

# 7 Palmas

Shopping Centre

Investment Opportunity





# Introduction

## Property Fact Sheet


 Opening  
2001


 Ownership  
100% Freehold


 N° of retail  
units 83

 Cinema KPIs  
9 screens (1,329 seats)

### Key Performance Metrics

 GLA  
36,900 sqm

 Parking  
Spaces 1,500

 Catchment  
558,800 (c.20 min drive time)

## Top Anchors

 **MERCADONA**

 **IKEA**

 **worten**

 **OCINE**

 **McDonald's**

 (Sfera)

 Bershka



# Introduction

## Investment Highlights

- Consolidated urban shopping and leisure centre
- Resilient asset with very high historical occupancy rate of c. 99%
- Located in Las Palmas de Gran Canaria, the largest city of the Canary Islands, third most touristic destination in the country with over 12 million travelers per year
- Direct catchment of 560k inhabitants within 20 minutes
- Excellent location and accessibility
- Anchored with Mercadona and IKEA and a strong focus on leisure and entertainment activities complemented with a wide-ranging F&B
- 5.4 M visitors to the shopping centre in 2022
- 100% ownership of the freehold
- NOI over €5M









# Location

## Microenvironment

- 7 Palmas shopping centre is located in a residential and commercial area in the Ciudad Alta district to the west of the city centre of Las Palmas.
- The neighborhood has an open commercial area that extends around Avda. Pintor Felo Monzón where the property is located, and its surrounding streets.
- The shopping center is next to the El Corte Ingles department store, Gran Canaria Stadium and The Arena, a multifunctional space, where basketball games and various commercial and cultural events are held annually.





# CONTACTS

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