

LIDL Supermarket

Talavera de La Reina

September 2023

 **JLL** SEE A BRIGHTER WAY



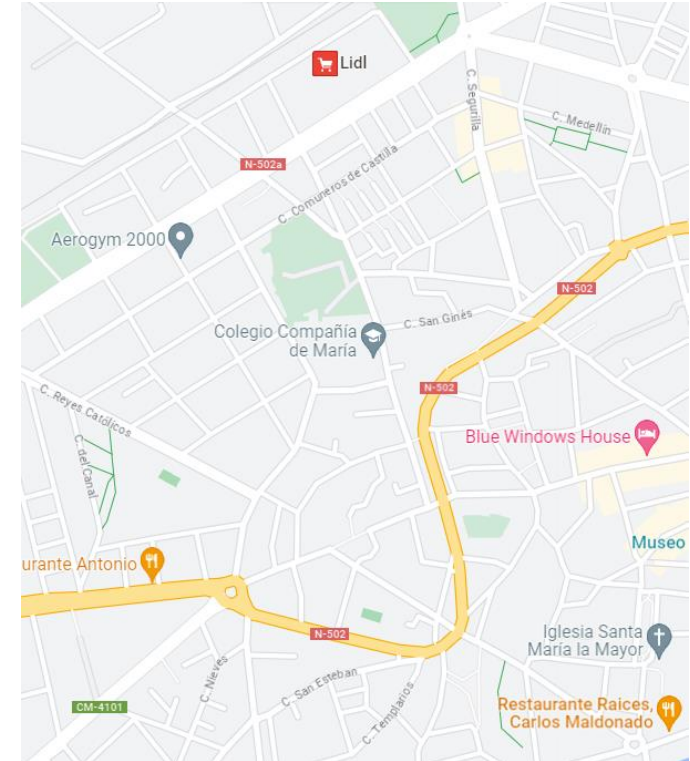
LIDL Supermarket

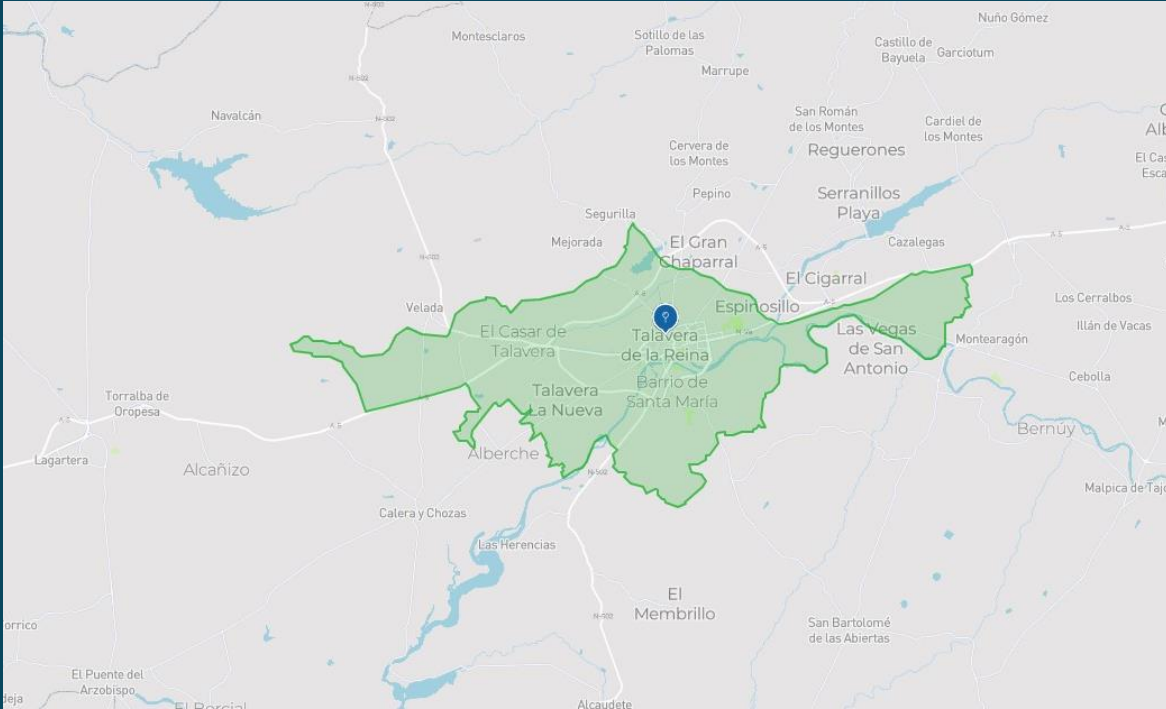
Talavera de La Reina – Spain



LIDL	Avenida Fco. Aguirre ,274 45600
Location	Talavera de la Reina (Toledo)
Status	On market
Current Use	Supermarket
Built / Refurbished	2000 / 2017
Built Area	c. 9,761 sq m (3,139 of parking)
Parking	170 spaces
Occupancy	100%
Lease Start Lease Term	2017 2057 (40-year lease)
Break Option	April 2028
Non-Rec (SH + PT)	€ 23,389
NOI	c. € 313K p.a.

- Commercial property with 9,761 sqm of construction, located in a residential area of Talavera de la Reina, Toledo.
- Sales area of approximately 2,000 with the potential to extend.
- Currently, the property is leased by 'Lidl Autoservicios Descuento, S.A' since 2017, with a contract duration of 40 years.
- Lidl largest and more recent store in Talavera de La Reina





Population Evolution

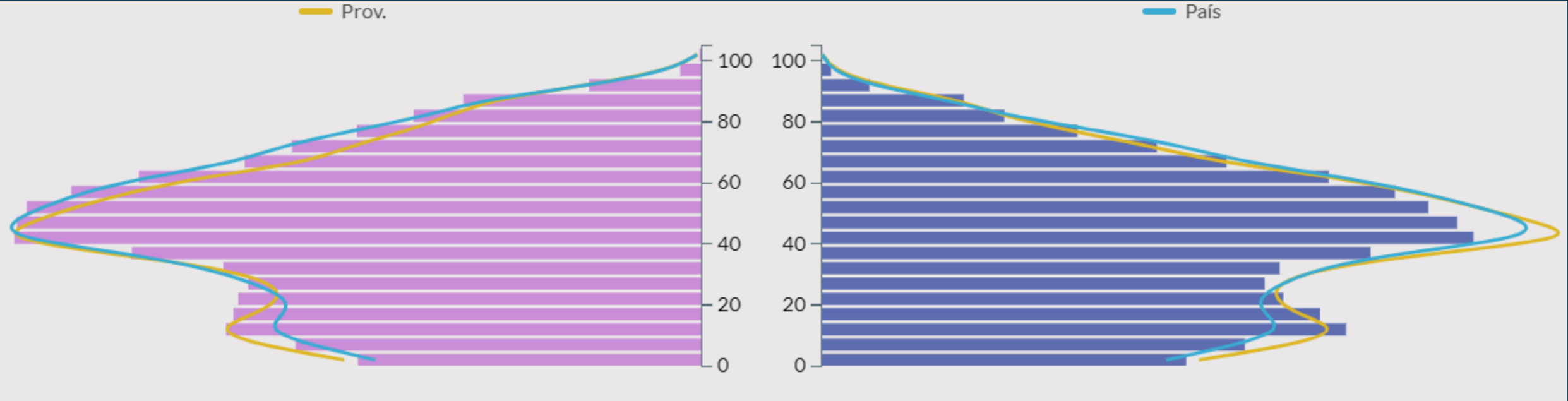


- Talavera de la Reina is a municipality located in the province of Toledo, Spain. It has a population of approximately 83,000 people and covers an area of around 816 square kilometres.
- The city is known for its traditional pottery and ceramics industry.
- Stable population evolution over the years

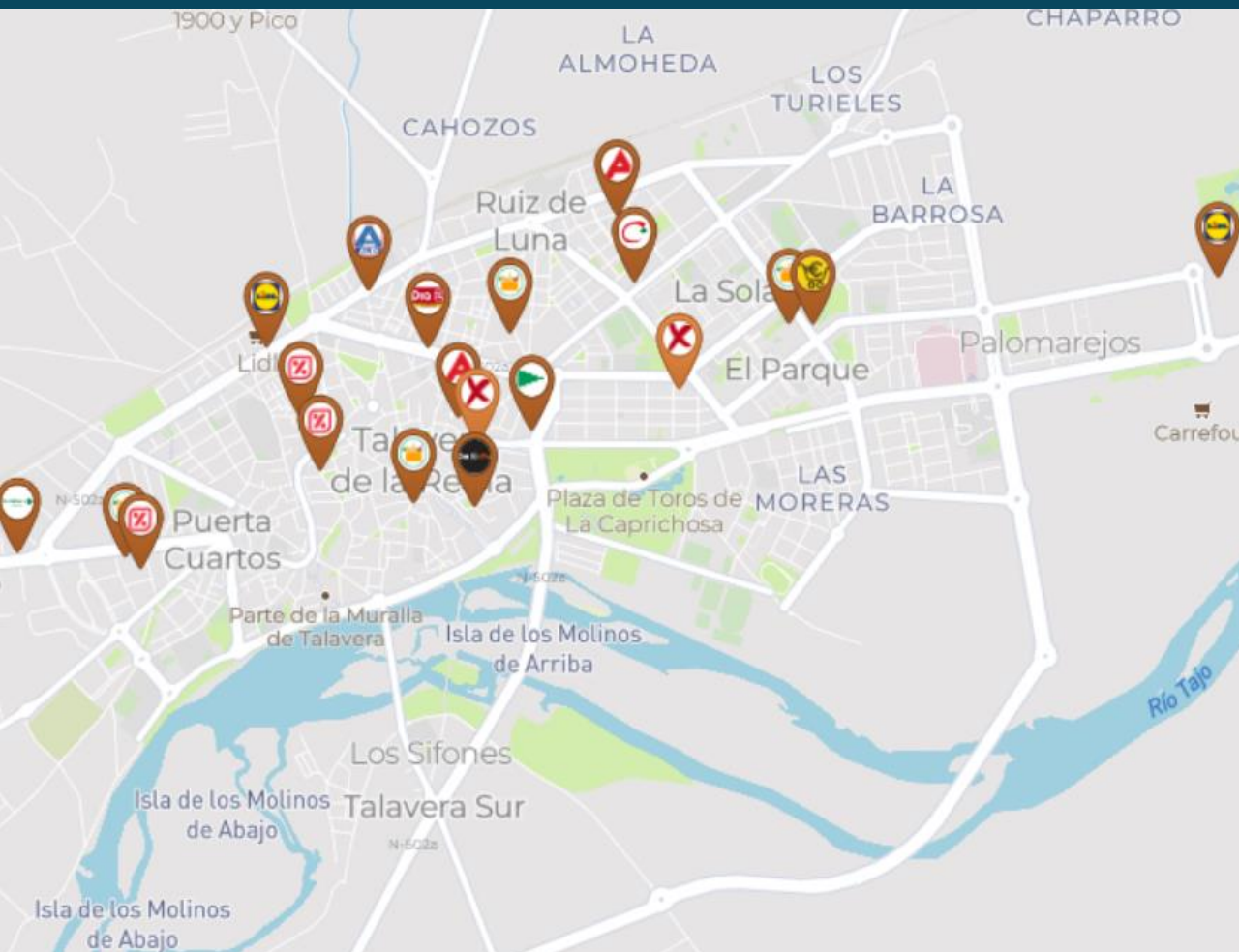
Catchment Area Municipality	Censused population	Household Income	Unemployment Rate	Avg. Household Food Expenditure
	83,480	€26,500	21.1%	€3,000

Population Structure

Average Age of 42.7 years



Micro Location



Density of supermarkets & discounts

Municipality	Sales area (sqm)	Density (sales area/1,000 inhabitants)
Talavera de La Reina	24,570	289
Albacete	51,003	295
Toledo	20,408	239
Castilla-La Mancha	414,856	202
Community of Madrid	1,560,961	229
Spain	12,487,874	264

Note: Includes supermarkets and discount greater than 500 sqm of sales area

Rent Comparables

Asset	Area	Sales Area	Annual Rent	Rent Sales Area/SQM	Comments
LIDL - Talavera	9,761	1,500	336,780.00	18.7	Standalone
LIDL – Madrid	3,650	1,300	240,000.00	15.4	unit Standalone
Aldi – Basque Country	4,440	1,480	373,172.80	21.0	unit Standalone
Aldi – Madrid	5,095	1,385	287,280.00	17.3	unit Standalone
Mercadona - Talavera	3,248	2,002	278,506.06	11.6	Old contract