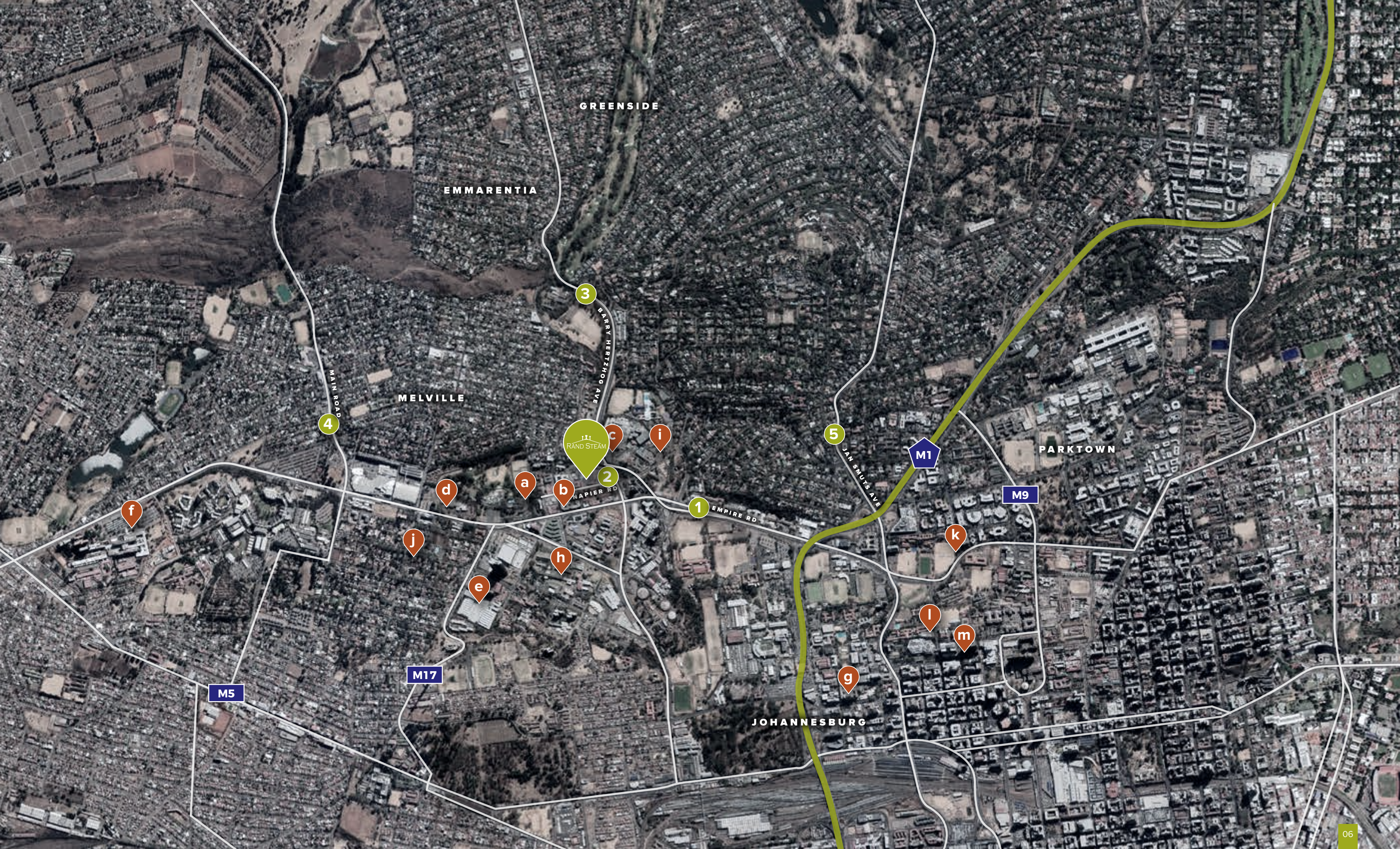
- a. Johannesburg Country Club 400m
- b. Lancet Laboratories 1km
- c. Milpark Hospital 2km
- d. Media 24 2km
- e. SABC Auckland Park 2km
- f. Helen Joseph Hospital 3km
- g. University of the Witwatersrand 3km
- h. University of Johannesburg 6km

## SCHOOLS

- i. Deutsche Internationale Schule Johannesburg 1km
- j. Auckland Park Preparatory School 2km
- k. Parktown Boys High School 3km
- l. Helpmekaar Kollege 3km
- m. Rand Girls High School 4km

## LEGEND

- 1. Empire Road
- 2. Napier Road
- 3. Barry Hertzog Avenue
- 4. Main Road
- 5. Jan Smuts Avenue



SITE  
LOCATION &  
ORIENTATION

LEGEND

- 1. Empire Road
- 2. Barry Hertzog Avenue
- 3. Napier Road
- 4. Menton Road
- 5. Park Road

- a. Main entrance & exit via Napier Road
- b. Additional entrance & exit via Park Street
- c. Main robot intersection c/o Barry Hertzog Avenue & Napier Road
- d. Milpark Hospital
- e. Lancet Laboratories



# MALL MAP

## TENANT LIST

**BANKING**  
**b** Nedbank ATM  
**c** ABSA ATM  
**e** Standard Bank ATM

**GROCERIES & LIQUOR**  
**8** Pick n Pay Liquor Store  
**9** Pick n Pay Store  
**17** Woolworths

**FASHION**  
**3** Pick n Pay Clothing

**SPECIAL SERVICES**  
**2b** Cannafraica  
**4** Rain  
**5** About Cats & Dogs  
**7** The Crazy Store  
**10** Fixtech  
**11** Manzi Water  
**12** Postnet Rand Steam  
**CW** Autowax Carwash

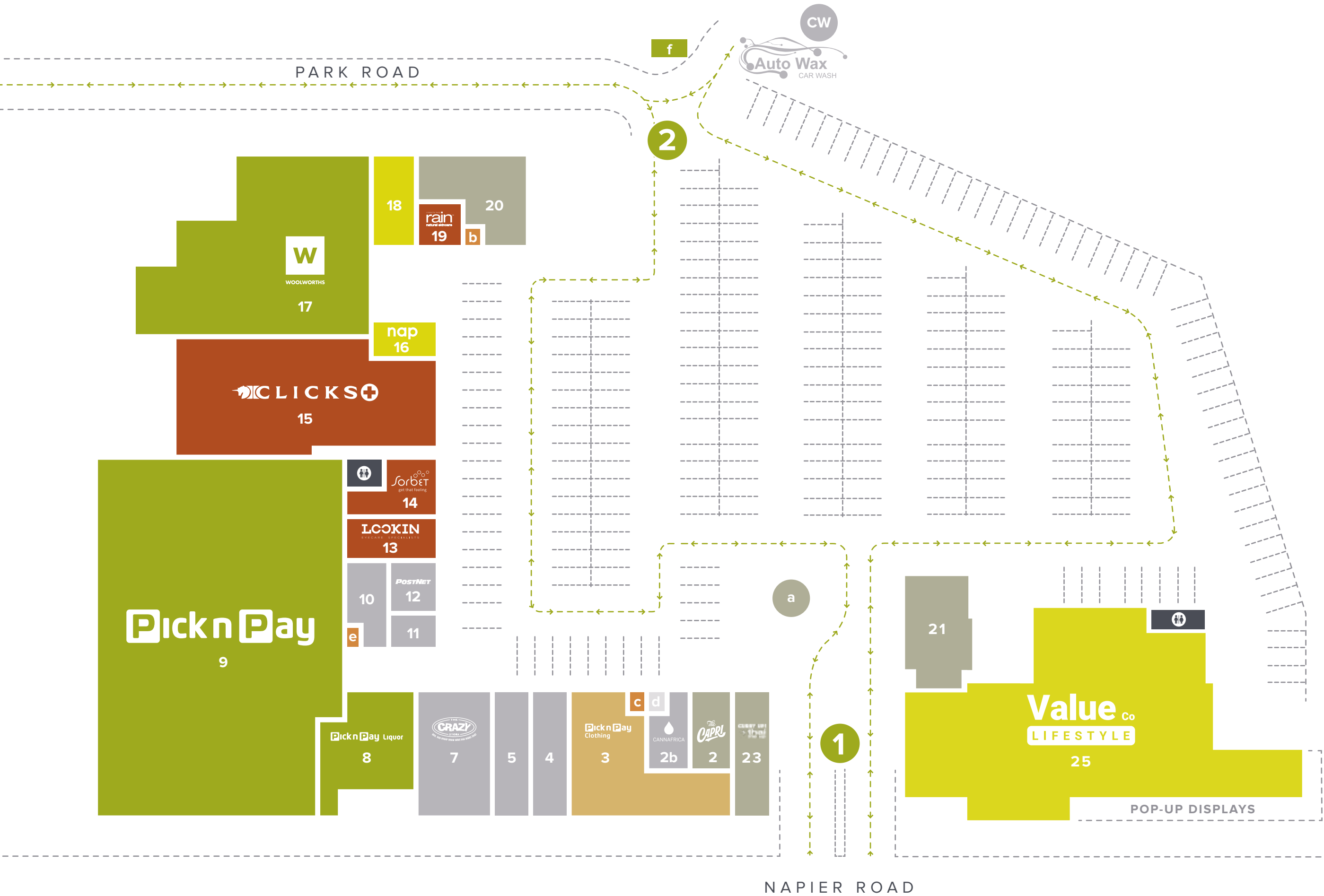
**HEALTH & BEAUTY**  
**13** Lookin Eyecare Specialist  
**14** Sorbet  
**15** Clicks  
**19** Rain Natural Skincare

**HOME & DECOR**  
**16** Nap Living  
**18** Tapenade & Friends  
**25** Value Co Lifestyle

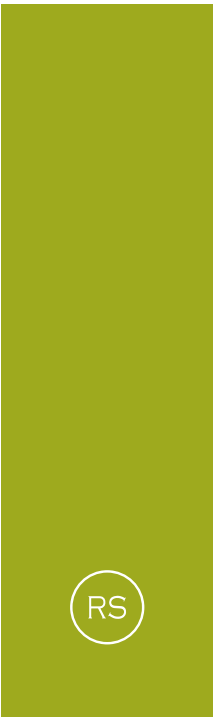
**RESTAURANTS**  
**a** We Sell Flavourz Food Market  
**2** The Capri  
**20** Manaka Coffee  
**21** KFC  
**23** Curry Up / Thai Me Up

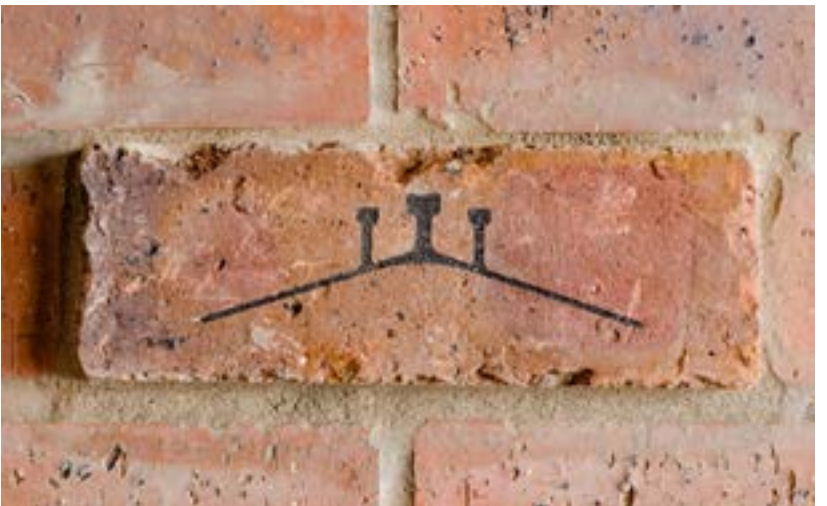
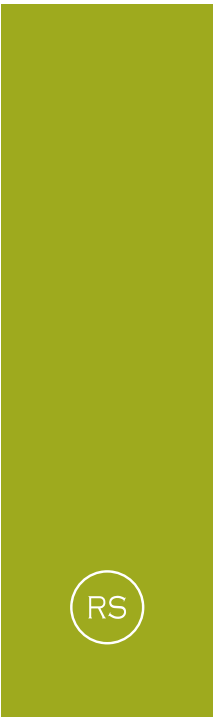
## LEGEND

- 1 Main entrance & exit via Napier Road
- 2 Additional entrance & exit via Park Street



RAND STEAM  
TENANTS







## RAND STEAM

C/O Napier & Barry Hertzog  
Richmond  
Johannesburg  
2092

26°10'55.2 "S, 28°0'58.4"E

## PROPERTY MANAGER

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*Mark Batchelor Investments CC*