



ZARAGOZA

Cushman & Wakefield

Global Cities Retail Guide

Zaragoza is the capital city of the Aragon region, in the north of Spain. It is located halfway between Madrid and Barcelona and just two hours' drive from the Pyrenees at the French border.

The city, the fifth largest in Spain, has good road connections with the rest of the country as well as with Toulouse and Bordeaux in the South of France. Zaragoza is also served by AVE (high speed train network) with direct connections to Madrid, Barcelona, Seville and Valencia.

The city of Zaragoza is the economic centre of its region and is home to around 50% of the total population for the Aragon region. The population is mostly employed in the industrial and services sectors, and retail activity in the city is strong. Zaragoza has a total of 12 retail schemes adding up to circa 500,000 sqm GLA. The high street retail area is concentrated in the city centre, being Paseo de la Independencia, which runs from Plaza Aragon to Plaza España, the centrepiece of the shopping district. Paseo de las Damas and Calle Leon XIII run from Paseo de la Independencia and also have a high density of local retailers, national and some international brands along with a variety of restaurants and tapas bars. In the Old City Calle Alfonso I is the top retail location.



ZARAGOZA OVERVIEW

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KEY RETAIL STREETS & AREAS

PASEO DE LA INDEPENDENCIA

Paseo de la Independencia is Zaragoza's most sought after retail avenue and is home to numerous national and internationally recognised retailers. The street runs from Plaza de Aragon to Plaza de España and has grown in interest, particularly in the vicinities of the El Corte Ingles department store, which is established halfway between Plaza de Aragon and Plaza de España. Main retailers established in this street are Zara, Bershka, Massimo Dutti, Sephora, Mango, Women's Secret, Mothercare and Pedro del Hierro.

KEY AREAS	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	TYPICAL RENT FOR 200 SQM UNIT	RANGE OF UNIT SIZES
Paseo de la Independencia	Mass market	El Corte Ingles, Zara, Mango Sephora, Mango, Womens Secret, Mothercare, Pedro del Hierro, Decathlon City	AG25	€95/ sqm/ month	80 – 2,000 sqm





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SHOPPING CENTRES

PUERTO VENECIA

Puerto Venecia is Spain's largest shopping and leisure centre with 206,000 sqm and 10,000 parking spaces. The centre has a footfall of over 19 million customers a year. Puerto Venecia is the ultimate destination that combines an extensive retail mix alongside open spaces and dedicated areas for children with a waterside environment. The centre includes a large outdoor ice rink, indoor and outdoor climbing wall and an impressive 7,500 sqm lake. The mix is completed with a wide selection of restaurants, cafes and bars situated along the canal and lake as well as a multi-screen cinema complex.

The retail park has 83,000 sqm of GLA and 4,000 parking space units. It includes anchors such as Ikea, Medial Markt and Leroy Merlin. It was completed in 2008.

GRANCASA

Grancasa opened in 1997 and is the second largest shopping centre in the city. With a GLA of 78,000 sqm, the scheme is located a 5 minutes drive north of the city centre and north of the river. It is a mixed use retail and leisure scheme with 2,500 underground parking spaces. It is a well consolidated centre with a good mix of national and international retailers such as Hypercor supermarket, H&M, Foot Locker, Massimo Dutti, Mango and Zara.

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FOOD & BEVERAGE MARKET OVERVIEW

Being a city popular with tourists, Zaragoza has a wide and varied food and drink offer throughout the city.

The city continues to be the most well-known dining area in Aragon, with restaurants that cover a wide range of price-points and tastes at every turn. The most successful fine dining establishments include Bula, La Reserva, Erzo and Vetula.

KEY AREAS	CONSUMER PROFILE	FOOD & BEVERAGE OPERATORS
c/ La Carra de Miguel, 23	Mid level	Bula
c/ Cadiz	Mid level	La Reserva
Coso	Low level	Erzo
Madre Vedruina 22	Mid level	Vetula
Paseo Pamplona 27	High level	El Cantabrico
Plaza de los Sitios	Mid level	La Monumental
Bal D'Donsera	High level	Bal D'Donsera



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WHAT'S NEXT

REDEFINING THE LANGUAGE OF
RETAIL & LEISURE



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