

PRIVATE & CONFIDENTIAL  
PRE-DEVELOPMENT PHASE:  
SUBJECT TO MUNICIPAL  
APPROVALS AND FINANCING  
MAY 2025



# GALLARATE CITY MALL



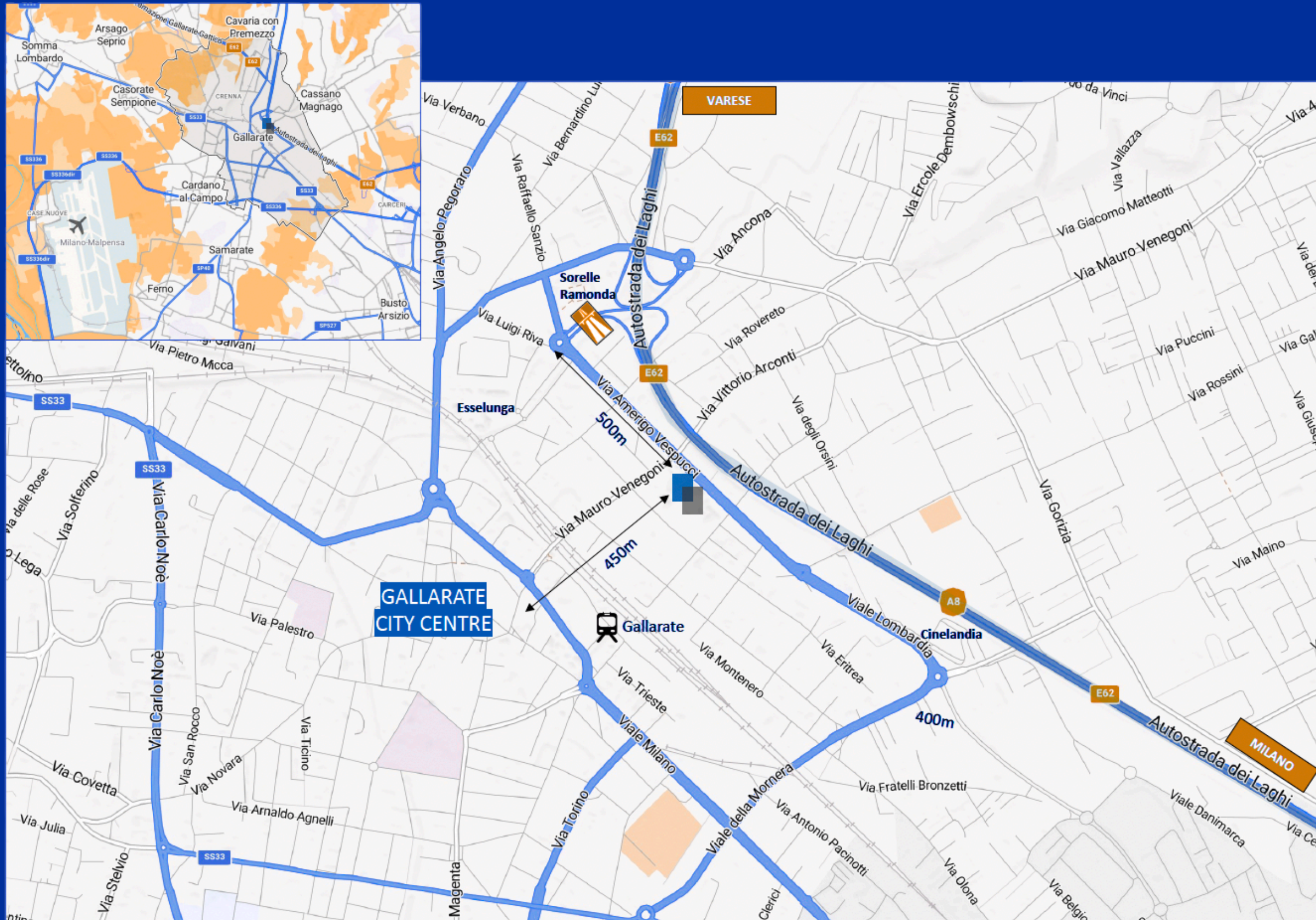
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GALLARATE (VA) – VIALE LOMBARDIA/VIA F. FERRUCCIO  
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- 1** **STRATEGIC LOCATION:** LOCATED 500 METERS FROM THE A8 HIGHWAY EXIT AND 450 METERS FROM THE CENTER OF GALLARATE, OFFERING EASE OF ACCESS FOR BOTH LOCAL AND PASSING TRAFFIC. MOREOVER, IT IS 11 KM FROM MILANO MALPENSA AIRPORT (MXP).
- 2** **PRIME VISIBILITY AND ACCESS:** DIRECT ACCESS AND HIGH VISIBILITY ON VIALE LOMBARDIA, A HIGH-TRAFFIC AND BUSY THOROUGHFARE, ENSURING MAXIMUM EXPOSURE TO POTENTIAL VISITORS AND CUSTOMERS.
- 3** **AMPLE PARKING FACILITIES:** FEATURES 100 GROUND-LEVEL PARKING SPACES, IN ADDITION TO 500 UNDERGROUND PARKING SPACES ON LEVELS -1 AND -2, PROVIDING AMPLE PARKING FOR SHOPPERS AND VISITORS.
- 4** **EXTENSIVE RETAIL SPACE:** THE SHOPPING CENTER BOASTS A SPACIOUS AREA OF 5,000 SQUARE METERS ON THE GROUND FLOOR, PLUS 3,200 SQUARE METERS ON THE FIRST FLOOR, AND 7,000 SQUARE METERS ON THE BASEMENT LEVEL - 1, OFFERING A WIDE VARIETY OF RETAIL AND LEISURE SPACES.
- 5** **WEALTHY CUSTOMER BASE:** WITH A MEDIAN INCOME OF €21,392, GALLARATE IS THE WEALTHIEST MUNICIPALITY AMONG THOSE WITH OVER 15,000 INHABITANTS (52,452 RESIDENTS) IN THE PROVINCE OF VARESE, INDICATING A STRONG POTENTIAL CUSTOMER BASE WITH SIGNIFICANT SPENDING POWER.

ABITANTI E REDDITI	00'-05'	05'-10'	10'-15'	TOTALE 00'-15'	COMUNE GALLARATE	PROVINCIA VARESE	REGIONE LOMBARDIA	ITALIA
ABITANTI (N.)	45.308	95.188	251.524	392.020	52.452	877.668	9.943.004	59.030.133
REDDITO DISPONIBILE (€)	21.139	21.390	22.275	21.929	92	21.241	22.449	18.283
NUMERO INDICE REDDITO (NIR)	116	117	122	120	117	116	123	100
CONSUMO PRO-CAPITE (€)	20.898	20.970	21.518	21.313	21.177	20.809	21.471	17.502
Numero Indice CONSUMO (NIC)	119	120	123	122	121	119	123	100





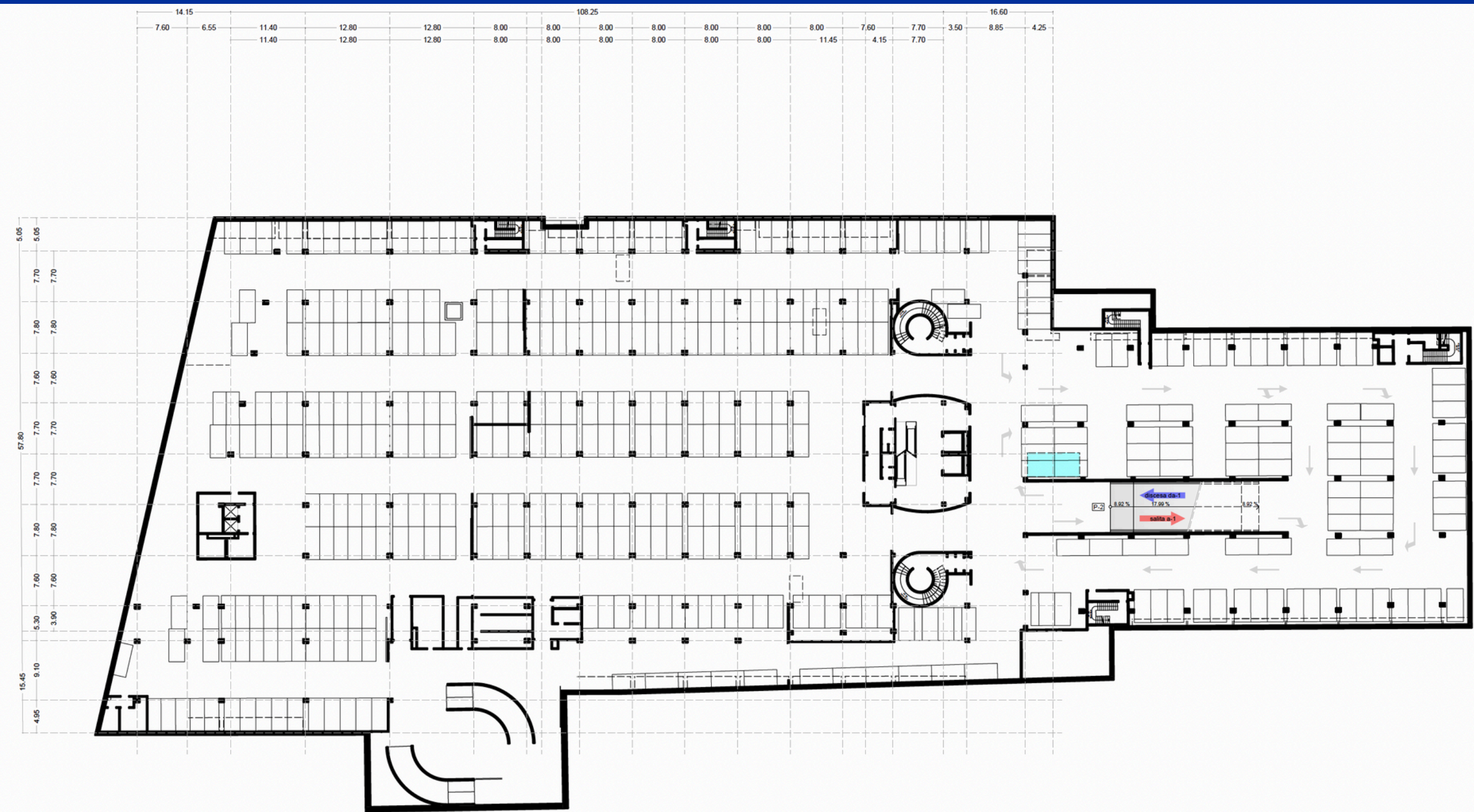






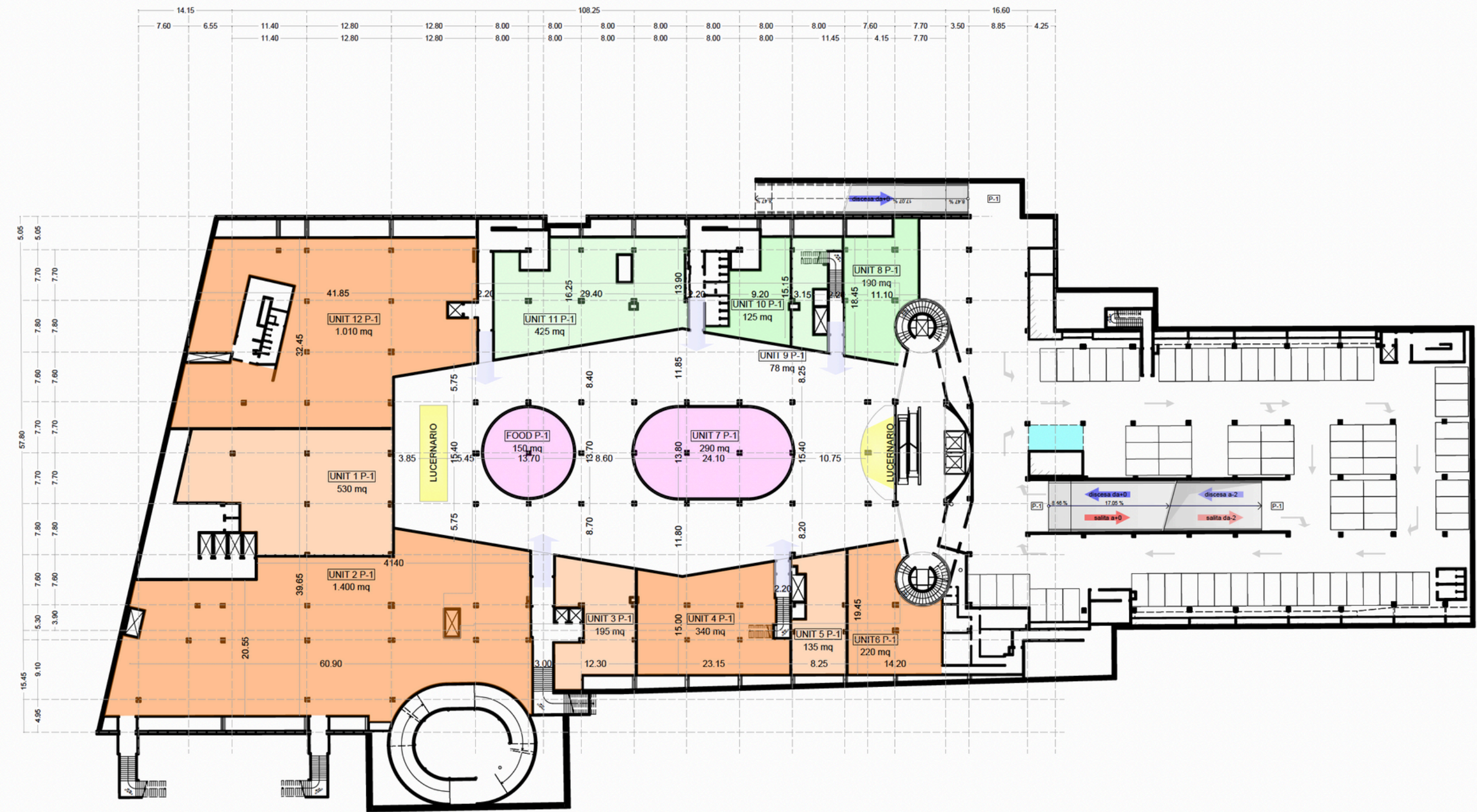






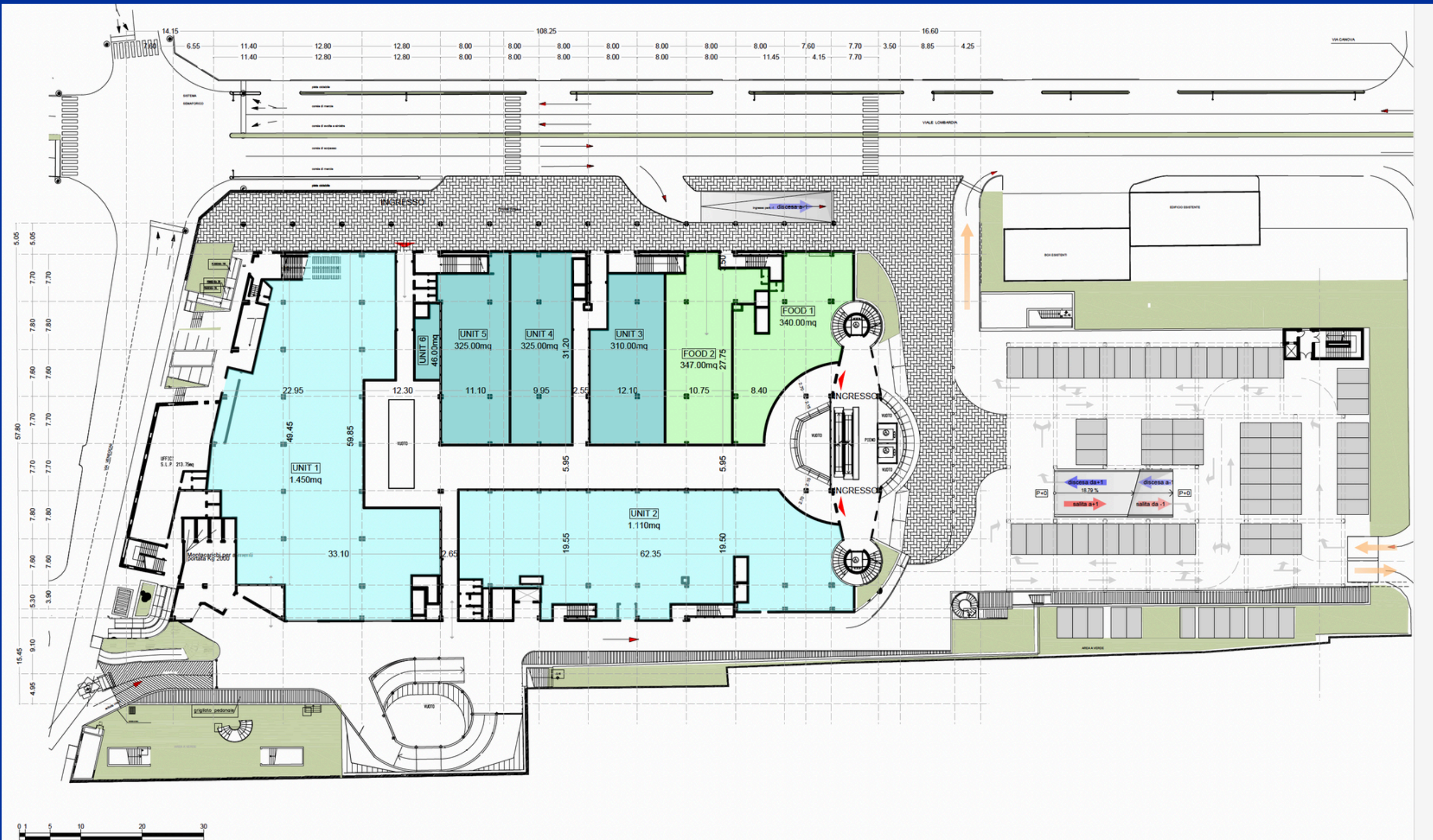
PLANIMETRIA PIANO - 2 | PROGETTO





PLANIMETRIA PIANO - 1 | PROGETTO

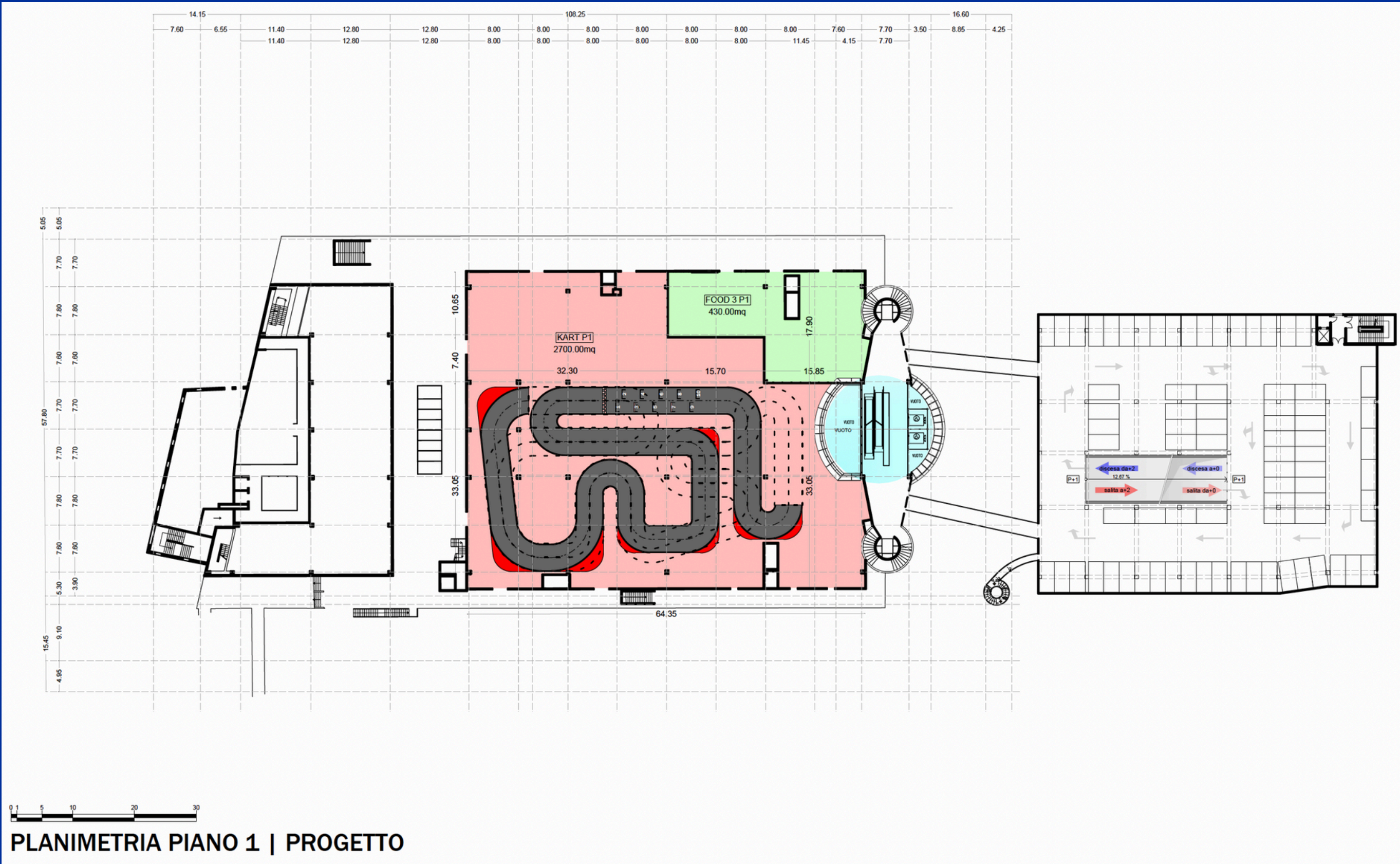




PLANIMETRIA PIANO 0 | PROGETTO



FIRST FLOOR + PARKING





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# THANK YOU

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