



OCTOBER 2022



INVESTMENT HIGHLIGHTS

JLL has been appointed as exclusive sales agent to seek offers for the freehold interest of the property located in Puerta del Sol 9 in Madrid.

Sol 9 is an emblematic building facing Madrid's most touristic area. It comprises a total area of c. 3,370 sqm arranged over a basement, ground and 5 upper floors with a terrace overlooking Puerta del Sol. The asset currently has retail use which can be combined with other uses.

Unique opportunity to acquire an iconic building suitable for mixed uses in the best retail location of the most touristic area of Madrid.



PRIME CITY

- Largest Retail Market in Spain
- Main contributor to Spanish economy & GDP per capita 36% above Spanish average
- Madrid is one of the most visited cities in Europe



PRIME PROPERTY

- Prominent asset location, facing Puerta del Sol, Madrid most iconic and touristic square.
- Unique opportunity to own an institutional grade building, suitable for a flagship retail unit complemented with mixed uses
- 100% freehold ownership



PRIME LOCATION

- Puerta del Sol is the heart of the most touristic area of Madrid
- The area is benefitting from an unparalleled transformation with the completion of landmark projects

INVESTMENT HIGHLIGHTS

Prime Property – Sol 9

Floor 5

Floor 4

Floor 3

Floor 2

Floor 1

Ground floor



- **100% freehold**
- **GLA of 2,643 sqm** arranged over a ground and 5 upper floors with a terrace
- **Extensive CAPEX invested** at the property
- **Large frontage** with multiple windows facing Puerta del Sol
- **Attractive floorplate** for retailers
- **Access through Puerta del Sol**
- **Retail use with the possibility to complement with alternatives uses**
- **Excellent public transportation**



BUILT AREA(SQM) GLA (SQM)

Floor 5	337	276 + terrace
Floor 4	580	451
Floor 3	580	518
Floor 2	580	518
Floor 1	579	518
Ground floor	437	362
-1	273	-
TOTAL AREA	3,366	2,643 + terrace

INVESTMENT HIGHLIGHTS

Prime High Street – Sol-Preciados

SOL, PRECIADOS AND GRAN VÍA

The flagship loop



Flagships

- ① **El Corte Inglés**
- ② **(Sfera)**
- ③ **Foot Locker**
- ④ **MANGO**
- ⑤ **ZARA**
- ⑥ **Bershka**
- ⑦ **SEPHORA**
- ⑧ **PULL&BEAR**
- ⑨ **PRIMOR**
- ⑩ **vodafone**
- ⑪ **Apple**
- ⑫ **MediaMarkt**
- ⑬ **El Corte Inglés**
- ⑭ **fnac**
- ⑮ **Desigual**

Flagships

- ⑯ **UNITED COLORS OF BENETTON**
- ⑰ **HUAWEI**
- ⑱ **NIKE**
- ⑲ **ZARA**
- ⑳ **lefties**
- ㉑ **H&M**
- ㉒ **PRIMARK**
- ㉓ **stradivarius**
- ㉔ **Bershka**
- ㉕ **Telefónica**
- ㉖ **aristocrazy**
- ㉗ **adidas**
- ㉘ **LOEWE**
- ㉙ **GRASSY**
- ㉚ **asics**
- ㉛ **VOV**
- ㉜ **UNO_{de50}**
- ㉝ **UNIQLO**

New Openings

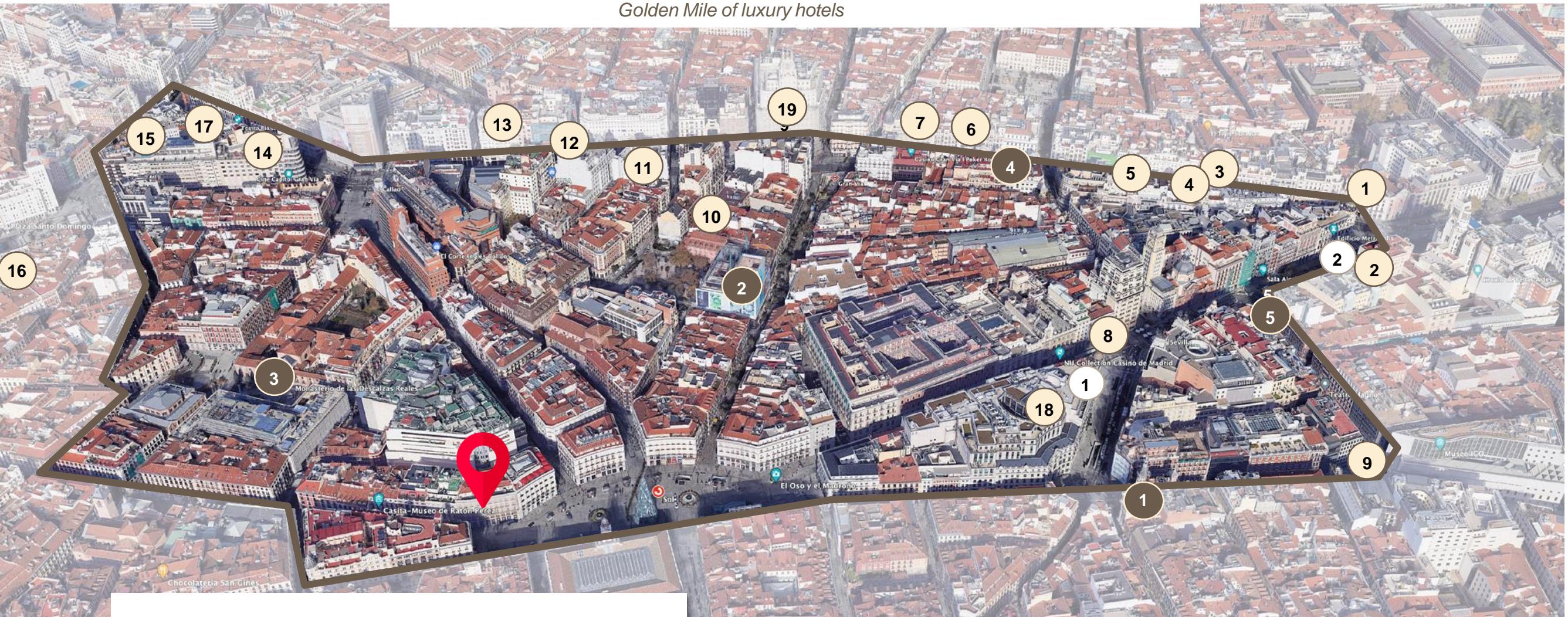
- ① **lefties**
- ② **NIKE**
- ③ **SKECHERS**

INVESTMENT HIGHLIGHTS

Prime High Street – Sol-Preciados

SOL, PRECIADOS AND GRAN VÍA

Golden Mile of luxury hotels



Metro Stations

	Lines
Gran Vía	1 5
Callao	3 5
Sol	1 2 3
Sevilla	2
Banco de España	2

Renfe

	Lines
Aranjuez	C-3
San Martín de la Vega	C-3a
Colmenar Viejo	C-4
Alcobendas	C-4
S.S. de los Reyes	

Open  365 days of the year

+100 Million
Footfall

+ 960
Retail brands



Hotels 4*5* +2,600 rooms

- 1 The principal Madrid
- 2 Nh Collection Madrid Suecia
- 3 Vincci The Mint
- 4 Catalonia Gran Vía
- 5 Iberostar Las Letras
- 6 H10 Villa de la Reina
- 7 Círculo Gran Vía Autograph Collection
- 8 Hotel Regina
- 9 Hotel Urban
- 10 Petit Palace Plaza del Carmen
- 11 Madrid Hotel Arosa
- 12 Tryp Cibeles Madrid
- 13 Atlántico
- 14 VincciCapitol
- 15 Indigo Madrid Gran Vía
- 16 Gran Meliá Palacio de los Duques
- 17 Hotel Room Mate Rex
- 18 Hotel Four Seasons
- 19 Hotel Pestana CR7

Upcoming hotels 4*5* +2,500 rooms

- 1 Hotel W Thomson
- 2 Madrid
- 3 The Madrid Edition
- 4 Hotel Brach
- 5 Hotel Nobu

New Openings

- 1 Canalejas
- 2 Amazonico (hotel and F&B)

CONTACTS

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