



Parque Abadía + Commercial Gallery | Retail Park



Location & Profile

- › Retail park located in Toledo, the most popular in its catchment and the largest in Castilla-La Mancha.
- › Easily accessed and the go-to retail park in the region, attracting people from Toledo and the surrounding provinces.
- › Its catchment area is home to over 300,000 people who live within just half an hour's drive of the retail park, which is located on the Madrid-Toledo motorway, ten minutes from the capital.

Investment Rationale

- › Dominant shopping centre in its region thanks to its retail mix, premium quality and size.
- › Benefits from an excellent location, can be very easily accessed, and boasts first rate design and visibility.
- › Extensive retail offering, with over 50 stores located throughout the retail park. These are all complemented by the wide variety of products on offer at the Alcampo Hypermarket, Petrol Station and Pharmacy.
- › Comprises over 50,000 sqm with 2,625 parking spaces.
- › Strategic acquisition of the retail park's shopping centre in February 2018, giving Lar España full control of the park.

Asset Characteristics

Property Name	Parque Abadía
Property Type	Retail Park
Location	Toledo
Ownership (%)	81%
Year of Construction	2011
Year of last refurbishment	2011
GLA	43,109 sqm
Purchase Date	27 March 2017/ 20 February 2018
Acquisition Price	€77.1 million
Price/sqm	€1,705 per sqm
No. of Tenants	60
WAULT	2.0 years