

PUERTO VENECIA, ZARAGOZA

PUERTO VENECIA IN ZARAGOZA, SPAIN, IS A JOINT VENTURE DEVELOPMENT PROJECT. THIS 2.2 MILLION SQ FT SCHEME IS ONE OF EUROPE'S LARGEST RETAIL AND LEISURE DESTINATIONS.

The first phase of the scheme opened in 2007/08, comprising a 900,000 sq ft premium retail park. This is now 90% let or sold, attracting leading operators in furniture, home decoration, electrical goods and sports equipment. It is anchored by Ikea, Leroy Merlin, Media Markt and Conforama, with Decathlon and Kiabi also due to open during 2010.

The second phase consists of a major shopping and leisure centre focused around a lake. The shopping mall is anchored by the leading department store operator, El Corte Inglés, together with Primark, Desigual, H&M, Mango and Toys R' Us. The leisure element is anchored by Cinesa, the leading cinema operator in Spain, and Wavehouse, the lifestyle surfing operator. Since July 2009, the Park has been managed by CBRE Gestión Inmobiliaria.

97%

SATISFACTION

97% of shoppers surveyed in 2009 would recommend the Park to others.



PUERTO VENEZIA

DELIVERING VALUE

THE TEAM RENEGOTIATED MAIN SERVICE CONTRACTS, CUTTING SERVICE CHARGE COSTS FOR RETAILERS, WHILST MAINTAINING THE SAME HIGH LEVEL OF SERVICE.



17.2% cost savings on cleaning contracts.



9.8% cost savings on security contracts.



9.5% cost savings on maintenance contracts.

GOING GREEN

THE PARK FEATURES EXTENSIVE GREEN AREAS, PLANTED WITH SPECIES CAREFULLY CHOSEN FOR THEIR AESTHETIC APPEAL, DROUGHT-TOLERANCE AND BIODIVERSITY VALUE.

Species planted at Puerto Venecia include banana, laurel and pine trees, as well as native plants such as euphorbias. The green spaces are watered using water taken from the nearby canal, with an automatic drip watering system avoiding unnecessary usage. There are also 140,000 sq ft of grassland, encouraging a range of wildlife, including birds, bees and butterflies.

Over 12,000 trees have been planted at Puerto Venecia.



140,000 sq ft

OF GRASSLAND, encouraging a range of wildlife, including birds, bees and butterflies.



PUERTO VENECIA

AT THE HEART OF THE COMMUNITY

TO CELEBRATE THE FIRST YEAR OF TRADING, THE MANAGEMENT TEAM ORGANISED A RACE FOR LOCAL ATHLETES, WITH OVER 1,500 PEOPLE PARTICIPATING.

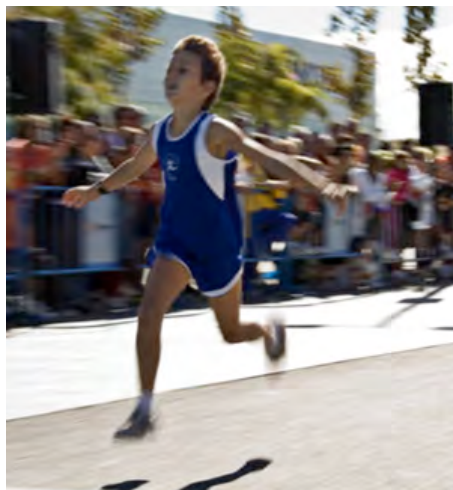
The race began at Puerto Venecia, and then continued through Pinares de Venecia, a natural pine forest along one of the main access routes to the Park. This was followed in 2010 by a race for local children and young people, watched by family and friends.

At Christmas time, the Park hosted the first Feria de Artesanía Alimentaria Aragonesa, a fair showcasing locally produced foods from small businesses. The month-long fair was organised in partnership with Aragon's Regional Government and local authorities, as well as some 25 small food producers from the region.

15,000

VISITORS

There were more than 15,000 visitors to the food fair during the first ten days.



Top left and centre: The regional food fair at Puerto Venecia.

Top right: Racers setting off from Puerto Venecia in October 2009.

Bottom left and right: Local children and young people participating in a race at Puerto Venecia.

PUERTO VENEZIA

GREEN TRAVEL

WE WANT TO MAKE IT AS EASY AS POSSIBLE FOR PEOPLE TO GET TO THE PARK, ENCOURAGING GREEN MODES OF TRANSPORT, SUCH AS CYCLING AND BUS SERVICES.



According to our shopper survey, 9% of visitors travel to the Park by bus.



The Park features a ten-kilometre cycle route, with cycle spaces available on site.

IMPROVING ENERGY EFFICIENCY

SINCE CBRE TOOK ON RESPONSIBILITY FOR THE DAY-TO-DAY MANAGEMENT OF THE PARK IN JULY 2009, THEY HAVE INTRODUCED A RANGE OF INITIATIVES TO IMPROVE ENERGY EFFICIENCY.

These include adjusting the timings for lighting to make the most of natural daylight and trading hours, replacing fluorescent lightbulbs with energy efficient LED alternatives and installing motion sensors so that lights are only switched on when necessary.

The team is also investigating opportunities to install photovoltaic panels on some of the extensive roof space at Puerto Venecia. Naturally, we are considering the implications of this carefully, including any effects on maintenance, warranties, insurance and leases.

Below left: As part of the next phase of development, a new 125,000 sq ft lake will provide an attractive feature for shoppers, at the same time as providing a valuable water reserve (computer generated image).

Below: Our on-site team.

