



Portal de la Marina + Hypermarket | Shopping Centre



Location & Profile

- › Leading shopping centre in the heart of Marina Alta, the go-to shopping destination for the populations of Denia, Gandía and Calpe, all major tourist hubs.
- › Its catchment area contains more than 193,816 people, and it enjoys direct access from the AP-7 motorway from Valencia and Alicante, toll-free since 1 January 2020.

Investment Rationale

- › Thanks to high population density in the surrounding area and its bustling tourist economy, it is able to offer a compelling retail mix carefully pitched at local customers and domestic and international tourists alike.
- › Renovations were carried out over the course of 2019 to give the centre a more up-to-date look and improve the food court area. Additionally, the strategic acquisition of the hypermarket was made to gain full control of the adjacent shopping centre.
- › The centre is home to a wide array of fashion retailers, including the Inditex Group, the Tendam Group, C&A, H&M, Guess, Levis, Jack&Jones and many more.
- › Retailers Pull&Bear and Massimo Dutti have taken new and larger retail units than they previously occupied, with their new-look stores set to open during the first half of 2022. In 2021, the centre welcomed new retailers such as Rituals, Pandora, Juguetos, Aw Lab, with names such as Bimba&Lola, Boston and Jean Louis David all set to debut during the first half of 2022.
- › This retail mix is further complemented by stores specialising in homeware, beauty and health, culture, gifts and services, as well as a diverse food court to complement it.

Asset Characteristics

Property Name	Portal de la Marina
Property Type	Shopping Centre
Location	Alicante
Ownership (%)	100%
Year of Construction	2008
Year of last refurbishment	2020
GLA	40,309 sqm
Purchase Date	30 October 2014/ 30 March 2016/ 9 June 2015
Acquisition Price	€89.2 million
Price/sqm	€2,221 per sqm
No. of Tenants	105
WAULT	2.2 years
EPRA Vacancy Rate	8.2%