

# A NEW WAY TO UNDERSTAND THE RETAIL

ÁLCORA PLAZA · LEISURE & RETAIL PARK



WWW.ALCORAPLAZA.COM

2019



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# A REVOLUTIONARY RETAIL CONCEPT



# PARK INFORMATION

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## PARQUE OESTE ALCORCÓN

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Álcora Plaza is the new project located in the **southwest of Madrid**, in the municipality of **Alcorcón**, within the **Parque Oeste** shopping area.

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The **LARGEST & MOST COMPLETE** retail park in the **Community of Madrid**.

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**125,000 sqm GLA** and around **60 retail units**.

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The park has over **1,000 sqm** of **food & beverage area** with a new concept style.

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Ample parking lot with approximately **6,000 spaces**.

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## ÁLCORA PLAZA

**22,000 sqm GLA** which is comprised of units from **500 sqm** to **3,500 sqm**.

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## ESTIMATED OPENING DATE

Estimated opening date in **2020**.

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# EXCELLENT LOCATION & EASY ACCESS







MADRID  
20 min.

ALCORCÓN  
CITY CENTER



10 min.

HOSPITAL

10 min.

7 min.



MÓSTOLES  
10 min.

A-5  
EXIT 14

A-5

5 min.



ALCORA  
PLAZA

ACCESS  
M-506 SUR

ACCESS  
M-50 SUR

M-50

M-506

ACCESS  
M-506 NORTE

ACCESS  
A-5 SUR

**ROAD ACCESS:**  
A-5 M-50 M-506

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**LINE 10**  
Puerta del Sur until Parque Oeste  
30 minutes from the city centre.

**LINE 12 - METRO SUR**  
Parque Oeste  
The metro station "Parque Oeste" connects with Metro Sur, which allows access from Alcorcón, Leganés, Getafe, Fuenlabrada and Móstoles.

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**RENFE · LAS RETAMAS**  
**LINE C5**  
Atocha until Las Retamas 30 minutes from the city centre of Madrid.

# LOCATION & ACCESSES

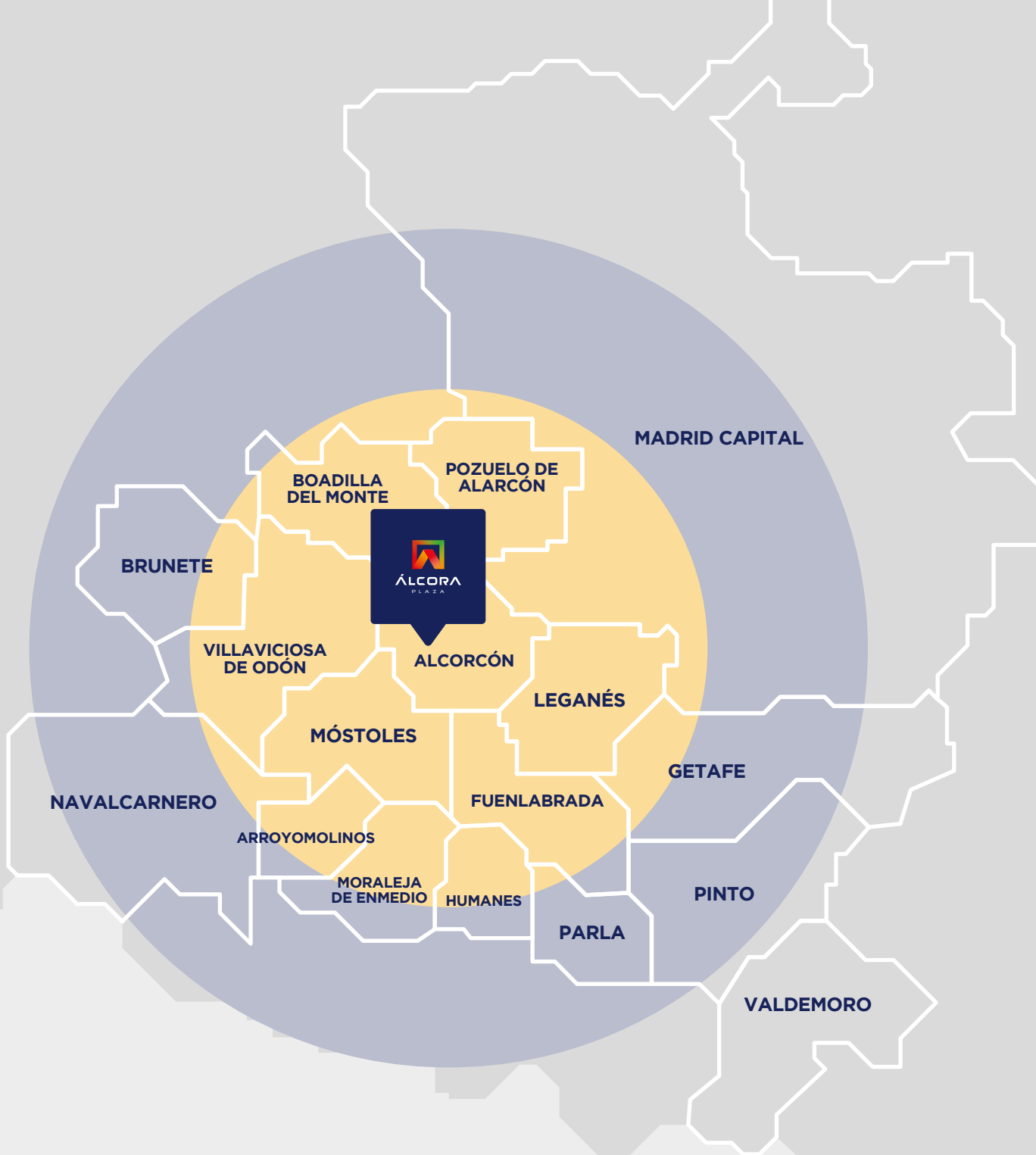


OVER 30  
MILLION  
VISITS  
PER YEAR



# CATCHMENT AREA

0 - 10 MIN - 615,924 INH. APROX.   
10 - 20 MIN - 1,563,580 INH. APROX. 







## COMMERCIAL OFFER IN THE AREA

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As can be seen from the above image the tenant mix in **Parque Oeste** is well balanced with a wide variety of leading brands in each sector.



# AN INNOVATIVE PROJECT

ALCORA PLAZA · LEISURE & RETAIL PARK





# PROJECT

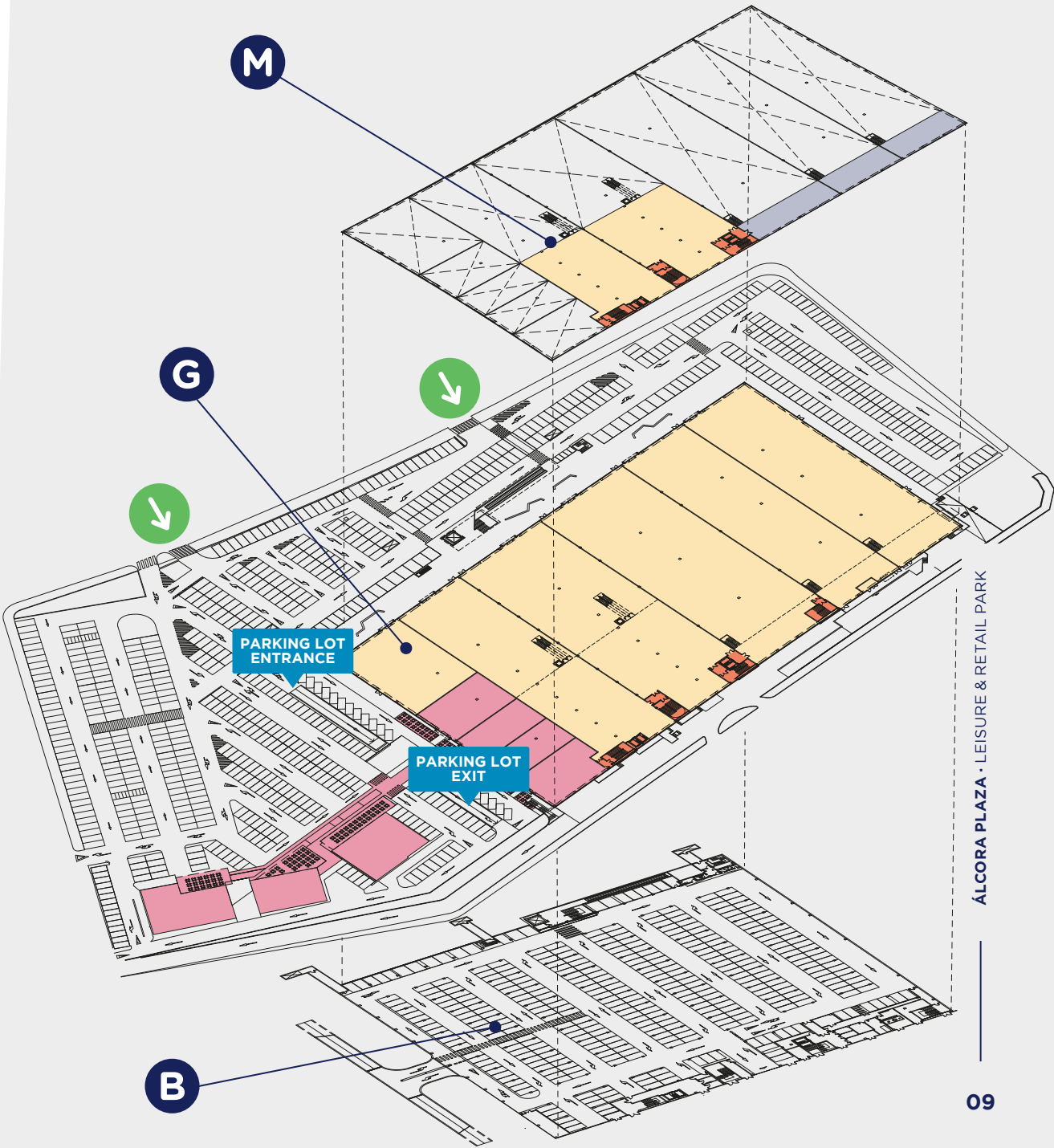
**Álcora Plaza** will have new landscaped pedestrian areas for a pleasant shopping experience.

**M** **MEZZANINE FLOOR**  
The mezzanine floor has an area of **3,000 sqm** for both **retail** and **services**.

**G** **GROUND FLOOR**  
The ground floor has an area of **15,000 sqm** for **retail** and **services**. It has a large number of **outdoor parking spaces**.

**B** **BASEMENT**  
The basement car park has more than **250 private parking spaces** with access to ground floor exterior area by travelators.

- ACCESSES
- ENTRANCE / EXIT UNDERGROUND PARKING LOT
- CORRIDORS / STAIRS
- COMMERCIAL STORES
- OFFICES
- FOOD COURT / STREET GASTRO





# G GROUND FLOOR

**Álcora Plaza GROUND FLOOR** comprises all types of activities: Fashion, Home, Food and Restaurants of the leading brands in the sector. The building has high-visible warehouses and landscaped pedestrian areas.



## RETAIL SPACE

The ground floor has an area of **15,000 sqm** for both **retail** and **services**.



## CAR PARK

Car park has approx. **1,650 parking spaces** for the entire project (including the basement).

-  **ACCESSES**
-  **ENTRANCE / EXIT UNDERGROUND PARKING LOT**
-  **CORRIDORS / STAIRS**
-  **COMMERCIAL STORES**
-  **OFFICES**
-  **FOOD COURT / STREET GASTRO**





# M MEZZANINE FLOOR

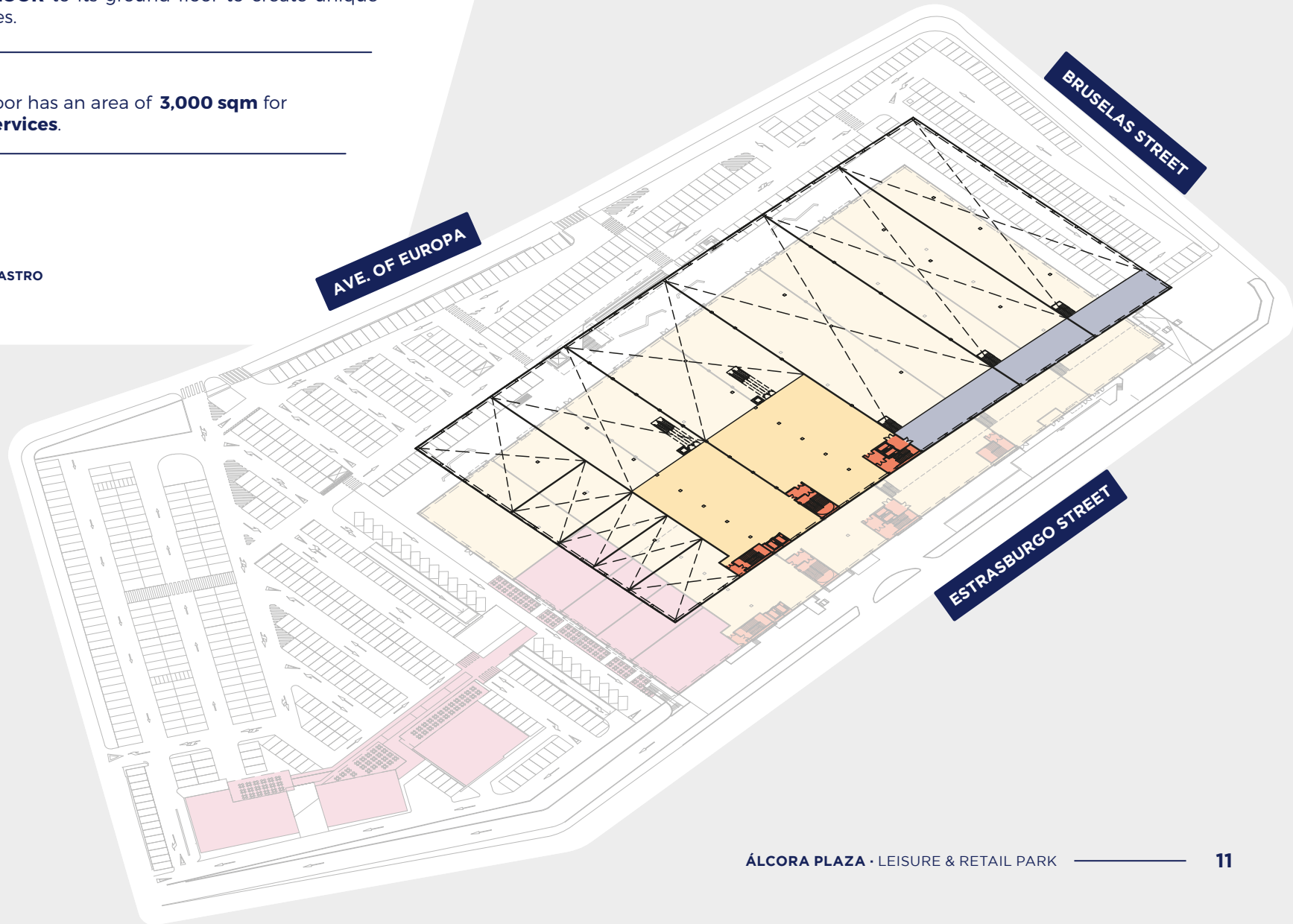
In some of the premises, there is a possibility to connect a shopping **MEZZANINE FLOOR** to its ground floor to create unique double-height retail spaces.



## RETAIL SPACE

The mezzanine floor has an area of **3,000 sqm** for both **retail** and **services**.

-  CORRIDORS / STAIRS
-  COMMERCIAL STORES
-  OFFICES
-  FOOD COURT / STREET GASTRO





# A NEW WAY TO UNDERSTAND THE RETAIL







MAXIMUM VISIBILITY  
& EASY PARKING





## HIGH VISIBILITY





VERSATILE & ADAPTABLE  
INTERIORS ACCORDING TO  
TENANTS REQUIREMENTS





## GREEN & PEDESTRIAN AREAS TO COMPLEMENT THE RETAIL AREA



INNOVATIVE  
DESIGN





OVER 1,000 sqm  
OF FOOD & BEVERAGE





SPACIOUS STREET  
GASTRO AREAS & TERRACES  
WITH PEDESTRIAN WALKWAYS





## ECO VIP PARKING & EXTERIOR PARKING SLOTS WITH DIRECT ACCESS TO FOOD & BEVERAGE AREA



**ÁLCORA PLAZA**  
LEISURE & RETAIL PARK · ALCORCÓN

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**ARCHITECTURE:**



**CHAPMAN TAYLOR**  
GLOBAL ARCHITECTS & MASTERPLANNERS