

EXCLUSIVE LEASING AGENT



PALAZZO **ALCOR**

CORSO BUENOS AIRES, 51

KEY HIGHLIGHTS

PALAZZO **ALCOR**



BUILDING

- Prestigious address in Milan's top retail destination
- High visibility corner unit
- Strong brand adjacency
- Flexible Retail Configurations

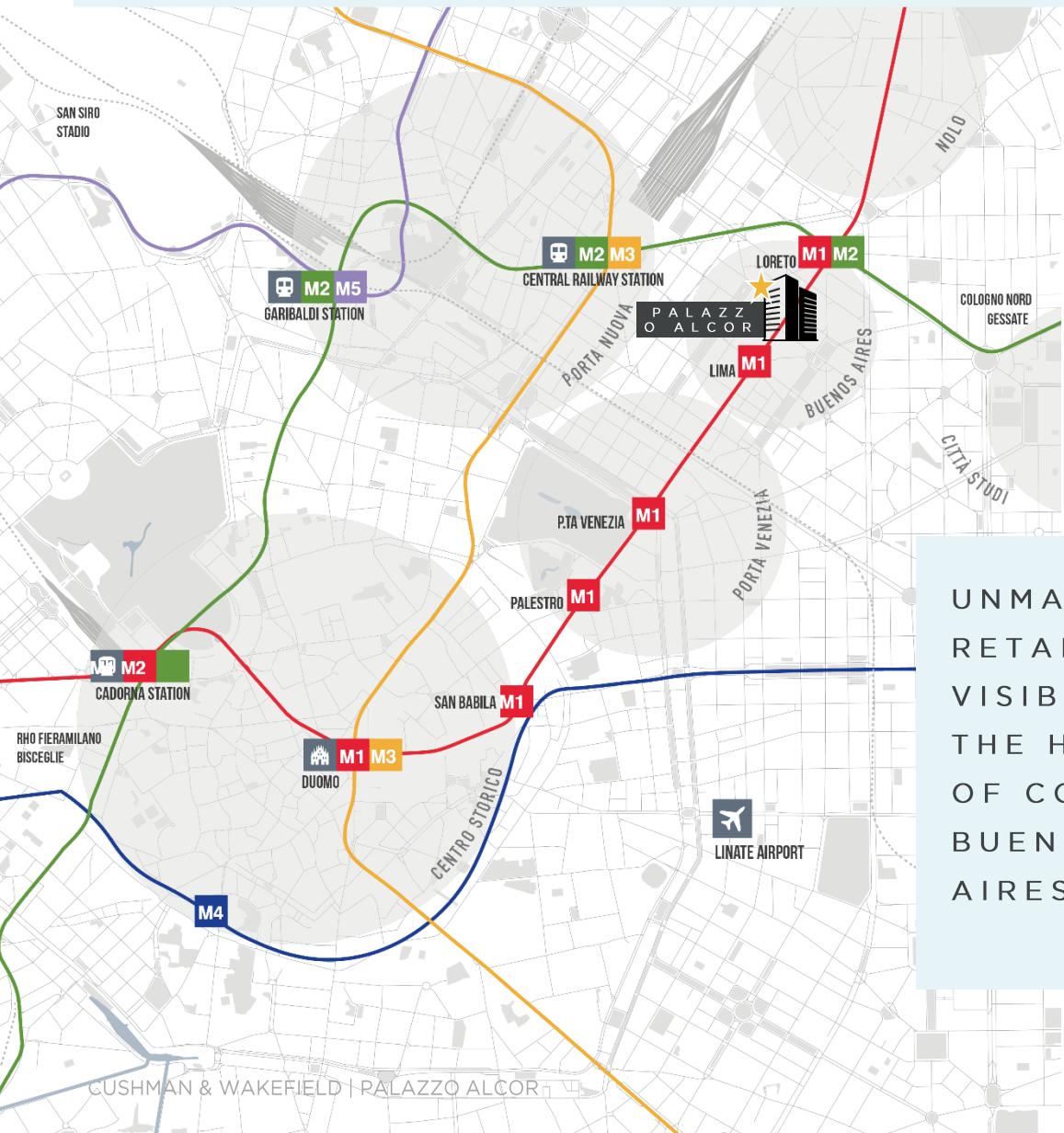
MARKET

- Prime Location
- Exceptional Accessibility
- Retail Ecosystem
- Urban Transformation
- Dynamic, evolving neighborhood

POSITIVE DEMOGRAPHICS:

- +12 M yearly footfall
- 2.5-3.5 M Tourists yearly
- ca 140,000 residents in the wider area (Municipio 3)
- ca 4-6,000 employees within the neighborhood
- ca 10-15,000 students within the neighborhood

LOCATION



Located at the prominent corner of Corso Buenos Aires and Via Scarlatti, this retail space benefits from exceptional visibility and positioning within one of Milan’s busiest and most vibrant shopping destinations.

Palazzo Alcor occupies a highly strategic and accessible location, just steps from Lima Metro Station (Line 1) and within walking distance of Milano Centrale railway station, ensuring seamless connectivity for both local and international footfall.

The immediate area is characterized by a strong and diverse retail mix, featuring leading international brands, cafés, and essential services, creating a thriving commercial environment. The district is also undergoing significant urban redevelopment, further enhancing its attractiveness and long-term investment value.

This is a unique leasing opportunity for retailers seeking a prestigious address with high foot traffic, maximum visibility, and exposure within a fast-evolving retail corridor.

UNMATCHED
RETAIL
VISIBILITY IN
THE HEART
OF CORSO
BUENOS
AIRES

TRAVEL TIME			SHUTTLE
Loreto Underground Station			
Central Railway Station	5 min	6 min	
Garibaldi Railway Station	10 min	7 min	
Duomo	18 min	10 min	
Linate Airport	20 min	20 min	35 min
Malpensa Airport	50 min	60 min	60 min
Orio al Serio Airport	45 min	60 min	60 min
A51 Motorway	15 min		
A1 Motorway	20 min		
A4 Motorway	10 min		

LOCATION

More than

140K
Residents

4-6K
Employees

20K
Students

& Millions of tourists visit Corso Buenos Aires annually



PIAZZALE LORETO

VIA G.B. PERGOLESI

GEOX
BAR TABACCHI
MISTER ANTHONY
GREEN APPLE
UNICO
SOATIN OTTICO
YOGURT

la ESSE
Decathlon
MAISON
RESERVED
next opening **foot locker**
NIKE

VIA PETRELLA

FARMACIA
AND
PATTINI PANETTERIA

LA STILOGRAFICA
LA PROFUMOTECA

LUSH

W/P Corso Buenos Aires 51A



CORSO BUENOS AIRES 51A

VIA DOMENICO SCARLATTI

Bata
GATSBY
Ex TERRANOVA
intramissimi
LUDLO

SALI E TABACCHI
DU PAREIL AU MEME
ROMANTICA
MR.VAPE

CAPELLO POINT
GOLDENPOINT
TIMBERLAND

TEZENIS

JUST IN CASE
DOPPELGÄNGER
PRIMADONNA

PETIT BATEAU
COME UNA VOLTA (food)
KIKO

L'ERBOLARIO
TERRANOVA
VIA VITRUVIO
SEPHORA
WIND 3

TALLY WEIL
CLAYTON
BUGA BAGS
L'Espresso
FARMACIA

upim
vacant ex Giochi Preziosi

popeyes
la Redmelli

GALLERIA PUCCINI

PANDORA
KASANOVA

ELIA
BATA

VIA RUGGERO BOSCOVICH

VIA NICOLA PICCINNI

VACANT

salmorigli & viganò

NAU OTTICA

TIM

DAVID NAMAN

pepco

VACANT

OUTLET MERCATO URBANO
LAS CASA DE LAS CARCASAS
OUTLET MERCATO URBANO

VIA SPONTINI

VACANT

CAMICISSIMA

ENEL

TREND 1 EURO € MANIA

VACANT

VAPORART

JUST IN CASE

FYING ZOONE MILANO

94 TRUTH SNEAKER

VACANT

VACANT

STROILI ORO

next NEXT OPENING

VIA PONCHIELLI

ZARA

ODS
Store

TWO WAY

GAUDI'

HEMU

REGENIO RICONDIZIONATI

MONDADORI NEXT OPENING

VIA OZANAM

FARMACIA

ORLEANS CALZATURE

VIA PLINIO

BANCA NAZIONALE DEL LAVORO

YANAMAY MAN

yamamay
GALLERIA BUENOS AIRES

ELROS

BOUTIQUE RITA

LUIGI FUSARO

NADINE

CIN CIN BAR

VACANT EX ALDO

PIADINA INCORSO

SKECHERS

EVVIVA

DESAN PREZIOSI

CONTIGO

GALLERIA BUENOS AIRES

CAMICISSIMA

GIOIELLERIA CORTELLAZZI

CAMOMILLA

WALTER

COCCINELLE

BAR 5 STELLE

LIU-JO

LAMA OPTICAL

VIA FRANCESCO REDI



PIAZZA OBERDAN



PALAZZO ALCOR

Palazzo Alcor is located at the corner of Corso Buenos Aires and Via Scarlatti, in the heart of one of Europe's most vibrant and high-traffic retail corridors. With over 250 stores along 1.4 km, Corso Buenos Aires is a magnet for both locals and tourists, offering unmatched visibility and footfall.

Palazzo Alcor is the perfect solution for those looking for a prestigious commercial space that is well connected and part of a bustling street with a high volume of visitors.

Urban redevelopment further enhances its value, making it ideal for dynamic retail or pop-up store projects in one of Milan's most sought-after streets.

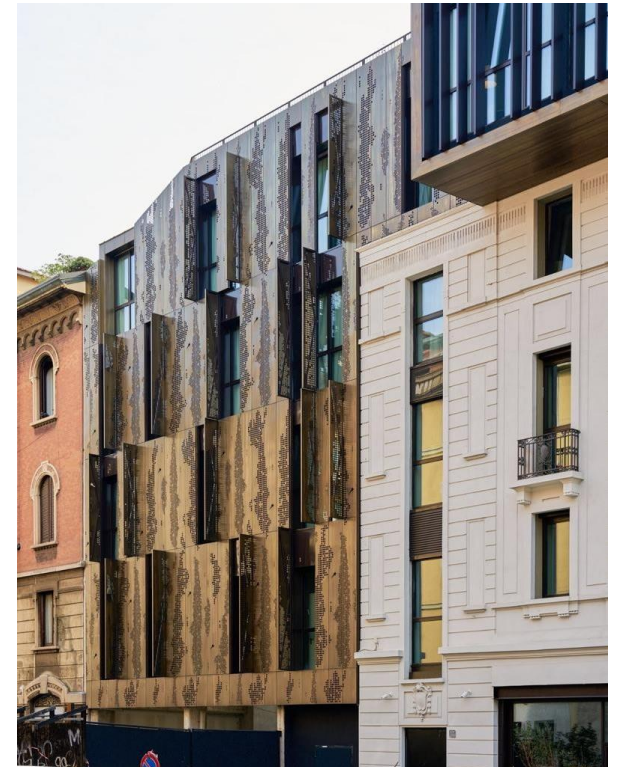
The surrounding urban context is undergoing a profound transformation: the redevelopment of the former Corti di Baires (BA59), the restyling of the street and the continuous growth of new F&B formats are contributing to making the area increasingly attractive and vibrant.

A distinctive element of the commercial space is its high degree of flexibility in terms of layout, which allows it to be reconfigured to suit different retail concepts, hospitality formats, or mixed solutions

Palazzo Alcor offers a diversified range of Retail scenarios depending on the tenant's needs, as well as an elegant and dynamic F&B opportunity thanks to its rooftop terrace overlooking the city.

PALAZZO ALCOR OFFERS :

- Ground floor, first floor, and basement options
- Layouts adaptable for flagship retail, pop-up stores, or F&B concepts
- A rooftop terrace for hospitality or F&B

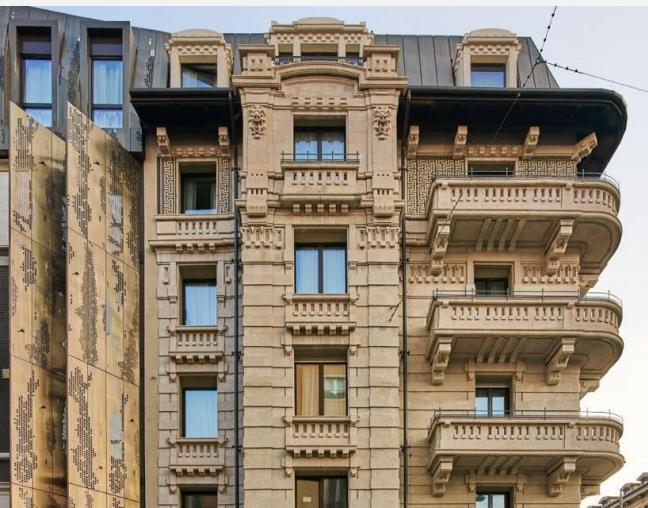




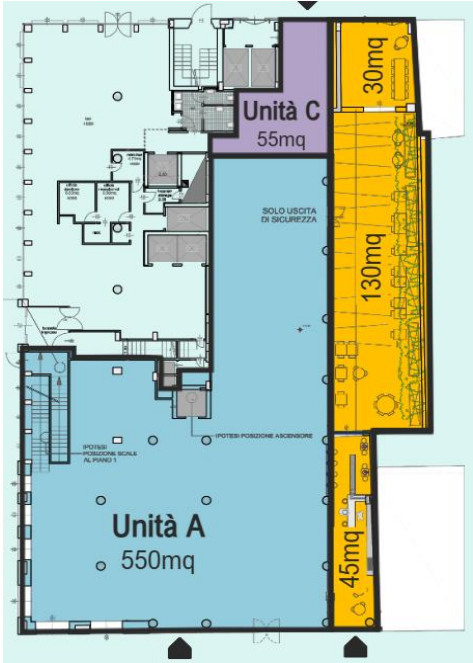
ALCOR
RETAIL

UNIT A - OPTION 1

- GROUND FLOOR
605 SQM
- FIRST FLOOR
875 SQM
- BASEMENT
610 SQM



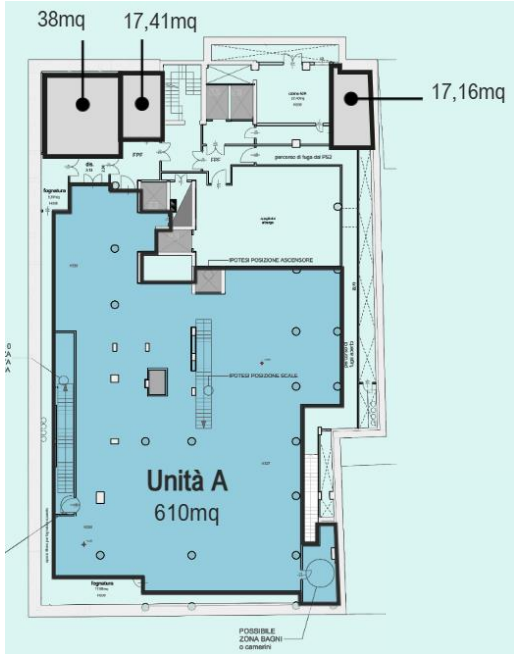
PALAZZO ALCOR - TAILORED FOR A SINGLE RETAIL VISION



GROUND FLOOR



FIRST FLOOR



BASEMENT

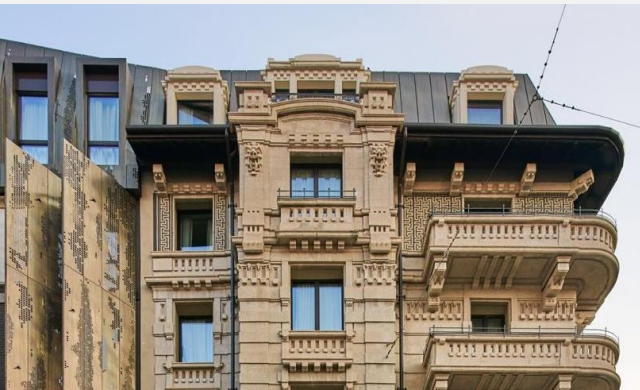
UNIT A - B OPTION 1

UNIT A

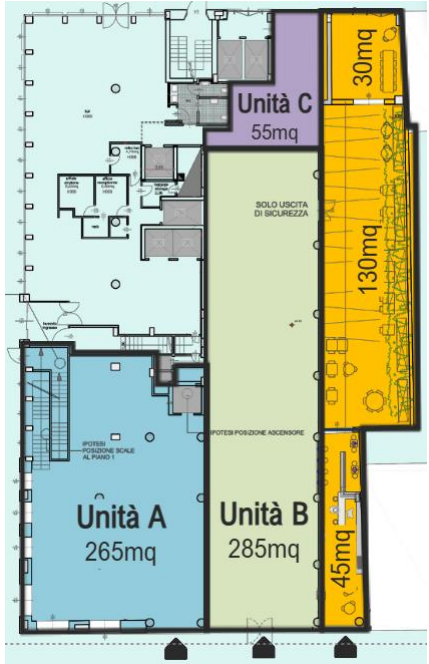
- GROUND FLOOR
265 SQM
- FIRST FLOOR
875 SQM

UNIT B

- GROUND FLOOR
285 SQM
- BASEMENT
610 SQM



LEAN & VISIBLE - RETAIL SPACE TAILORED FOR FOCUSED CONCEPTS



GROUND FLOOR



FIRST FLOOR



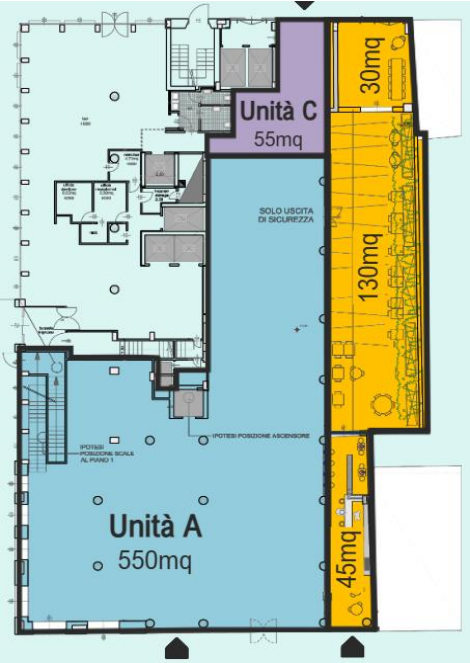
BASEMENT

UNIT A - OPTION 2

- GROUND FLOOR
605 SQM
- BASEMENT
610 SQM



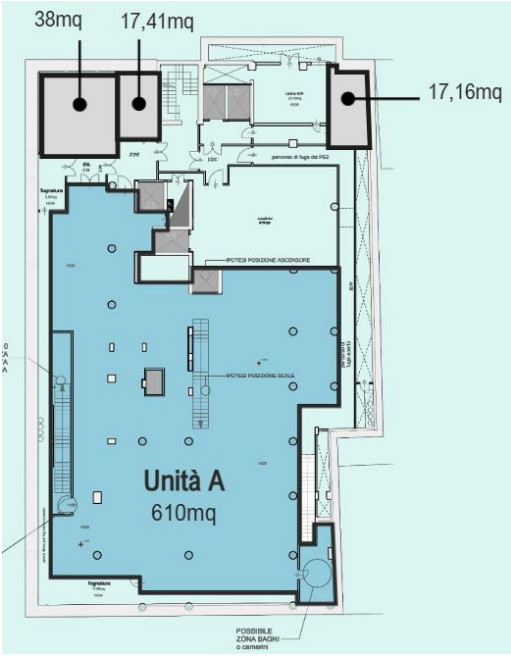
PALAZZO ALCOR - TAILORED FOR A SINGLE RETAIL AND HOSPITALITY VISION



GROUND FLOOR



FIRST FLOOR



BASEMENT

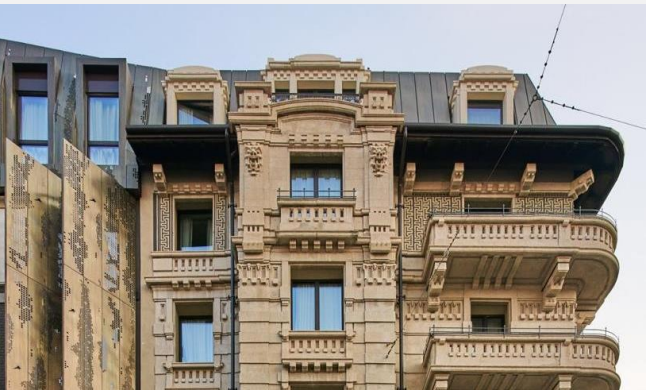
UNIT A - B OPTION 2

UNIT A

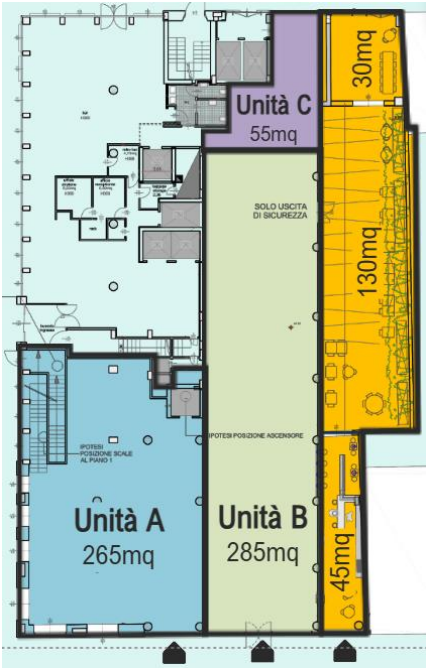
- GROUND FLOOR
285 SQM
- BASEMENT
335 SQM

UNIT B

- GROUND FLOOR
285 SQM
- BASEMENT
275 SQM



SMART RETAIL OPPORTUNITY - COMPACT SPACE, PRIME LOCATION



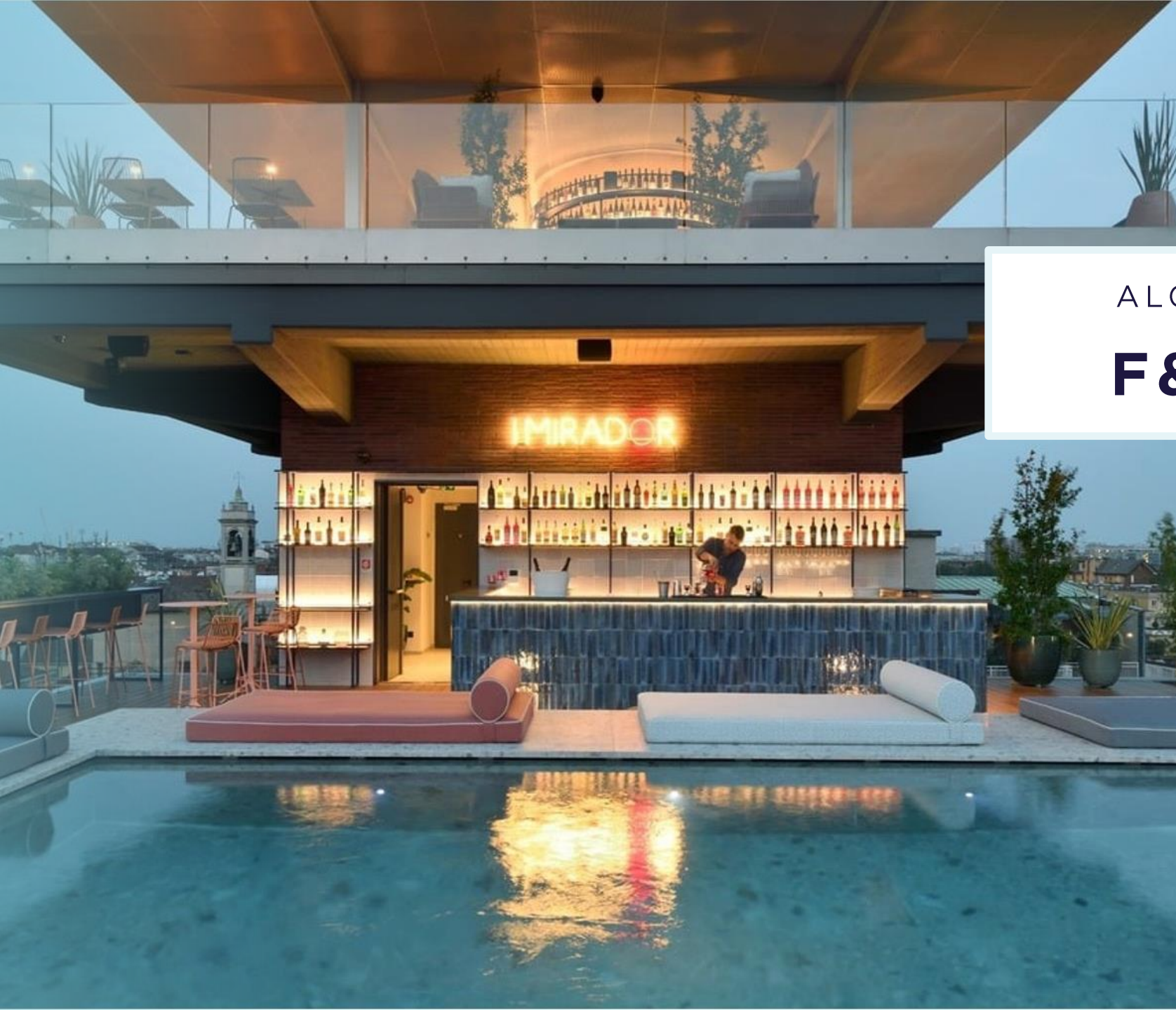
GROUND FLOOR



FIRST FLOOR



BASEMENT



ALCOR

F & B

The rooftop option involves allocating the space to a food & beverage tenant, who could use the accessory space marked in yellow on the floor plan (205 sqm) as an entrance, with access from Corso Buenos Aires. This space connects to the main elevator leading to the rooftop. The rooftop features a small pool and a large outdoor area intended for use as a terrace/dehor.

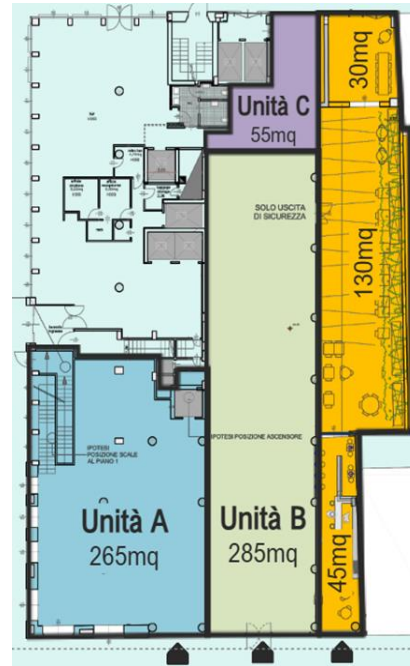
F&B UNIT

UNIT A

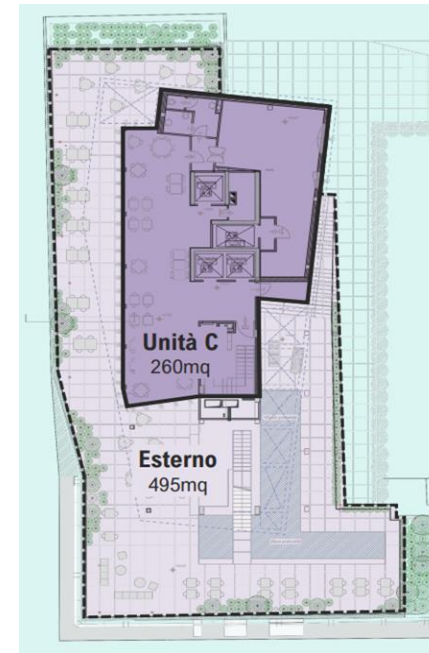
- GROUND FLOOR
55 SQM
- SIXTH FLOOR
260 SQM
- DEHOR SIXTH FLOOR
485 SQM
- SEVENTH FLOOR
(*Outdoor area only)
450 SQM
- ANCILLARY SPACES P-2
93 SQM



FROM STREET TO SKY - RETAIL WITH ROOFTOP LEISURE POTENTIAL



GROUND FLOOR



FIRST FLOOR



BASEMENT



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