

Częstochowa

General information

Population	230,120
GfK 2015 Purchasing Power (per year)	27,870 PLN per capita
GfK 2015 Purchasing Power Index	108.7%
Stock	134,000 m ² GLA
No. of shopping centres	4
Density	581 m ² /1,000
Space under construction	-
No. of schemes under construction	-
Vacancy rate	4 %
Prime rents (100-150 m ² unit, fashion)	27-29 EUR m ² /month

In 2015, no new shopping centre was delivered to the market. Thanks to modernisation and recomercialisation Galeria Jurajska gained new 16 tenants and reduced the number of vacancies. Stores mainly from the home accessories sector including a Tab, English Home, Cook&More and Tescoma debuted on the market.

In the near future, no new shopping centre will be built in Częstochowa; however, customers will benefit from further quality changes which will be carried out in existing schemes including tenant changes and the modernisation of food courts and common areas.

Demand remains at an average level and the vacancy rate showed a slight downward trend compared with the corresponding period the year before (4.6%).

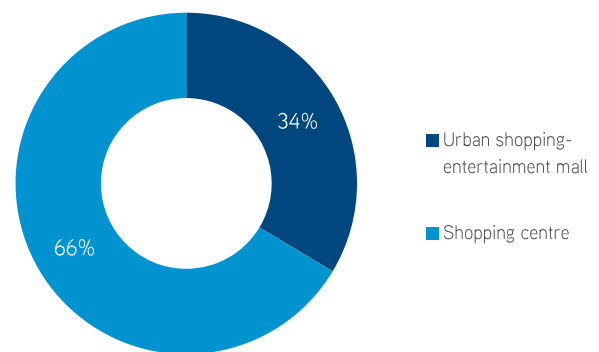
As in other cities of a similar size and purchasing power, a slight downward trend in terms of rental rates was observed in Częstochowa during the last year.

Modern retail stock in the city amounts to 134,000 m² GLA (4 projects) and the density ratio is 581 m²/1,000 inhabitants.

For each shopping centre in the city there are an average of 57,530 people and the purchasing power of inhabitants per m² of shopping centre space is 47,860 PLN per year.

The Częstochowa retail market is dominated by traditional shopping centres and there are no retail parks in the city. The nearest outlet centres are located in Sosnowiec and Kraków.

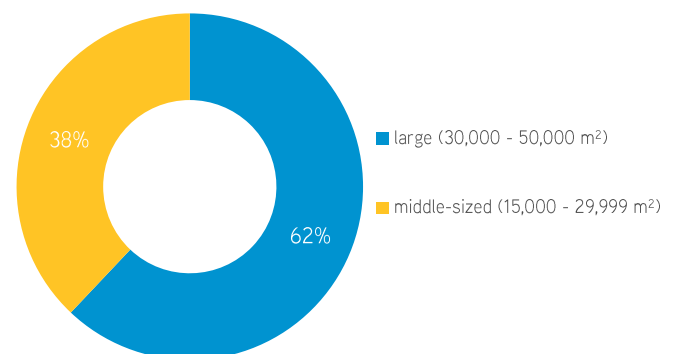
Shopping centres formats



Source: Colliers International, January 2016

Galeria Jurajska totalling 48,000 m² GLA with 200 stores remains the largest and most attractive shopping centre in Częstochowa.

Shopping centres by size



Source: Colliers International, January 2016

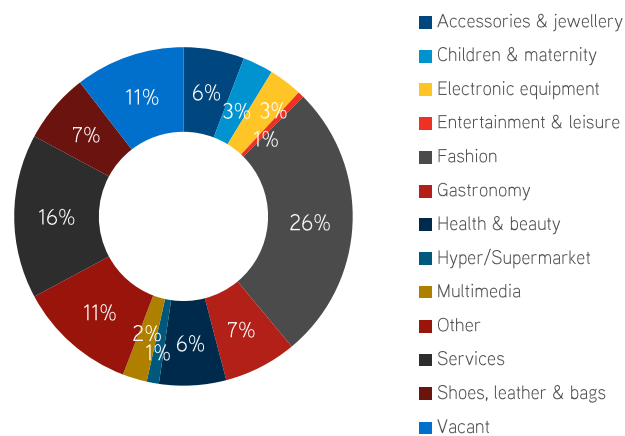
There are 340 stores in shopping centres in Częstochowa. The largest tenant groups are chains from the fashion sector (26%) and services (16%).

Lease transactions in Galeria Jurajska announced in 2015 include: X-com (170 m²), Bajkowy Labirynt (220 m²), Cook&More (220 m²) and Greenpoint (125 m²). In addition, the Reserved store extended its space to 2,840 m² and at the same time became the largest shop in Poland.

At the end of 2015, the vacancy rate stood at 4% and was quite stable..

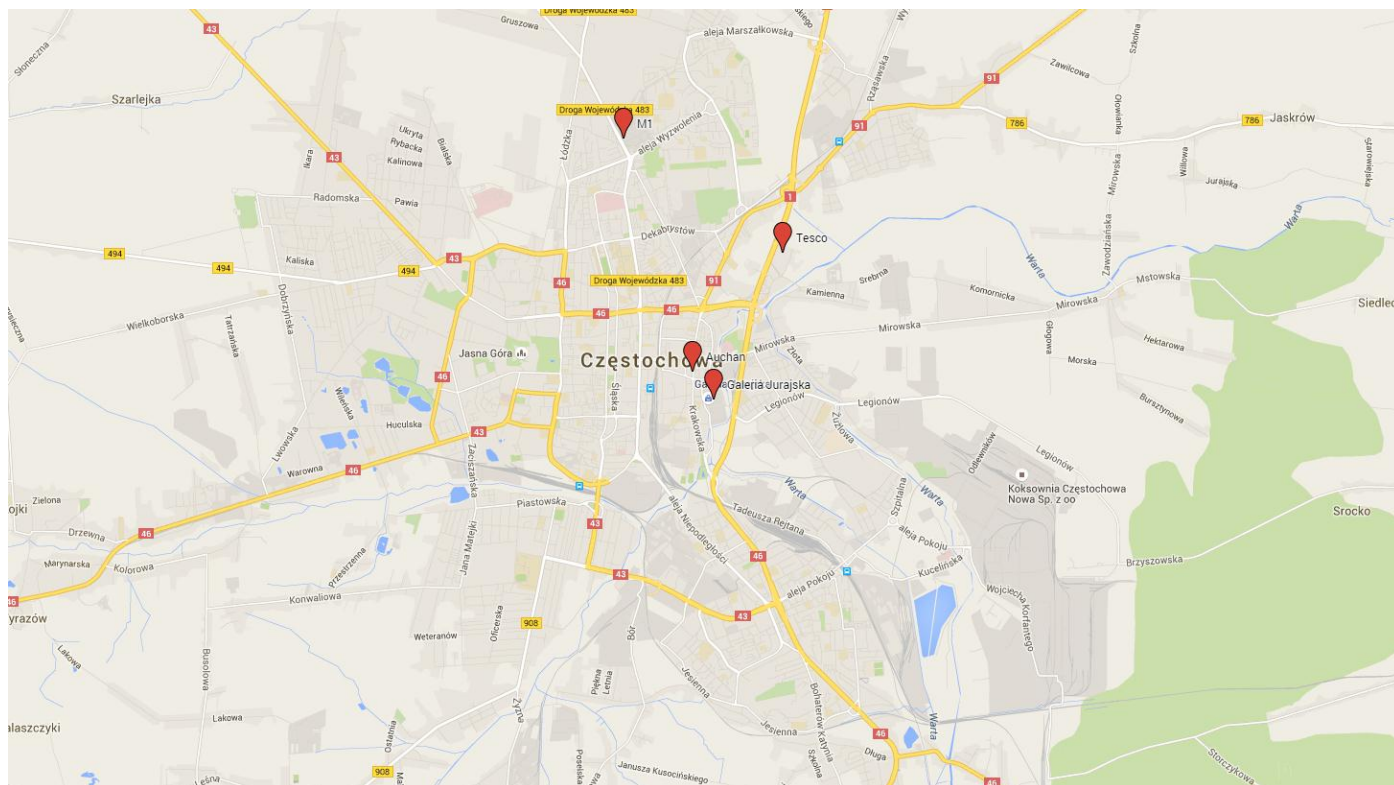
Rental rates for units in shopping centres in Częstochowa are at an average level and show a slight downward trend. The highest rents for a unit of 100-150 m² GLA in the fashion sector are in the range EUR 27-29/m²/month.

Tenant type structure by number of units



Source: Colliers International, January 2016

Shopping centres in Częstochowa – Q4 2015



Source: Colliers International, www.retailmap.pl, Google, January 2016