SHOPS NUEVA LA DEHESA – CULINARY

Santiago, Chile

CODE: TIR1014

Type: Retail
Location: Av. La Dehesa # 1822
Cap Rate: 7,20%
Construction Year: 2013
State: Sold
Total Surface Area Units (M2): 667,72
Floors: 8
Underground Parking Levels: 4



DESCRIPTION

TierraInfinita is proud to be the agent of this unique opportunity to acquire the commercial properties harboring the prestigious international institute of culinary arts and services, Culinary, in the exclusive building Nueva La Dehesa, located at the La Dehesa district.

Culinary, which occupies a total area of 667.72 m2, has a current lease contract expiring on February 29, 2020.

Nueva La Dehesa is a human scale project designed for the comfort of its inhabitants and visitors. Its privileged location, connectivity, and environment, coupled with careful urban planning, make it an ideal project for the development of businesses near the place of residence.

Nueva La Dehesa has all its offices sold, along with several commercial premises leased to prestigious companies. It is expected the whole commercial plate to be placed in the upcoming months. The current tenants are:

- Culinary
- Didier
- Vida Tres / Banmédica
- Viel Propiedades
- Preuniversitario Montecarlo
- Il Cappo (restaurant)
- Electro-Body-Center (gimnasium)
- Tadashi (restaurant)
- Comercial Zona Wellness (bathtubs and jacuzzies)

• Super Charger (energy drinks distributor)

Investment Highlights

Potential Long-term Lease Contract

- 6 years base contract (January 2014 – February 2020)
- 3 ¼ years lease remaining per the contract

Excellent Tenant

- Culinary is a prestigious professional institute and highly recognized among the hotel and culinary industry
- More than 15 years of experience support their leadership in the industry

Privileged Building Location

- Exclusive offices and commerce sector in the La Dehesa neighborhood
- Only minutes from Costanera Norte highway and future Costanera Sur
- Next to services like banks, supermarkets, shopping centers and smaller retailers
- Close to schools, churches, hospitals, medical centers, and golf clubs
- Nearby Las Condes Avenue and Kennedy Avenue
- Numerous restaurants and cafeterias in the surrounding area

Spectacular Building

- Class A+ building with fine finishing and ample common areas
- Controlled access and 24/7 security
- Last generation elevators
- Unique landscape design with green areas integrated into a central square

Excellent Store

- Superior quality property with great finishing
- Privileged visibility from La Dehesa Avenue and the central square

Limited Owner Responsibility

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









