



Cafe owner Ben Smith waits on Caroline Prosser (left) and Jennifer Mason, who is holding Lilli Smith

Nobody can stay mum about Kirra's future

by Tracey McBean,
business property editor

THE Gold Coast's next cafe and dining precinct is emerging at Kirra, the region's latest development hotspot.

With residential developments worth more than \$300 million in the pipeline, demand is strong for commercial space in the former low-key beachside suburb.

Several restaurants and cafes have set up operations on the strip, including Kirramisu, a new cafe concept from Palm Beach couple Ben and Kara Smith.

The Smiths have answered the prayers of Gold Coast parents and set up a coffee shop with a secure play area for babies, toddlers and young children.

The concept came from their own frustration at not being able to take their young children to restaurants or cafes.

"We wondered why nobody offered an area for kids," said Mr Smith. "The more we looked into it, the more people said that there is such a big market out there for mums."

The couple researched by talk-

ing to parents about what they wanted in a dining experience, and to real estate agents about which was the right location.

Desiring a beachside spot, the Smiths settled on Kirra and have signed a three-and-a-half-year lease, with an option, on a 126sqm space facing the beach.

"When we saw the beachfront space available at Kirra and did some research into what was about to take place from a development point of view, we jumped to get in," he said.

"In fact, lease negotiations began three hours after we first saw the property.

"With the plans by the council to transform and upgrade the foreshore, coupled with plans by developers to launch various projects, we see a real opportunity to grow our business."

Since opening nine weeks ago, the cafe, at 74 Musgrave Street, has created a wave of interest among parents who appreciate its inclusion of a substantial and healthy children's menu.

"We believe it is another Tedder Avenue in the making, but with a beach," said Mr Smith.

"Unlike Coolangatta you can sit and enjoy a coffee or some lunch and be able to see the sand and the ocean with the views of Surfers Paradise in the distance."

Kirra-based agent, David Stringer, of DJ Stringer Property Services, said there was intense demand for commercial space along the tightly held Kirra strip.

"There is just not enough commercial space to go around," he said.

Mr Stringer said inquiries were coming from people wanting space for restaurants, juice bars, offices, and surf clothing and accessories stores.

"There is nothing at all. We are waiting for developments to happen," he said.

Leonie Smith of PRDnation-wide Gold Coast corporate, said interest in the Kirra precinct had never been stronger.

The developer of a mixed-use apartment building near completion on Musgrave Street said he could have leased the 240sqm of commercial space on the ground-level '100 times over'.