

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



GALLARATE CITY MALL

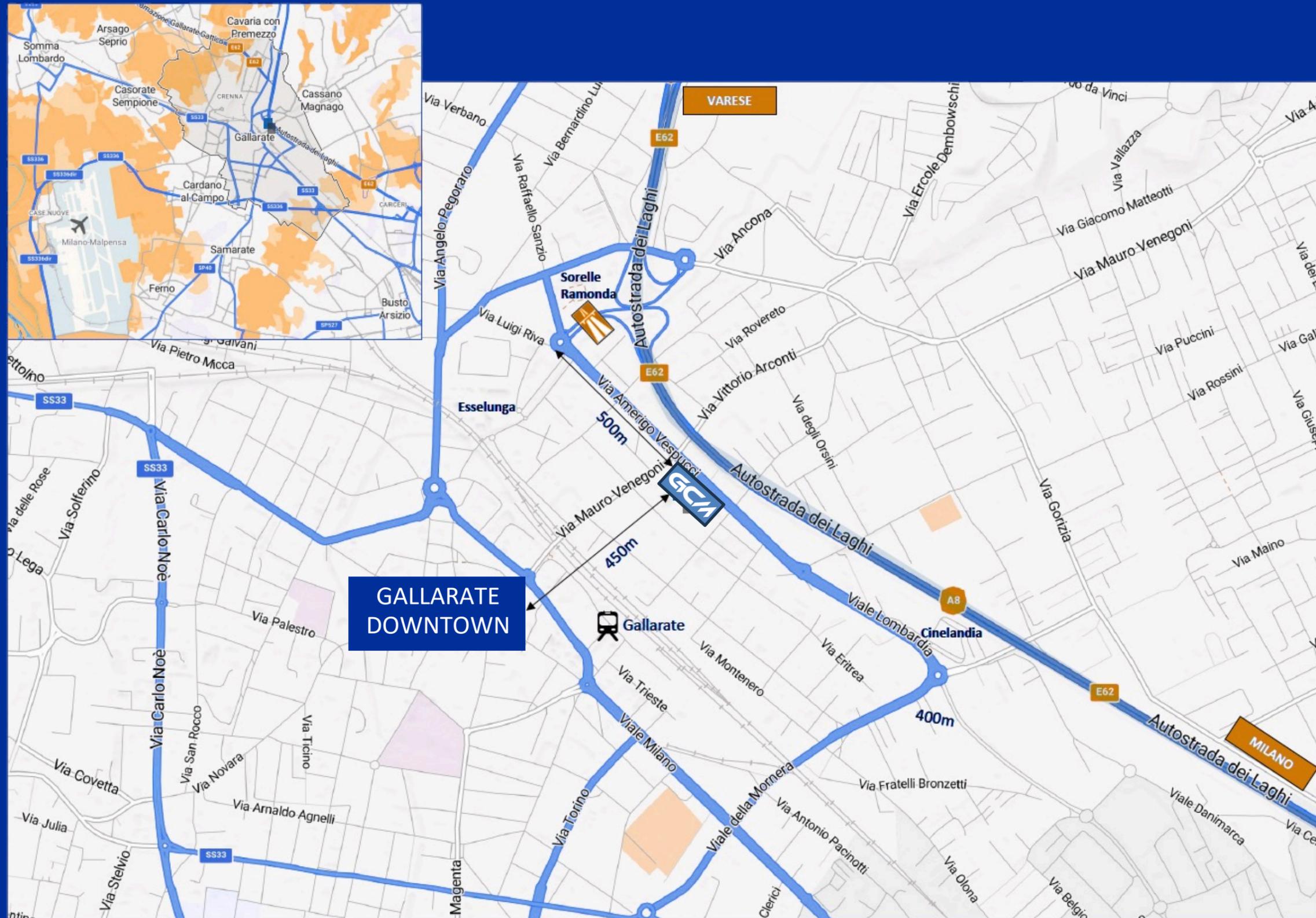
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GALLARATE (VA) – VIALE LOMBARDIA/VIA F. FERRUCCIO
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- 1 STRATEGIC LOCATION:** LOCATED 500 METERS FROM THE A8 HIGHWAY EXIT AND 450 METERS FROM THE CENTER OF GALLARATE, OFFERING EASE OF ACCESS FOR BOTH 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 700 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.

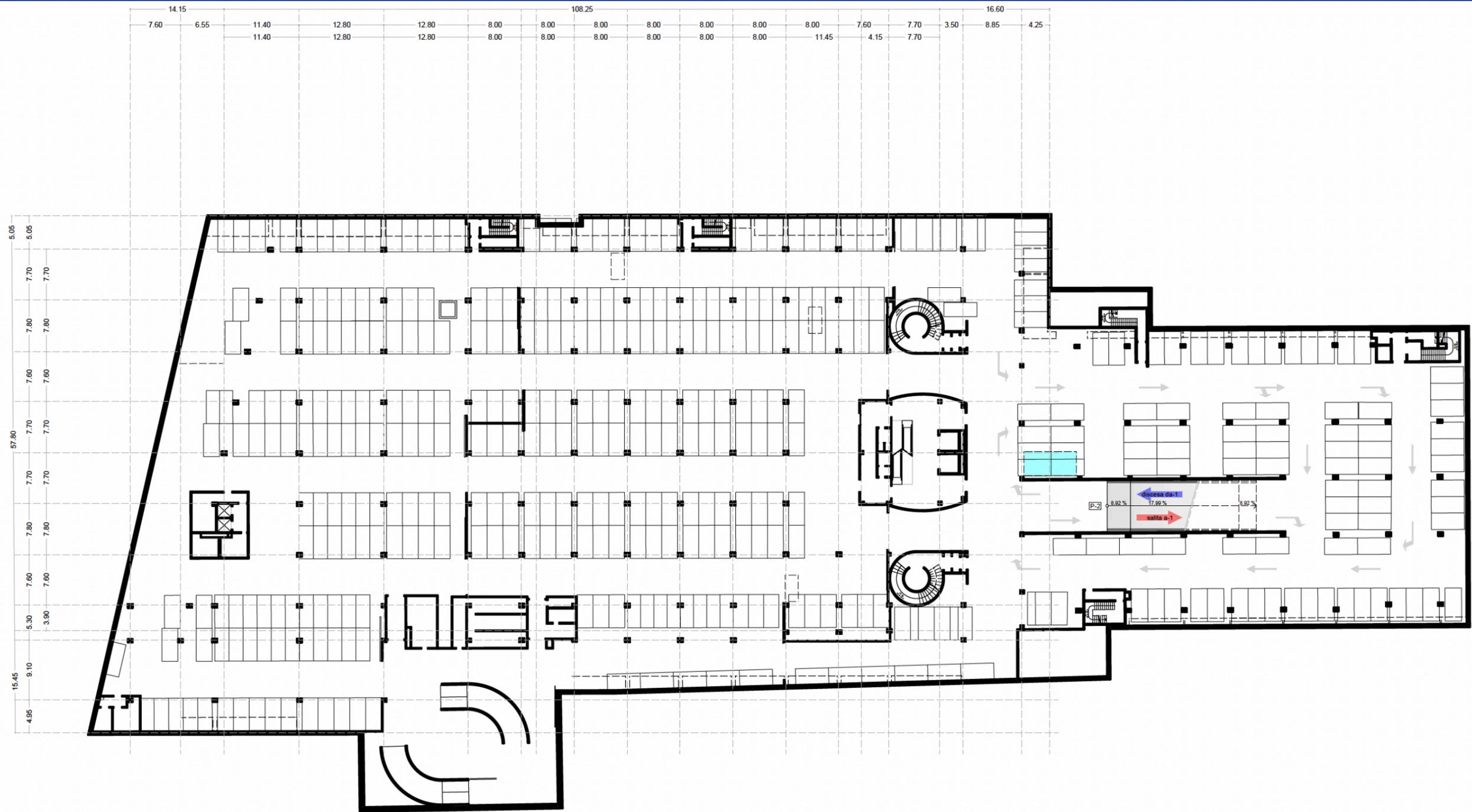
ABITANTI E REDDITI	00'-05'	05'-10'	10'-15'	TOTALE 00'-15'	COMUNE GALLARATE	PROVINCIA VARESE
ABITANTI (N.)	45.308	95.188	251.524	392.020	52.452	877.668

- 5 WEALTHY CUSTOMER BASE:** WITH A MEDIAN INCOME OF €25.248,00 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.

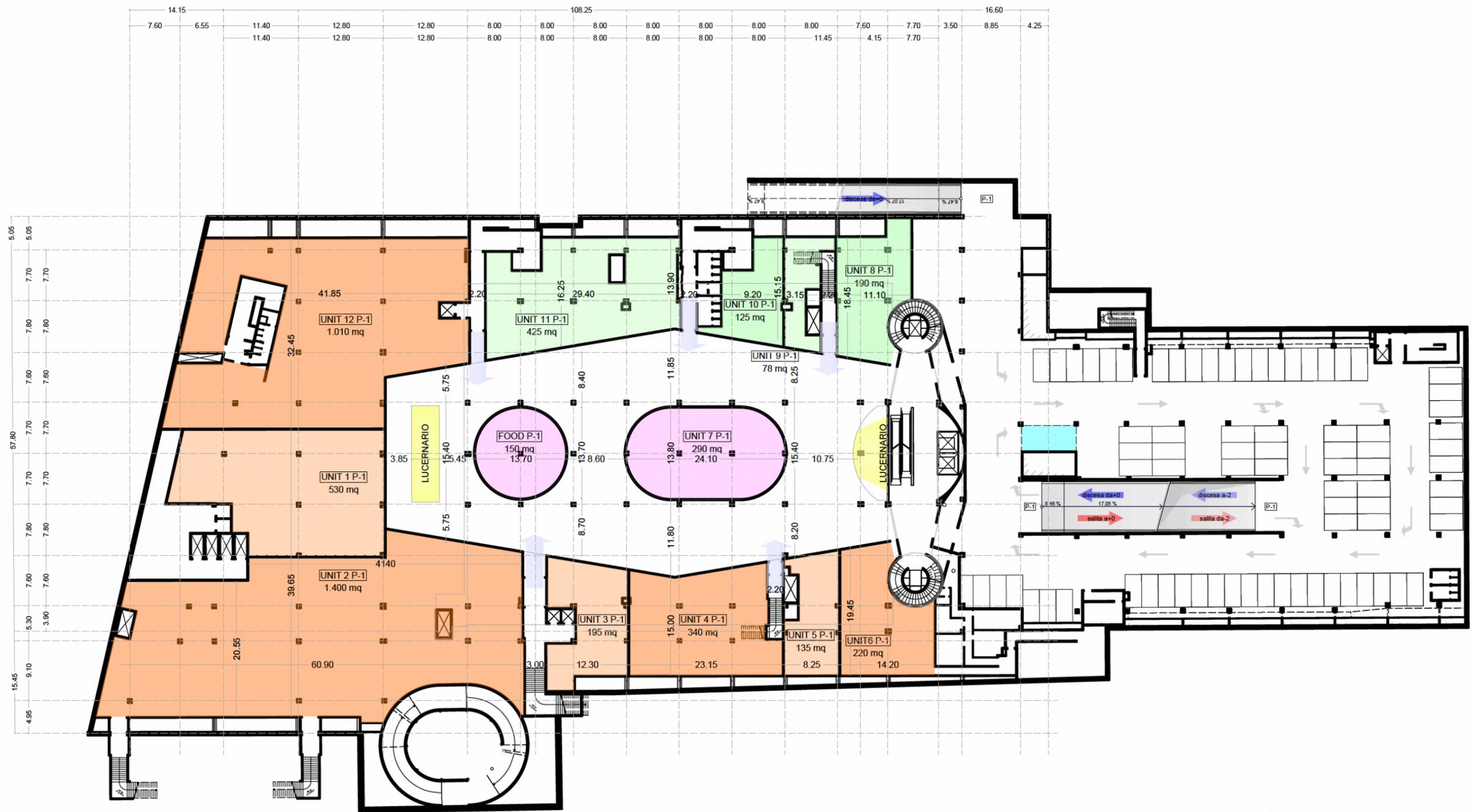




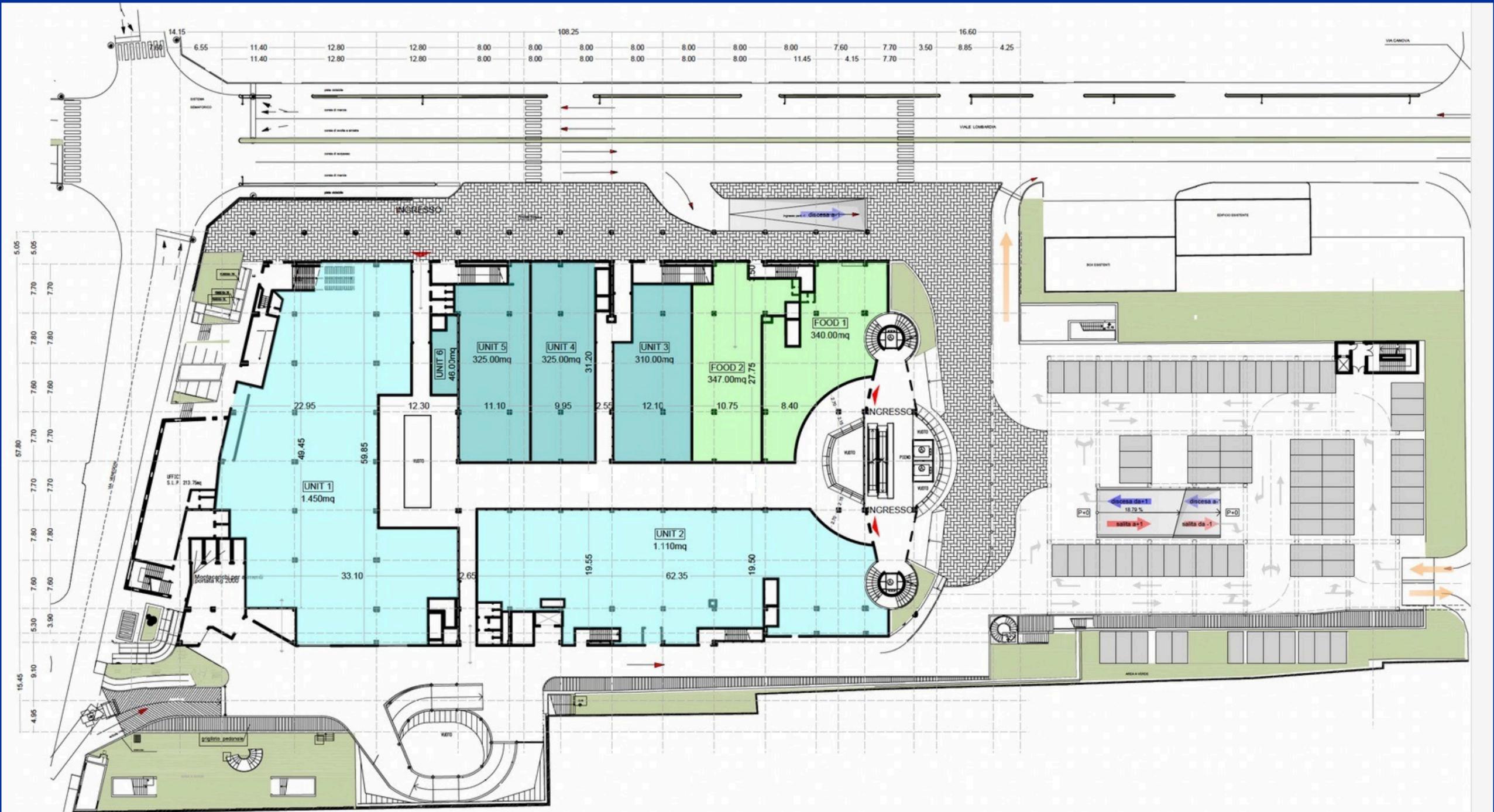




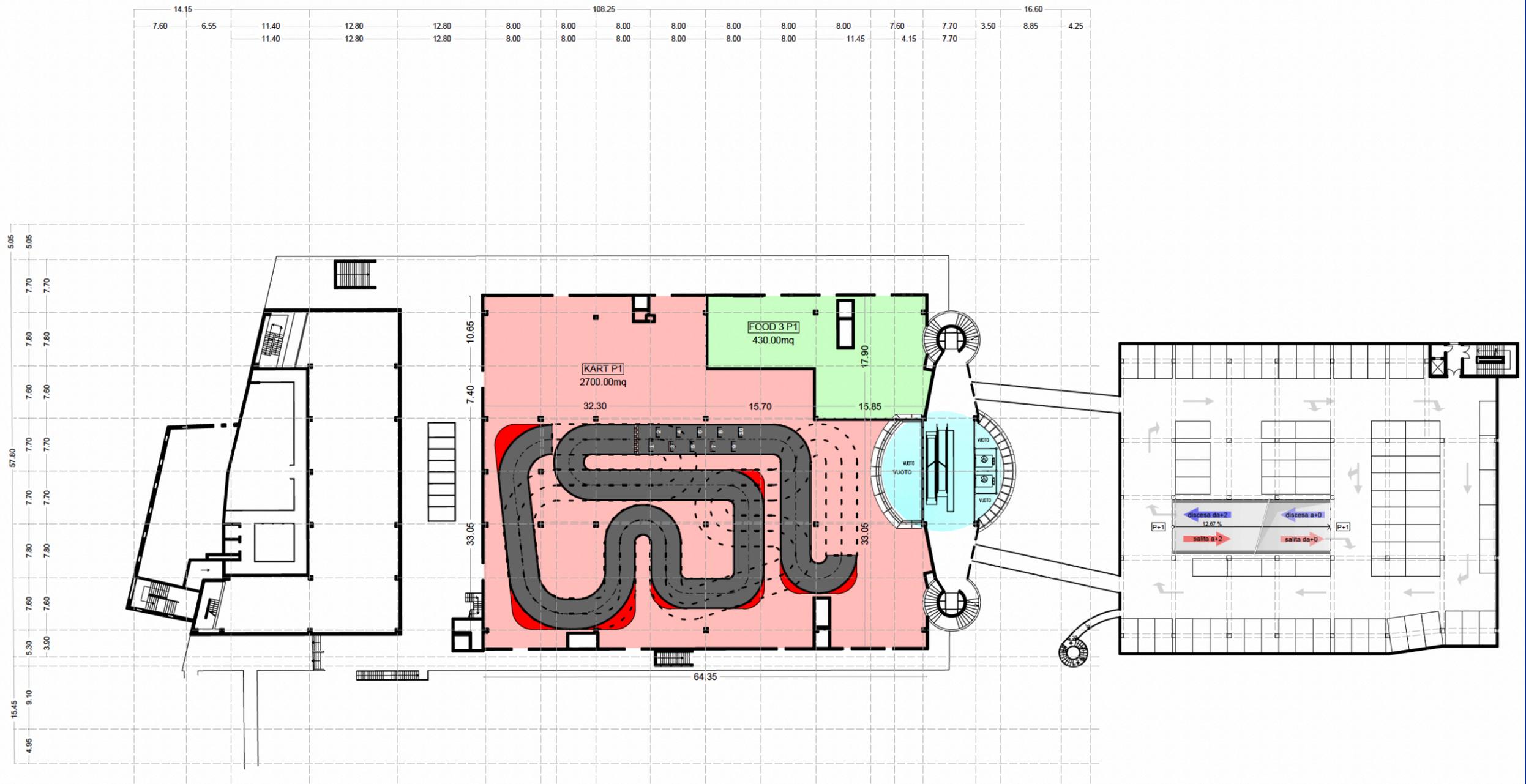
PLANIMETRIA PIANO - 2 | PROGETTO



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THANK YOU

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