



# CENTRO COMERCIAL VERA

Ctra. Garrucha, 04621 Playas de Vera, Almería

**aliseda**  
Inmobiliaria

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# HIGHLIGHTS

JLL has been appointed as exclusive sales agent to seek offers for the freehold interest of a shopping centre in Vera, Almería.

The shopping centre is **located in a touristic and residential area in Vera**. It has a total GLA of 5,660 sqm. It is anchored by a Consum supermarket (2,412 sqm) that serves a small gallery in 2 floors.

The scheme counts with an exterior **parking with 312 places**.

## ■ Investment rationale

- Well performing supermarket
- Dominant position in proximity catchment
- Touristic and residential area
- Potential upside by letting the vacant space (2,968 sqm)
- Asset deal

## ■ Main tenant



100%  
Ownership  
(freehold)



Occupancy  
48%



GLA  
5,660 sqm



Parking  
spaces  
312



MGR  
€ 470k



NOI  
€ 385k



Num units  
28



Opening  
2006



# LOCATION



Vera is an important touristic and residential area **95 Km. away from Almería.**

It has a population of **17,700 inhabitants** and counts with two popular beaches with 7Km in length boosting its population during summertime.

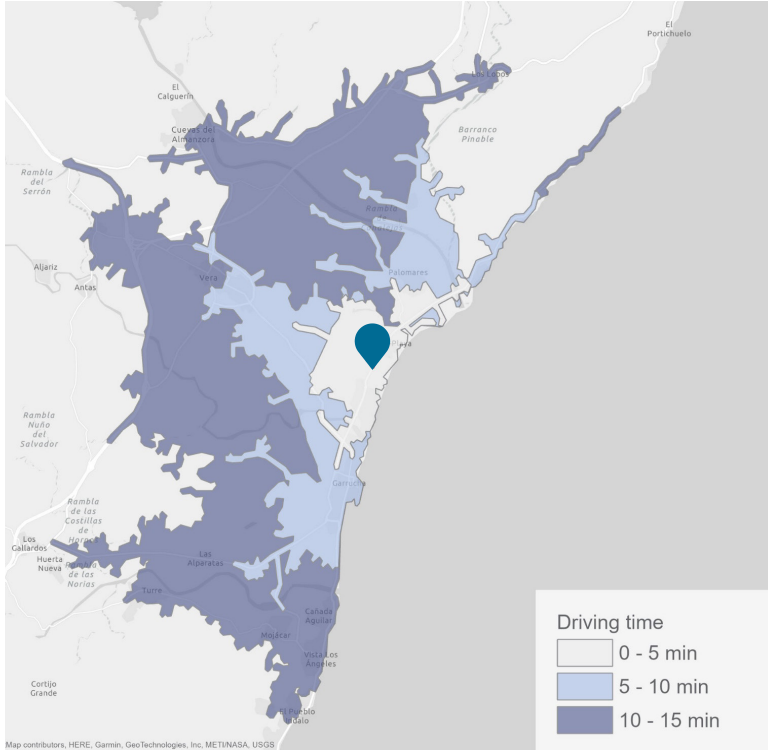
The property has **good access from the main roundabout** accessing the residential area from the road (AL-7107) linking Vera Playa and La Garrucha.

**AVE (High speed train) station in Vera expected for 2026.**



# LOCATION

## Population and Catchment



During **summer time** (July, August, September) the population of Vera reaches **circa 50,000 people**.

	2021
Resident population (living in Vera)	17,700
Population linked <sup>(1)</sup> to Vera (non resident)	30,993 (2)
<b>Total population Vera</b>	<b>48,693</b>

(1) Source INE. Linked population are mainly nonresidents that stays in Vera more than 14 days/year (2) Source INE. Based on 2011 data (nonresidents equal 175% of residents)

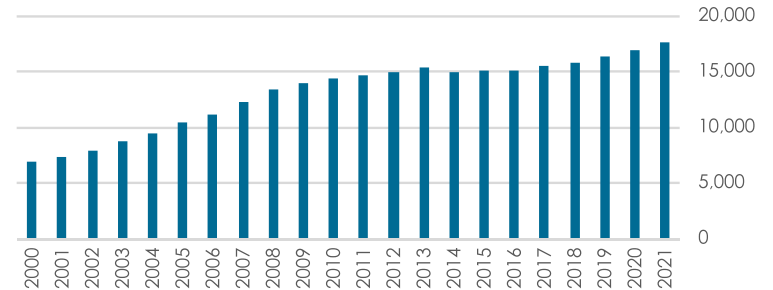
	Population	Purchasing power per capita <sup>(1)</sup>	Purchasing Power Index
0-5 min	4,753	14,330	97
5-10 min.	17,312	11,359	77
10-15 min.	4,753	11,272	76
<b>Total 0-15 min.</b>	<b>26,818</b>		

Source INE 2021  
(1) Spain: 14,800. Andalucía: 11,978

## Evolution of Vera's population

Population in Vera has more than doubled in the last 20 years

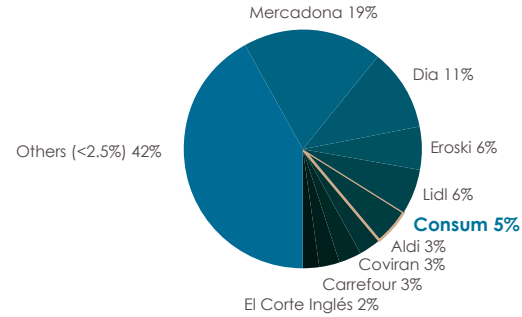
Average age : 39 years



# MARKET

## Supermarkets Vera

Market share (%Sales area v total)



Consum counts with 790 stores in Spain and is the 5th supermarket chain in terms of sales area.

	Market share (% Sales area v total)	num.supermarkets
Mercadona	19.9%	1,621
Dia	11.2%	2,839
Eroski	6.4%	1,280
Lidl	5.7%	624
<b>Consum</b>	<b>5.0%</b>	<b>790</b>
Aldi	2.9%	328
Coviran	2.9%	2,391
Carrefour	2.7%	1,034
El Corte Ingles	2.5%	647
Others (<2.5%)	43.3%	

Consum is the only supermarket in Vera Playa.



Supermarkets in Vera      Driving time (m.)      Distance (Km)

Supermarket	Driving time (m.)	Distance (Km)
Consum	-	-
Mercadona	7	4
Dia	11	7
Lidl	12	9
Mercadona	14	8

# DESCRIPTION

The property is a small shopping centre with a **GLA of 5,660 sqm** distributed over ground floor (2,692 sqm) and two upper floors.

There is an exterior **parking with 312 spaces**.

Adjacent to the property there is a small shopping gallery (Vera Plaza) and a Waterpark.



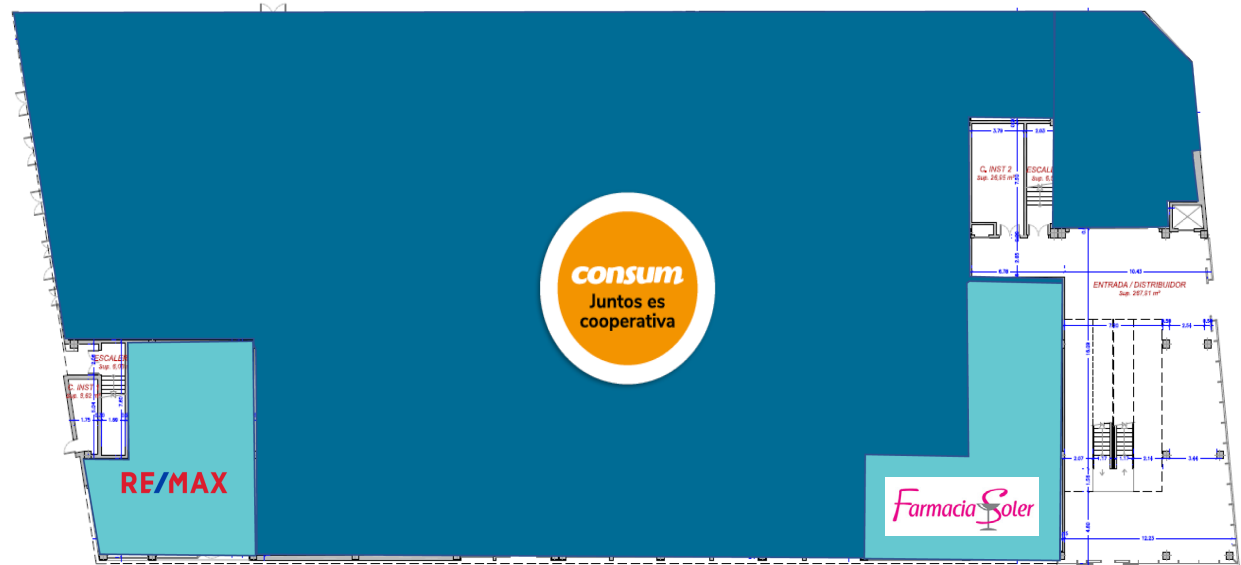


# DESCRIPTION

Ground floor  
Total GLA: 2,757 sqm

Ground floor is leased to a Consum supermarket occupying 2,470 sqm, A real estate agency and a pharmacy.

The supermarket operator (Consum) performs well and is willing to extend their lease.

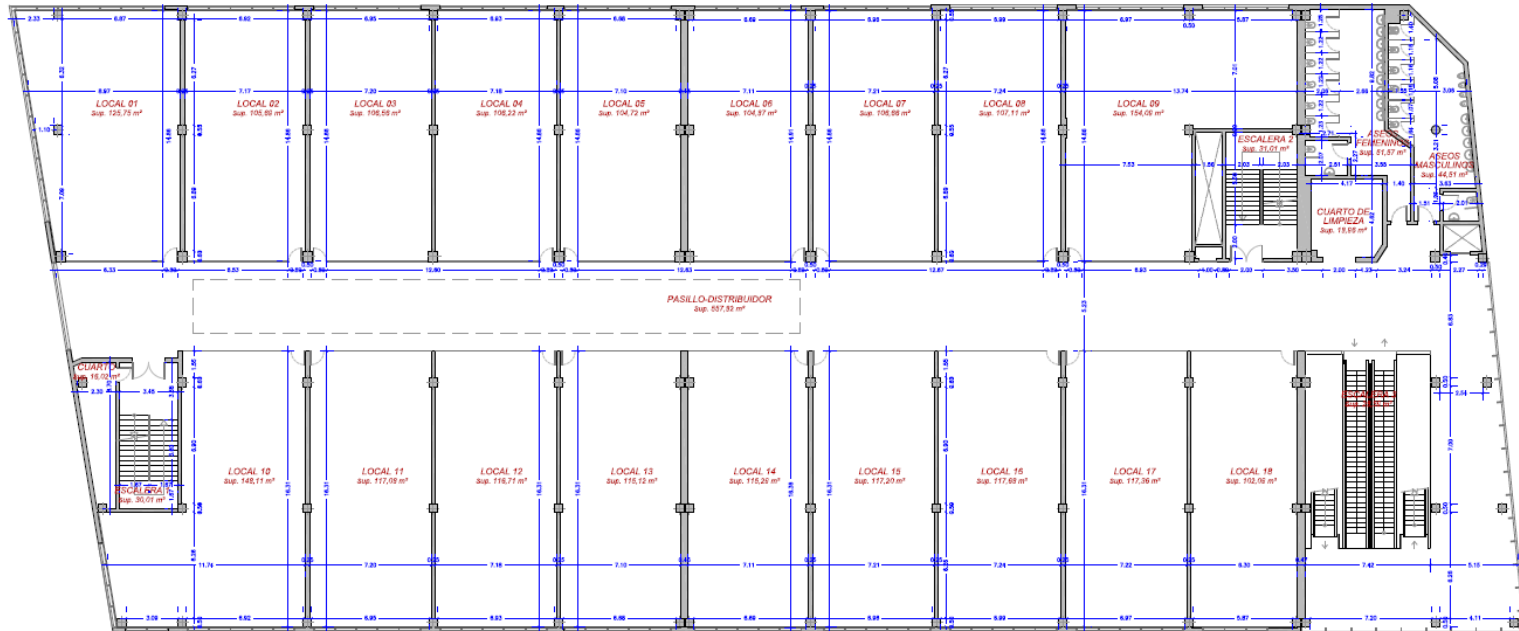




# DESCRIPTION

First floor  
Total GLA: 2,097 sqm

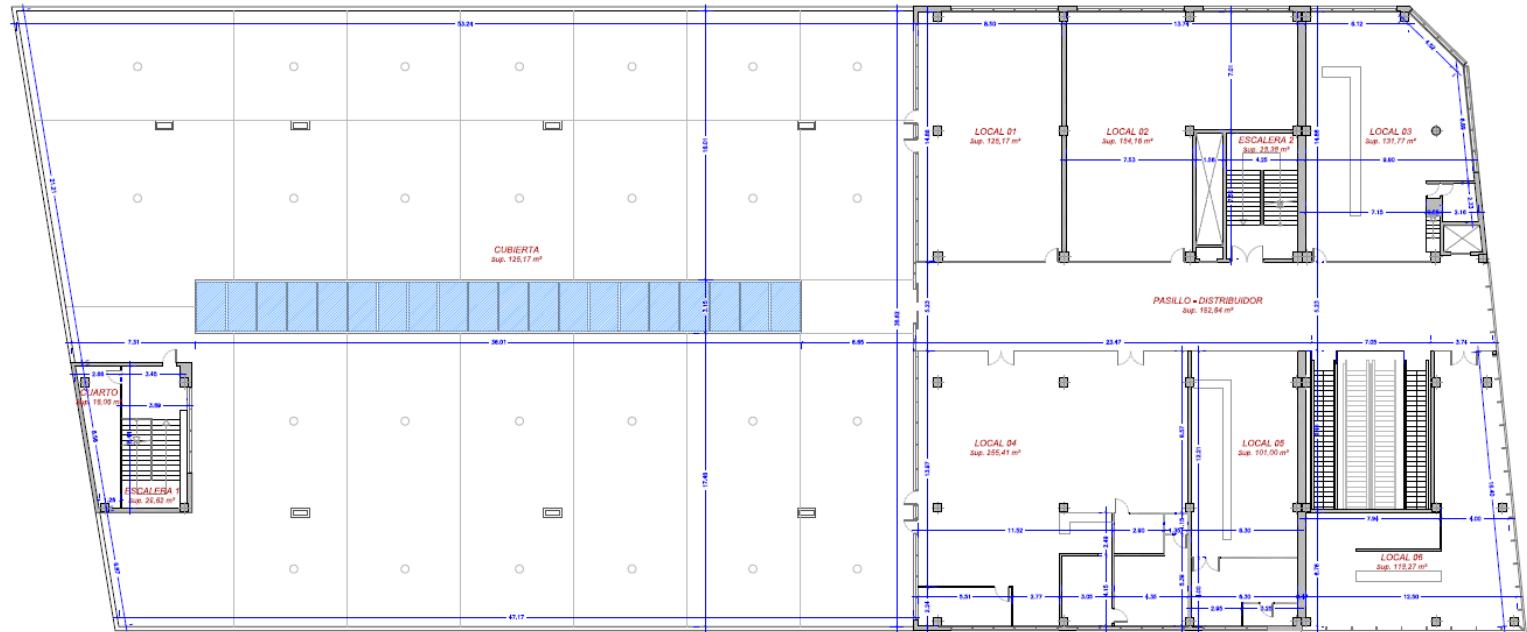
Upper floors are vacant



# DESCRIPTION

Second floor  
Total GLA: 872 sqm

Upper floors are vacant



# PICTURES



# CONTACTS

For further information please contact:

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