DIDIER – NUEVA LA DEHESA

Santiago, Chile

CODE: TIR1015

Type: Retail
Location: Av. La Dehesa # 1822
Built Year: 2013
State: Sold
Retail Surface (M2): 67.62
Floors: 8
Underground Levels: 4



DESCRIPTION

TierraInfinita is proud to be the exclusive agent of this unique opportunity to acquire a retail space in the exclusive Nueva La Dehesa building in the La Dehesa area, leased to the successful bakery Felipe Didier.

The premises, with an area of ??67.62 m2, has a current lease contract which expires on June 31st 2017.

Nueva La Dehesa is a project designed to maximize the comfort of its users and visitors. Its prime location, connectivity and environment, coupled with careful planning, make it an ideal place for business development near a residential area.

Nueva La Dehesa has sold all the offices and has leased retail spaces to prestigious companies. It is expected in the coming months to lease the entire available retail spaces. Current tenants include:

- Culinary
- Didier
- Vida Tres / Banmédica
- Viel Propiedades
- Eva

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Investment Highlights

Long-term Lease

- 3-year basis (Jul. 2014 – Jun. 2017)
- 1 1/2 years remaining rent according to the contract
- 3-year renewal period, unless otherwise notified by any party

Excellent Tenant

- Felipe Didier was founded in 1995 and is a market leader in the bakery industry
- More than 27 locations across the country

Spectacular Building

- Class A + building with fine finishes and spacious common areas
- 24/7 control and safety team
- Top quality elevators
- Landscaped green areas integrated in central plaza

Excellent Retail Space

- Top quality space with fantastic finishes
- Great visibility from Av. La Dehesa and central plaza
- Proximity to Culinary School brings potential steady clientele

Owner’s Limited Liability

- Owner shall only pay real estate taxes
- Tenant pays common expenses
- Tenant pays maintenance


Felipe Didier
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