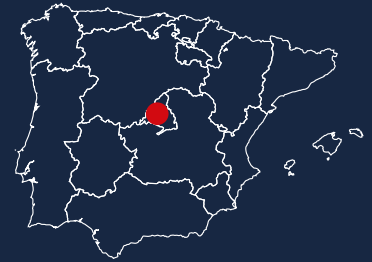




INVESTMENT
AWARDS

DEAL OF THE YEAR IN SPAIN

CBRE IM – PARQUE CORREDOR



CBRE Investment Management’s acquisition of Parque Corredor for approximately €250 million from Redevco and Ares Management stands out as one of the most significant retail transactions in Spain in 2025. Completed in Q4 on behalf of a pan-European balanced fund, the deal ranks among the largest single-asset retail acquisitions in recent years and reflects strong institutional conviction in dominant shopping centre assets.

Comprising around 123,000 sqm of GLA, 141 retail units and over 3,100 parking spaces, Parque Corredor is the leading retail destination in Madrid’s Corredor del Henares. The asset benefits from a catchment exceeding 800,000 residents, 97% occupancy, over 9 million annual visitors and double-digit tenant sales growth, underpinned by a best-in-class tenant mix including Alcampo, IKEA, Primark, Inditex brands and Yelmo Cinemas.

A defining feature of the transaction is the €88 million transformation delivered by the vendors

between 2019 and 2024. This comprehensive re-furbishment repositioned the centre into a modern, high-performing asset—recognised by the AECC Award for Best Major Transformation—significantly de-risking the investment while preserving future upside.

Execution was critical. CBRE IM secured the asset through an off-market process, providing certainty and a credible alternative to the vendors’ refinancing strategy. This highlights the platform’s ability to originate and close complex transactions in competitive environments, supported by its extensive Iberian retail track record.

Beyond its scale, the deal carries clear market significance. It signals a decisive return of institutional capital to retail, particularly towards dominant, well-located assets with resilient income profiles. As such, the acquisition of Parque Corredor represents not only a landmark transaction, but also a strong endorsement of the sector’s recovery and long-term fundamentals in Spain.

LOCATION:

Madrid

SECTOR:

**Retail
Shopping Center**

DATE:

Q4 2025

BUYER:

**CBRE
Investment
Management**

SELLER:

**Redevco
+ Ares
Management**

INVESTMENT:

€250M