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Welcome to Fashion Outlet Zevenaar

March 2023

fashion
outlet
zevenaar

Proven successful partners in

Outlet projects

Fashion Outlet Zevenaar is being developed by highly experienced professionals, STABLE International and Veluwezoom Verkerk, a VolkerWessels company. STABLE International is more than just a developer; the company also sourced the management teams and handled the leases on these successful centres.

Leasing and management for Fashion Outlet Zevenaar will be handled by the experienced and professional STABLE International team. Veluwezoom Verkerk is responsible for the construction of the project.

The outlet projects of STABLE:

- Batavia Stad Fashion Outlet
- Designer Outlet Roosendaal
- The Style Outlets Montabaur
- The Style Outlets Leipzig

VolkerWessels was partner in the development of the last phase of Designer Outlet Roermond

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The perfect stylish location

Fashion Outlet Zevenaar

Soon a new outlet is to open in the Netherlands, close to the German border and directly off the new planned Zevenaar exit on the A12 motorway (as part of the extended German A3 Autobahn). Covering 19,400m², the Fashion Outlet Zevenaar will be a luxurious and stylish development, boasting a variety of stores including 1,550m² dedicated to restaurants, as well as a supermarket directly opposite. In short, it is the perfect place for a day's shopping.

The architecture of the Fashion Outlet draws inspiration from Zevenaar and its surroundings. Distinctive buildings such as the De Panoven brick factory in Zevenaar, the historic Huis Aerdt in Herwen, the old market hall at Didam, elements from the Huize Babberich country house on the Halsaf estate and the Giesbeek pumping station will be brought together to create an atmospheric and high-quality design. When all of these elements are combined against the stunning backdrop of the location, it will truly be the ultimate shoppers' paradise.

BRAND

BRAND

BRAND

Fashion Outlet Café

BRAND
BRAND

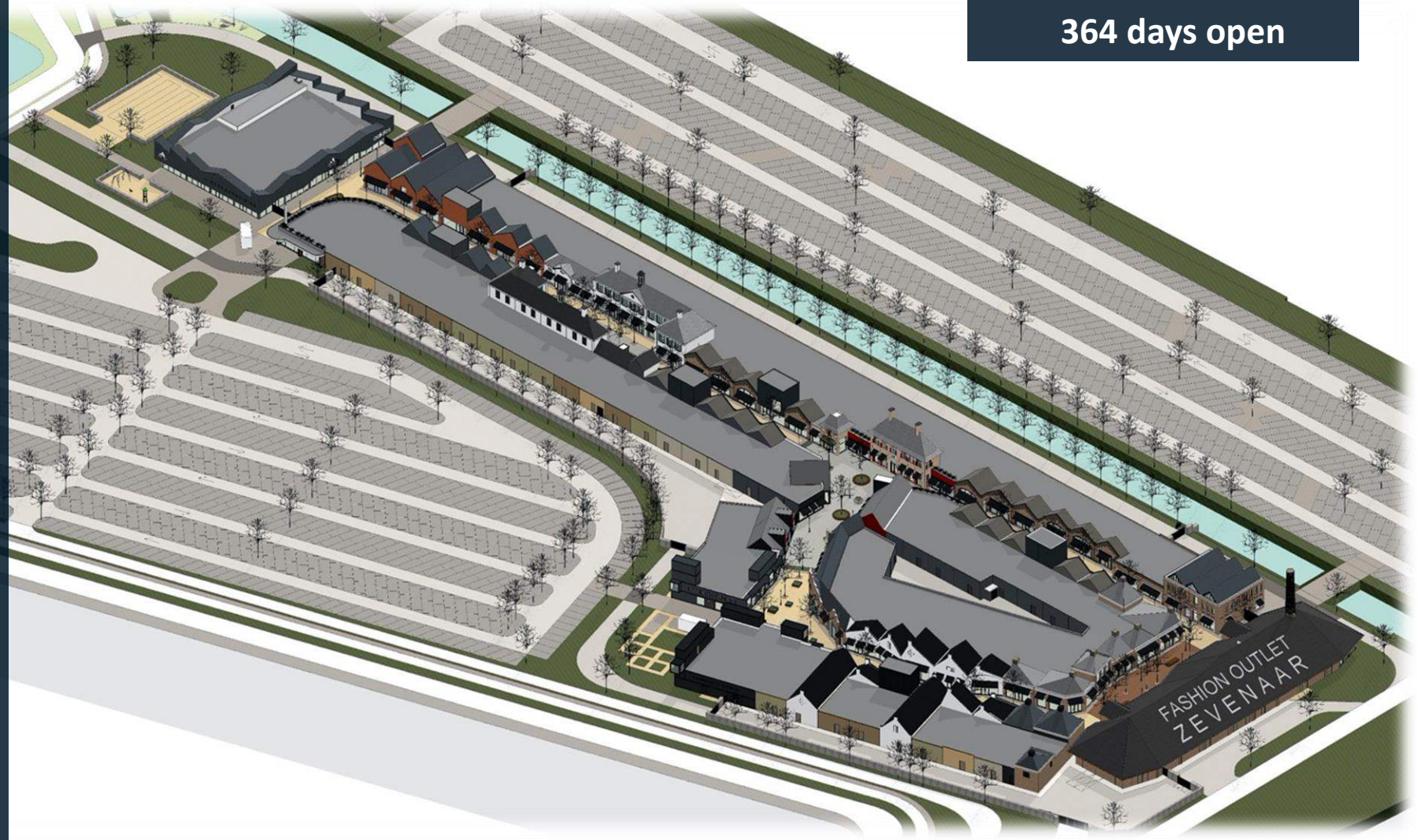
BRAND

BeautyBox
STANLEY

BRAND
BRAND
BRAND

Fashion Outlet Zevenaar

Project:	19,400 m²
Shops:	> 85 shops
Parking:	2,200 approx.
Restaurants:	1,550 m²
Supermarket:	1,350 m²
Stock:	1,000 m²



364 days open

Optimal accessibility

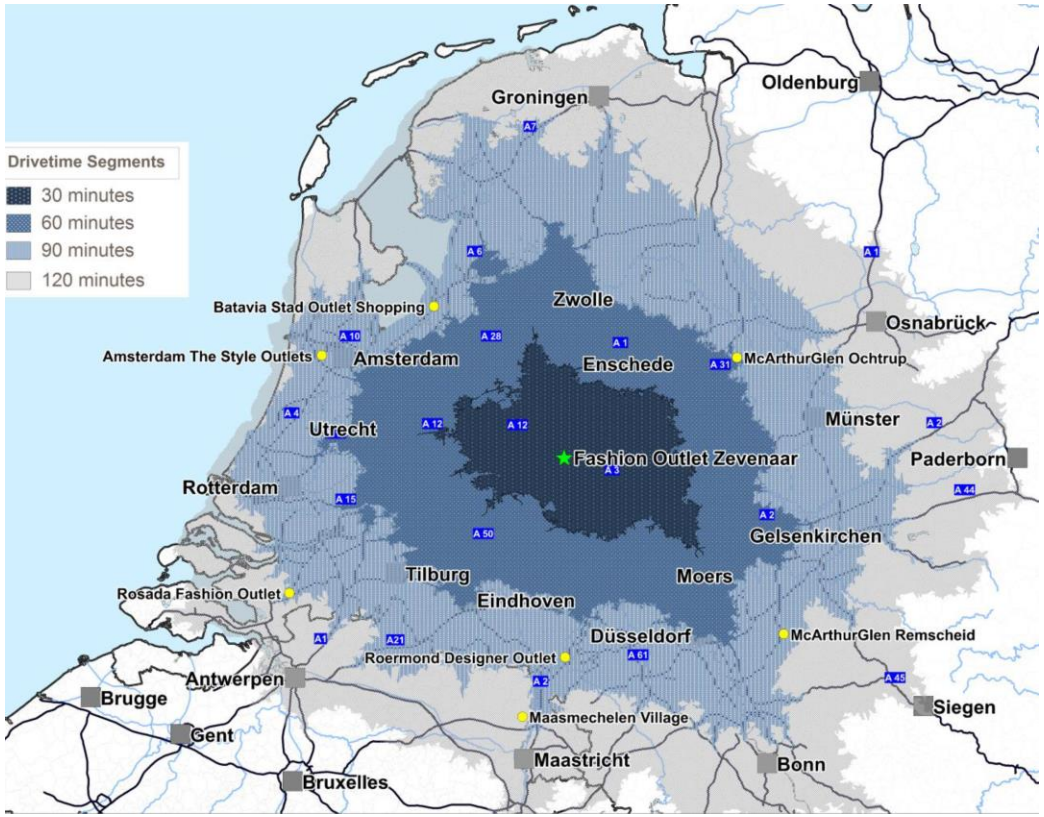
Perfect location

Motorways

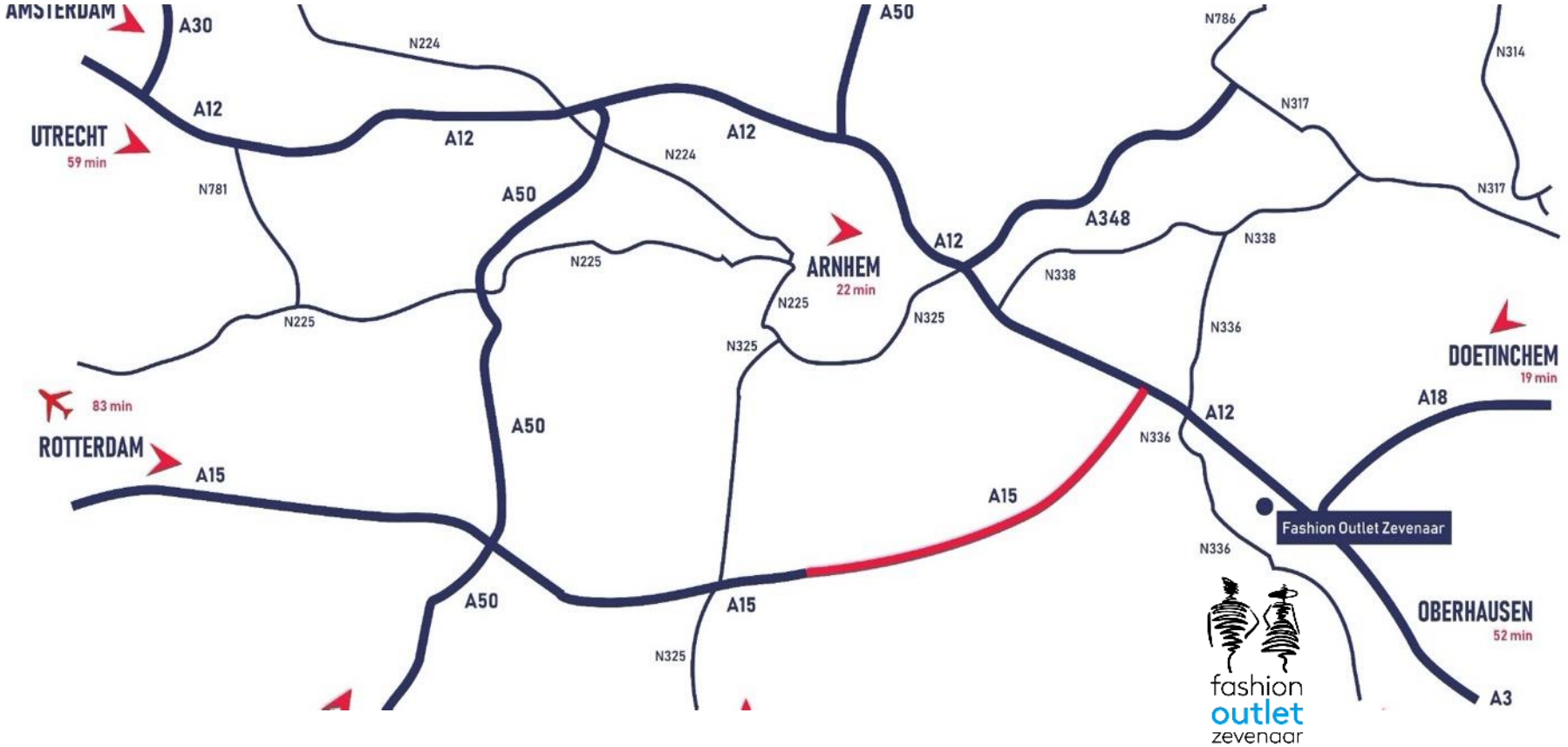
Centrally located along the busy commuter belt between the Netherlands and Germany, the site is easily accessible. Plans are in place for the crucial development of the access roads; the A15 from Rotterdam will be continued to join the A12 and both the A15 and the A12 are to be expanded to 2 x 3 lanes. With a parking capacity for more than 2,200 vehicles less than 2 minutes' drive from the motorway, visitors will be able to arrive and park with ease.

Airports

The region is easily accessible for the international visitor. Zevenaar is approximately 60 minutes' drive from the international airports of Schiphol and Düsseldorf, and around 50 minutes from Weeze airport in Germany.



AMSTERDAM
UTRECHT
APELDOORN
ARNHEM
NIJMEGEN
OBERHAUSEN
ANTWERPEN
KÖLN


AMSTERDAM
A30
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A12
DOETINCHEM
19 min
A18
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ROTTERDAM
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Fashion Outlet Zevenaar
N336
A50
A15
OBERHAUSEN
52 min
N325
A3
fashion
outlet
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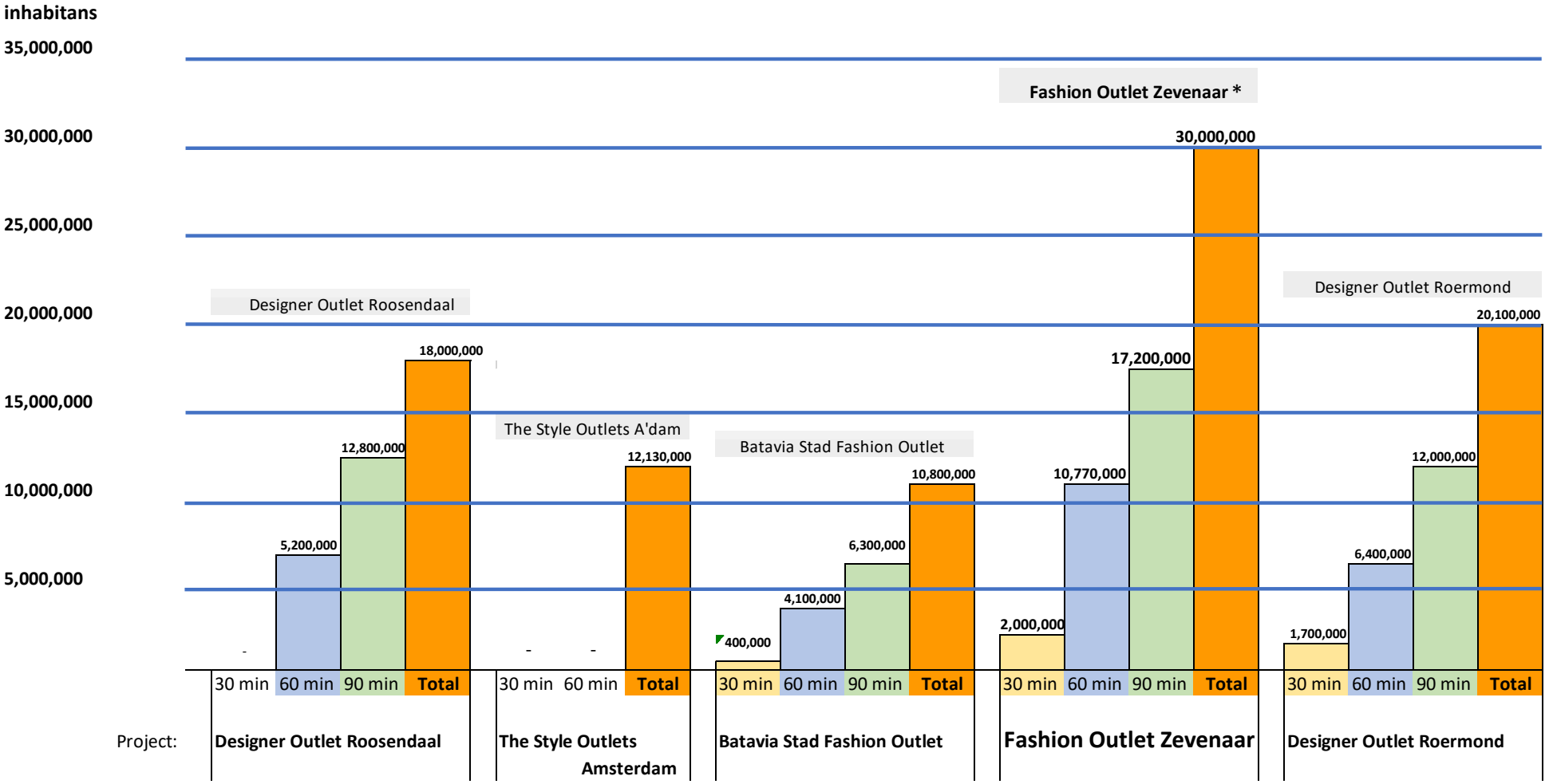
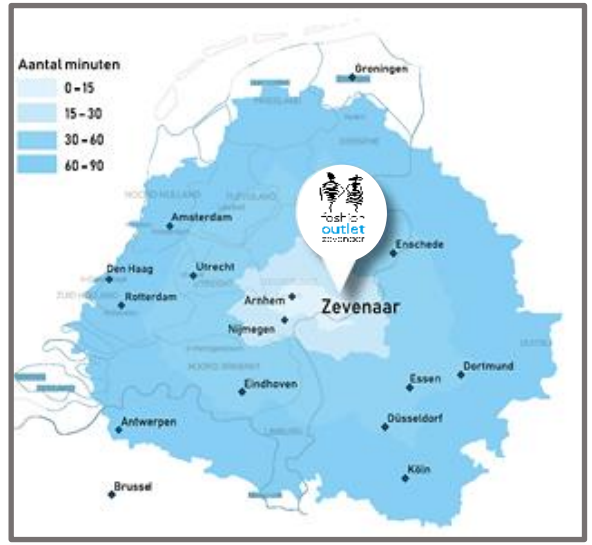
The best outlet
Catchment area

Extremely impressive catchment area

Fashion Outlet Zevenaar is located in one of Europe's most densely populated areas with approximately **13 million people living within a 60 minute drive** time and **30 million within a 90 minute drive** time based on the construction of the A15 . The area is also a renowned tourist destination with 19 million overnight stays in 2018 – making this an ideal outlet centre location.

Catchment areas of the Dutch Outlets





*based on the new A15

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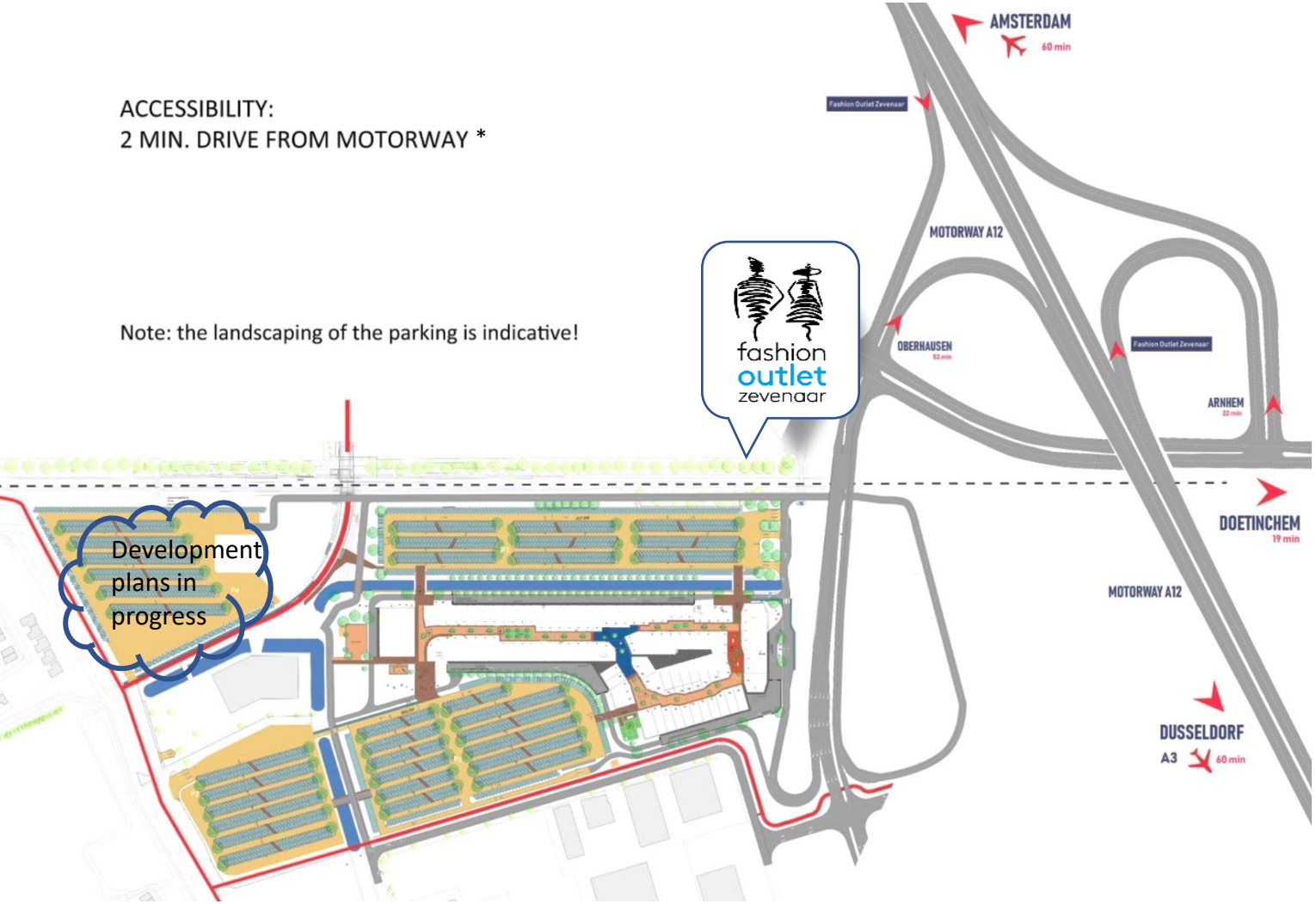
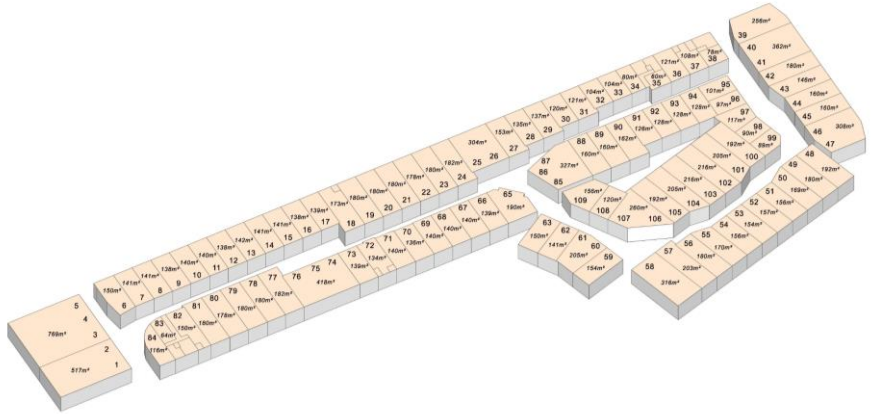
ACCESSIBILITY:
2 MIN. DRIVE FROM MOTORWAY *

Note: the landscaping of the parking is indicative!





*based on the new plan for the exit

Overview parking areas

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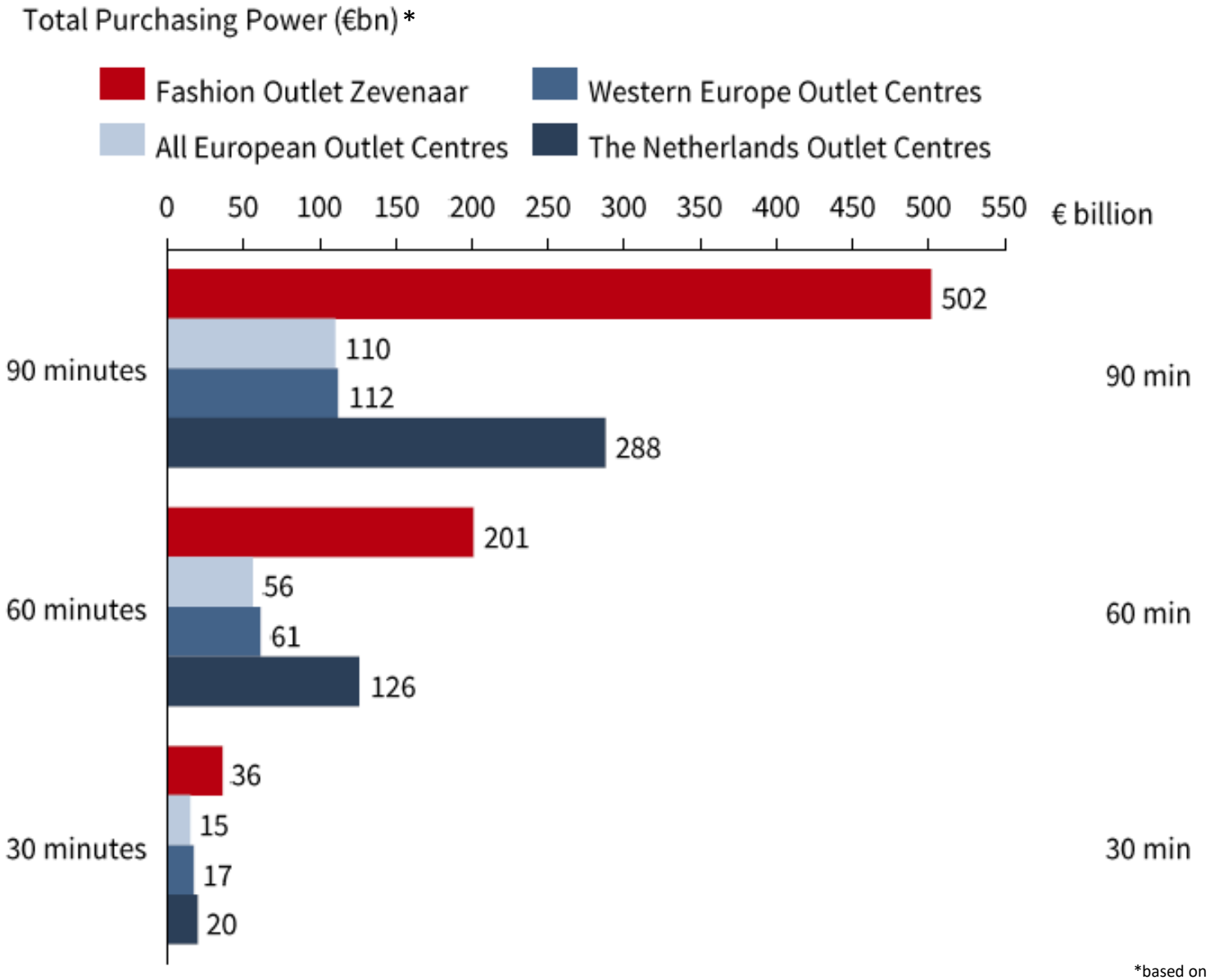
Purchasing power of catchment



*based on new A15

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The shop units perfectly designed

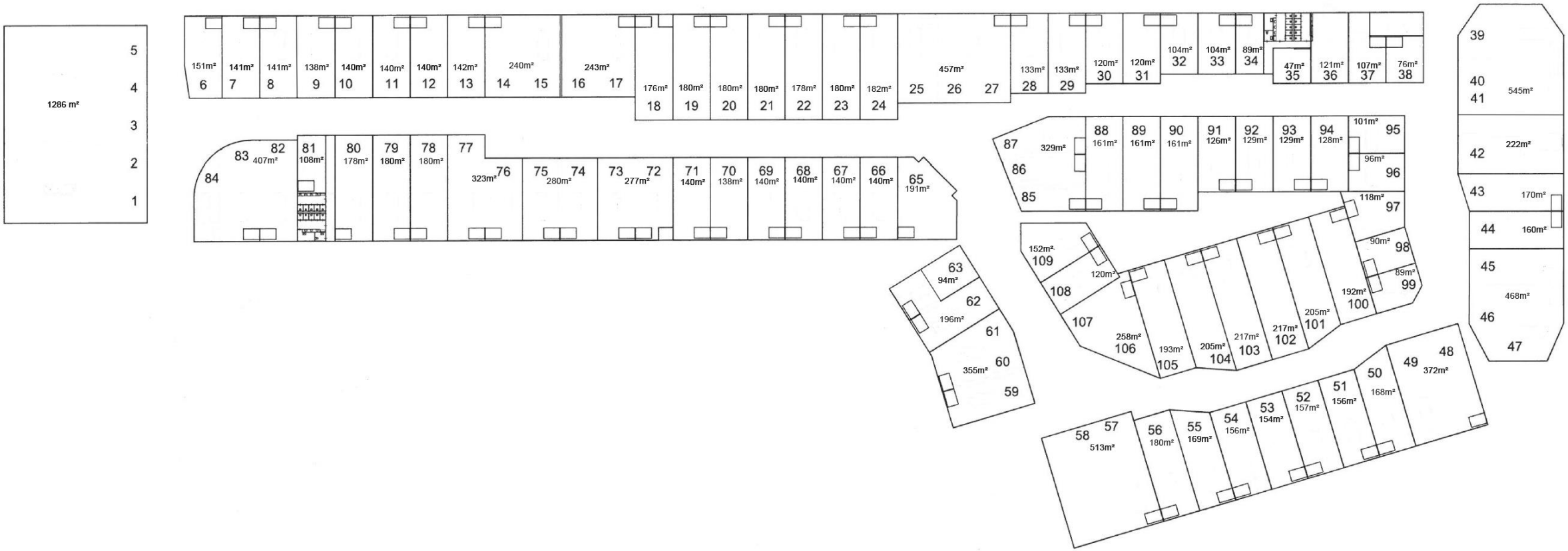
For your brand

Creating the ultimate shopping experience together.

Easy accessibility, attractive surroundings, a variety of dining options and a wide selection of quality brands will make Fashion Outlet Zevenaar an unquestionable success with between 85 and 100 units available.

These units will be designed in the best possible way in depth, breadth and height to create the optimal sales environment.

The majority of units can be reached and supplied through a rear entrance due to the centre layout and comprehensive network of service roads. Temporary storage space is also available.



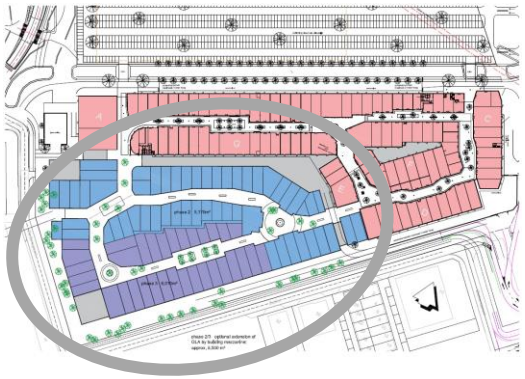
For internal use only!

Excellent possibilities for expansion

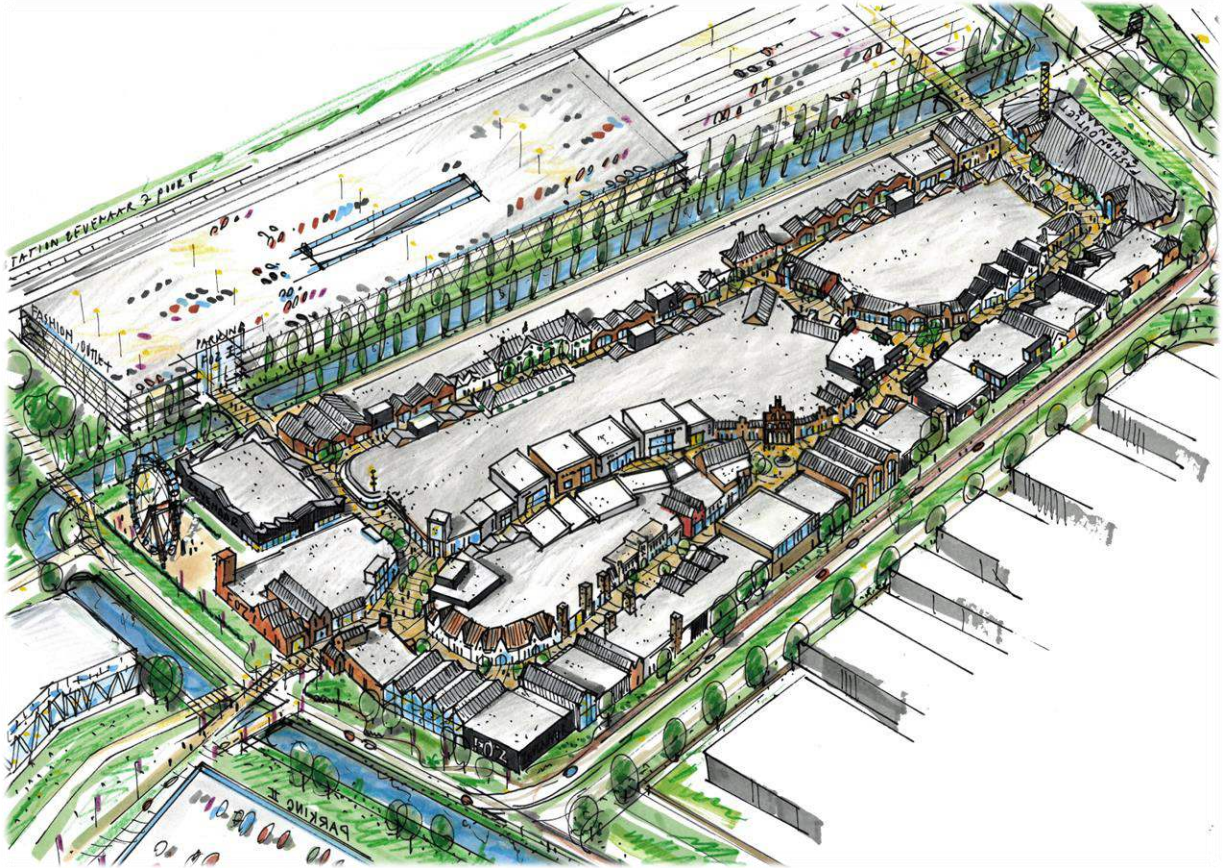
Phase II

Pre-sorted for further growth in the future

The layout of phase 1 has already taken into account extensions in the near future. The most obvious option is to realize the extension on the parking lot. This creates a beautiful and logical routing. Parking garages can then be built on the three other parking areas, so that the lost parking spaces can be compensated, and many additional parking spaces can be realized.



The extensions including storage will amount approx. **20,000 m²**. The total project will be able to grow to approx**. 40,000 m².**



Overnight stay with outlet view

Hotel development

Offering a wide range of facilities

In addition to the outlet, the planning for a hotel and leisure (food and entertainment) is in full development. The hotel and leisure have their own parking lot and are within walking distance for the visitor.

According to the current plans, the hotel will have approximately 120 rooms and approximately 1500 m² of leisure space is planned next to the hotel. Fashion Outlet Zevenaar can offer the consumer a wide range of facilities. It will be “the place to be“ for the Dutch, the Germans and all other international visitors.

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Feel relaxed with happy

Employees

Cooperation between management and trainings institute ROC Rijn IJssel

Fashion Outlet Zevenaar and one of the largest schools/training institutes of the Netherlands, ROC Rijn IJssel signed an agreement for a close cooperation. This trainings institute will educate the students and the employees according to the latest insights, attuned to the needs of the work field.

ROC provides Fashion Outlet Zevenaar with personnel, the staff will be trained well and during the day trainers/teachers will coach them. Good and well motived staff can be guaranteed. And we can achieve the highest possible level of service, in which everyone feels at home.

"Very well-trained staff in the stores is most important. Visit an outlet is like a day out and an exceptional shopping experience with a high level of service. This partnership is therefore an excellent opportunity to strive from day one in a pleasant collaboration between our brand partners, the brands stores, the staff, the outlet management and ROC Rijn IJssel".

Eco-Friendly

Sustainability

- Gasless - no gas connections
- Electric charging stations
- PV cells on the roofs
- Separate drainage
- Separate waste streams
- 100% LED lighting
- Only certified wood
- Offering animal-friendly solutions
- Indoor storage space. The number of traffic movements of trucks, among others, will considerably be reduced
- A lot of green, trees, bushes, grasses included in the public areas and around the outlet
- Energy-efficient climate control systems
- Water collection and infiltration basins /Wadis

No stress about
Enough storage

An extensive range of storage options

In and nearby Fashion Outlet Zevenaar are extremely well options for extra storage space. In the outlet there is a separated storage, perfect accessibility and also possible for short term lease. There are also two huge distribution centers with enough storage capacity, located at the other side of the road of the Outlet, max. 250 meters.

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Relax and shop in an

Inspiring environment

Relax in an inspiring environment

The immediate vicinity of the Fashion Outlet Zevenaar lends itself perfectly to an extended visit over several days. As well as a visit to Fashion Outlet Zevenaar, shoppers can treat themselves to an overnight stay in one of the attractive surrounding towns or our Fashion Outlet Hotel. The main attractions in the region are National Park Hoge Veluwe, Arnhem (city, Burgers' Zoo and Openlucht Museum) and Kröller Möller Museum. The big box retail park, next exit A12, in Duiven (**5 million visitors**) such as IKEA, MAKRO, LOODS 5, Media Markt, Intratuin and Hornbach is also very popular.

Marketing is targeted at both the Dutch audience as well as the key German market. A partnership has been agreed with the Regional Tourism Bureau for the Veluwe, Arnhem and Nijmegen, meaning the Outlet will be marketed in many different ways to a broad spectrum of potential (inter)national visitors.

Foto Jurjen Drenth i.s.m. Visit Arnhem Nijmegen

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That's why

Fashion Outlet Zevenaar

- Perfect location next to the most important motorway/connection between the Netherlands and Germany (German border, a 4 min. drive)

- **The best catchment area of all European Outlets (90 min. drive)**
- **Top 10 ranking of best catchment area's of all European Outlets (60 min. drive)**

- Very interesting critical size 1st Phase
- Approx. 2,200 parking places (all within 5 minutes walking distance)
- 364 days open
- Very attractive architecture and perfect routing
- Cooperation with large education instute for employees and trainees
- Perfect possibilities for extra storage in the outlet or near by (250 m)
- Perfect possibilities for future expanding

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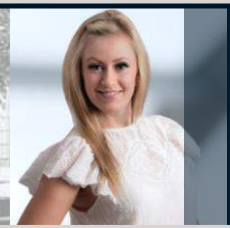

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OUR PRESENCE

20
Centres
5
Countries

850
Shops

270,000 m²
Retail Space

OUR CENTERS

HUMA OUTLET

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POP OUTLET & ENTERTAINMENT

Q6 Q7 Mannheim
DAS QUARTIER

FREEPORT FASHION OUTLET

%OUTLET CENTER SELB

City% Outlet BAD MÜNSTEREIFEL

Parsdorf city outlets+more

%OUTLET CENTER WADGASSEN

MILTENBERGER OUTLET // CENTER

A6 FASHION PLACE

OUR REFERENCES

Stadtgalerie Plauen ▪ Rotmain Center Bayreuth ▪ Franken Center Nürnberg ▪ City Point Nürnberg ▪ Stadtgalerie Heilbronn ▪ Leo Center Leonberg ▪ Saarpark Center Neunkirchen ▪ Europa-Galerie Saarbrücken ▪ The Colosseum Bucharest, RO ▪ Drei Glocken Center Weinheim ▪ Das Gerber Stuttgart ▪ Designer Outlet Neumünster ▪ Designer Outlet Berlin ▪ Designer Outlet Roermond, NL ▪ Designer Outlet Salzburg, AT ▪ Designer Outlet Parndorf, AT ▪ Designer Outlet Landquart, CH ▪ Designer Outlet Soltau ▪ Parndorf Fashion Outlet, AT ▪ Outlet Center Brenner, IT ▪ Outlet Noyon-Allee Metzingen ▪ Galizia Center Metzingen ▪ Outlet Center Moravia, CZ ▪ Freeport, CZ ▪ Outlet Center Hammerau ▪ City Outlet Rietberg ▪ City Outlet Dinkelsbühl ▪ City Outlet Rüsselsheim ▪ City Outlet Zwiesel ▪ Outlet Center Drei Länder Galerie ▪ Outlet Center Echternach, LU ▪ Outlet Center Egelsbach Frankfurt a.M. ▪ Outlet Center Jettingen-Scheppach ▪ Mustang ▪ CBR Street One Cecil ▪ Barutti ▪ René Lezard ▪ Le Creuset ▪ Estée Lauder MAC Cosmetics ▪ Apple mcworld, AT ▪ LTB Jeans, TR ▪ White Stuff, UK

AND MORE...

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10 years

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