



LA SCAGLIA

CIVITAVECCHIA (RM), ITALY

www.lascaglia.it

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PROJECT INFORMATION

La Scaglia shopping centre has two floors above ground and a basement level. The centre consists of a retail gallery with 32 units (including five anchors) with a total GLA of 9.500 sqm and a Conad branded supermarket (approx. 6.300 sqm of GLA). Covered and outdoor car parking lot provide a total of some 1.300 parking spaces. La Scaglia welcomes over 2 million visitors a year.



PROJECT LOCATION & CATCHMENT AREA

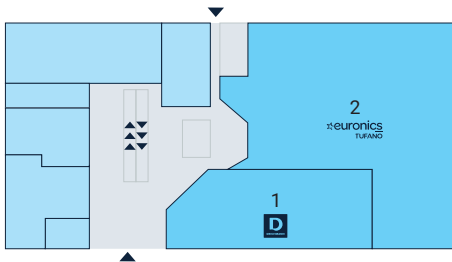
Civitavecchia is located in the province of Rome and is about 70 km to the north-west of the capital city. The province is wealthy (purchasing power some 21% above national average). Civitavecchia is one of Italy's most important ports and benefits from continuous and significant passenger flow.

La Scaglia is located along the State Road SS1 via Aurelia Nord, about 7 km to the north of Civitavecchia city centre. The shopping centre is part of a mixed-use area comprising a number of retail units and light-industrial warehouses. The catchment area has about 52.000 inhabitants, including visitors, residing up to 15 minutes away. There are no competing schemes in the catchment area.

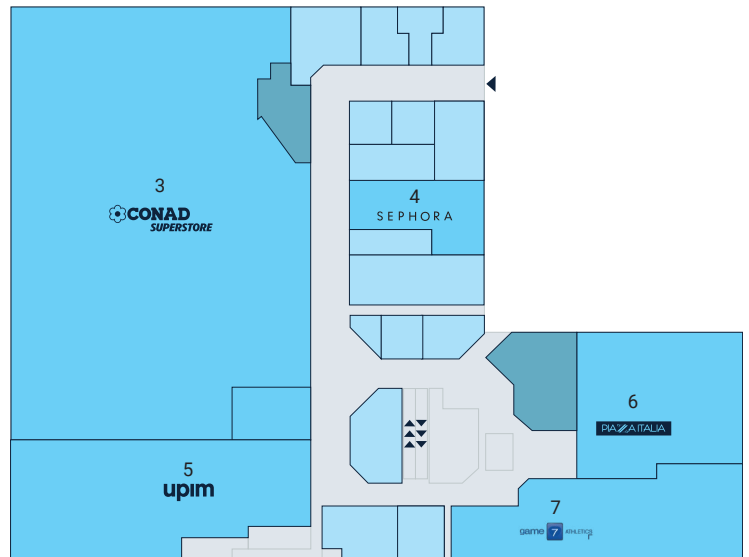


FLOOR PLAN

GROUND LEVEL



FIRST LEVEL



LEGEND

1. Deichmann
2. Euronics
3. Conad Sperstore
4. Sephora
5. Upim
6. Piazza Italia
7. Game 7 Athletics

TENANTS & ANCHORS

Hypermarket Conad Superstore	6.350 sqm
Anchors: Deichmann, Euronics, Upim, Piazza Italia, Game 7 Athletics	5.800 sqm
Shops	3.650 sqm
Total GLA	15.800 sqm



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