



Lease Transaction & advisory references

DRACO PARTNERS is a renowned business player within the French Commercial Real Estate and Advisory market.

DRACO PARTNERS
Retail & Property Solutions

www.dracopartners.com

Operating since 2003, primarily in Paris and the top 50 French cities, we provide services for retailers, landlords, investors, developers, contractors and local authorities.

Draco Partners are resolutely positioned as specialised advisors, possessing the necessary experience and creativity for the implementation of a range of "business" services. The advice is specifically prepared for each of our landlord clients and retailers, taking into account both their specific business objectives and culture.

Our intervention is aimed at the optimisation of the definition, the implementation and the efficiency of the actions conducted for or by the Retailers, Investors, Contractors and Developers who have placed their trust in us and with whom we encourage the development of a long term relationship.

GLOBAL RETAIL GROUP
www.theglobalretailgroup.com



In 2017, we joined The Global Retail Group, a retail real estate specialists platform founded by two independent firms, TSCG (USA) and Nash Bond (U.K.), prominent operators within their own markets, the common consortium goal being to deliver more efficient advises to our clients, both national and international retailers, or investors interested by the key international retail markets.

Who are we ?

our team



Clément Vizerie
MRICS, Partner



Loula Bergue
Analyst



Mathias Travancas
Analyste



Pierre Péberay
Associate



Nicolas Olivaux
MRICS, Managing Partner

Letting references

Flagship stores / Institutional landlords

DRACO PARTNERS

Retail & Property Solutions



Exclusive letting instruction on the behalf of **Société foncière Lyonnaise** (SFL – French Reit). Opening of the 800th unit of **Basic-Fit** and of its Parisian Flagship within premises of 950 m², inside Galerie des Champs Elysées, Paris



82-88 Avenue des Champs-Élysées, 75008 Paris



Co-exclusive letting instruction on the behalf of **GENERALI Real Estate**. Opening negotiated for the landlord of the new Opera Flagship of the french national phone operator **ORANGE** within approx 400 sqm.



7 Boulevard des Capucines, 75002 Paris



Co-exclusive letting instruction on the behalf of **Société foncière Lyonnaise** (SFL – French Reit). First Parisian opening and national Flagship of the french outdoor and ski specialist **EKOSPORT** within a total of 1900 sqm within the heart of Madeleine / Opéra district.



30 Boulevard des Capucines, 75009 Paris

www.dracopartners.com

Letting references

Flagship stores / Institutional landlords

DRACO PARTNERS

Retail & Property Solutions



Tri-exclusive letting mandate on behalf of **Société Foncière Lyonnaise** (*french REIT*). Premises let to the fashion brand **H&M** on a total surface of **3.520 sqm**.



82-88 Avenue des Champs-Élysées, 75008 Paris



Co-exclusive letting mandate on behalf of **Allianz Real Estate**. Premises let to **CARREFOUR MARKET** to establish a new concept on a total surface of **4.500 sqm**.



42 rue de Sèvres, 75006 Paris



MANGO

Exclusive disposal mandate on behalf of **Omnium** Group to sell 100% of the shares of the company operating this location with its team of 47 employees. 2,400 sqm premises sold to the brand **MANGO** to establish their parisian flagship



54 boulevard Haussmann, 75009 Paris

www.dracopartners.com

Letting references

Flagship stores / Institutional landlords

DRACO PARTNERS

Retail & Property Solutions



Exclusive advisory mandate on behalf of **LEROY MERLIN** : 8.400 sqm let to this Mulliez Group subsidiary to open a **5.000 sqm** sales areas store spread over three levels.

25 place de la Madeleine, 75009 Paris



Co-exclusive letting mandate on behalf of **AXA Real Estate**. Premises let to the art gallery brand **OPERA GALLERY** on a total surface of **cerca 1.000 sqm**.



62 rue du Faubourg-Saint-Honoré, 75008 Paris



Exclusive search mandate on behalf of high end jewelry maison **DAVIDOR**. First worldwide opening in this premises of **cerca 300 sqm**.



2 avenue Montaigne, 75008 Paris

www.dracopartners.com

Letting references

Flagship stores / Institutional landlords

DRACO PARTNERS
Retail & Property Solutions



Research instruction for a London flagship on behalf of the French maison de thé **MARIAGE FRÈRES**. The brand has inaugurated in 2017 an independent restructured building of almost 1.000 sqm nearby Covent Garden.

capco

38 King Street, Convent Garden, LONDON



Co-exclusive letting mandate on behalf of **Société Foncière Lyonnaise** (french REIT). Premises let to the ice creams brand **HÂAGEN-DASZ** to transfer its activity in this galery after having sold its historical flagship to Five Guys.



88 avenue des Champs-Élysées, Galerie des Champs, 75008 Paris



Exclusive letting mandate on behalf of **AXA Real Estate**. Premises filled with the fashion brand **H&M** on a total surface of 4.200 sqm spread over three levels.



77 boulevard Saint-Germain, 75006 Paris

www.dracopartners.com

Letting references

Flagships store / Institutional landlords

DRACO PARTNERS

Retail & Property Solutions



Co-exclusive letting mandate on behalf of **CARMF** (*french doctors pension fund*). Premises filled with the food brand **PRÊT** on a total surface of circa **300 sqm**.



34-36 rue du Louvre, 75001 Paris



Co-exclusive letting mandate on behalf of **GLL Real Estate**. Premises let to the international coffee brand **NESPRESSO** on a total surface over **700 sqm**.



11 rue Scribe, 75009 Paris

Letting references

New developments / buildings

DRACO PARTNERS
Retail & Property Solutions



Co-exclusive letting mandate on behalf of **AG2R LA MONDIALE** (french insurance company). Premises filled with two restaurants : **VAPIANO** for **530 sqm** and **PRÊT** for **300 sqm** at the ground-floor of a brand new office building located in the Clichy-Batignolles new urban area (Paris 17th district).



Immeuble SEASON, ZAC Clichy Batignolles, 75017 Paris



Co-exclusive letting mandate on behalf of **Unibail-Rodamco-Westfield**. Premises filled with two brands : **PRÊT** for **345 sqm** and **BIOCOOP** for **233 sqm** at the ground-floor of a new office building in front of the Versailles Chantiers train station.



Immeuble V, Gare de Versailles Chantiers, 78000 Versailles



Co-exclusive letting mandate on behalf of **AEW Europe**. Premises filled with **BIO'C'BON** for **485 sqm** at the ground floor of a new office building located in the Trapèze new urban area (Boulogne-Billancourt).



Immeuble ETIK, ZAC du Trapèze, 92100 Boulogne-Billancourt

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Letting references

New developments / buildings

DRACO PARTNERS
Retail & Property Solutions



GIBERT JOSEPH

Co-exclusive letting mandate on behalf of **Dentressangle Initiatives**. (french famill office) Premises filled with the library brand **GIBERT JOSEPH** for **730 sqm** at the ground-floor and basement of a new residential building in the city-center of Versailles.



DENTRESSANGLE INITIATIVES

Immeuble les Allées Foch, 78000 Versailles



M&S
SIMPLY
FOOD

Co-exclusive letting mandate on behalf of **Banimmo (Uban-Renaissance)**. Premises filled with **MARKS & SPENCER FOOD** for **898 sqm splitted on two storeys** in the refurbished project of the Marché Saint-Germain .

Banimmo

Marché Saint-Germain, 75006 Paris



Exclusive subletting mandate to manage a tender on behalf of **Danone Group**. Letting of the premises in progress to a major food concept for a retail area of **240sqm**.



Immeuble CONVERGENCE, 92500 Rueil-Malmaison

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Letting references

Brand stores / Institutional landlords

DRACO PARTNERS
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bodum®

38 Avenue de l'Opéra
75002 Paris

Allianz



ZADIG & VOLTAIRE

12 Rond-point des
Champs Élysées
75008 Paris

AVA Real Estate
An AXA Investment Managers Company



NOREGS BANK



SFR

45 Avenue de l'Opéra
75001 Paris

GENERALI
Gestione Immobiliare



grandOptical

3 Boulevard de
Malesherbes
75008 Paris

unibail-rodamco



SAMSUNG

5 Bd. Malesherbes
75008 Paris

GENERALI
Gestione Immobiliare



NOREGS BANK



**Galeries
BARTOUX**

68 Rue du Fbg-St-Honoré
75008 Paris



AG2R LA MONDIALE

www.dracopartners.com

Letting references

Brand stores / Institutional landlords

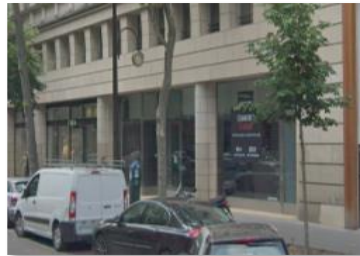
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Glashütte
ORIGINAL

6 Rue de la Paix
75002 Paris



K U J T E N
cachemire

28 Avenue Victor
Hugo
75116 Paris



LALIQUE

20 Rue de la Paix
75002 Paris



MH
LA MAISON DE L'HOMME

6 Avenue Franklin
Roosevelt
75008 Paris



77 Bd. Saint-Germain
75006 Paris



EB
ERIC BOMPARD
Cachemire

29/37 Rue du Bac
75007 Paris



www.dracopartners.com

Letting references

Brand stores / Institutional landlords

DRACO PARTNERS

Retail & Property Solutions



46 Rue Saint-André-des-Arts
75006 Paris



22 Rue Joubert
75009 Paris



HIPPY MARKET

49 Rue Saint-André-des-Arts
75006 Paris



45 Rue de Rivoli
75001 Paris



12 Rue du Faubourg Montmartre
75009 Paris



892 Rue Yves Kermen
92100 Boulogne

LA FRANÇAISE AM



Bio c' Bon



2 Rue Daru
75008 Paris



Galerie Saint Didier
75116 Paris



www.dracopartners.com

Letting references

Food & Beverage / Institutional landlords

DRACO PARTNERS

Retail & Property Solutions



104 Bld. De Clichy
75018 Paris

Aquila
Asset Management



Brasserie

“Aux deux cousins”

2 Rue des Trois Frères
75018 Paris

F&A | **ASSET**
MANAGEMENT



17bis Bld. Haussmann
75009 Paris



Halle Secrétan
75019 Paris

Banimmo



10 Rue Daunou
75002 Paris

38-42 Rue Cuvier
93100 Montreuil



Crédit Mutuel **ARKEA**



COVIVIO

11 Avenue Delcassé
75008 Paris

www.dracopartners.com

Letting references

Other transactions : letting rights disposals

DRACO PARTNERS
Retail & Property Solutions




Ermenegildo Zegna

50 Rue du Fbg Saint-Honoré
75008 Paris



49 Rue du Faubourg -
Saint-Honoré
75008 Paris



YVES ROCHER
FRANCE

15&17 Rue du
Faubourg-Saint-
Antoine
75011 Paris



la fée
maraboutée

68 Rue de la Porte-
Dijeaux
33000 Bordeaux



Etam

16 Rue du Four
75006 Paris



31 Rue François 1er
75008 Paris

Letting references

Other transactions : short term leases

DRACO PARTNERS
Retail & Property Solutions



DAVIDOR
PARIS

16 Avenue George V
75008 Paris

Allianz 
Real Estate



for all mankind

123 Rue Vieille-du-
Temple
75003 Paris

 **GENERALI**
Gestione Immobiliare




KILO / SHOP

10 boulevard
Montmartre
75009 Paris

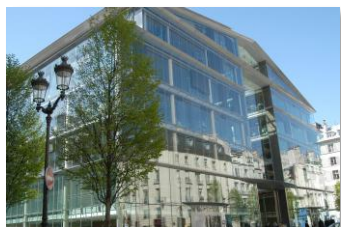
 **OSAE**

Advisory

On behalf of institutional landlords

DRACO PARTNERS

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Advisory mission on behalf of **NORGES BANK REIM** as part of a competitive selling tender. Valuation of the ERV of potential retail areas, indication of estimated retail activities for this location and advising on different retail areas splitting options.

Immeuble Marché-Saint-Honoré, 75001 Paris



Advisory mission on behalf of **GENERALI REAL ESTATE**. Valuation of the ERV, the potential rent reversion and the relevance of the brands in their commercial environment for a portfolio of several retail assets located within the Marais district in Paris.

« Portefeuille ZADIG », Paris



Advisory mission on behalf of **GECINA**. Market study on a defined perimeter, valuation of the ERV on several splitting options and indication of the market place potential of the building in a global/worldwide vision of prime retail locations.

101 Champs Élysées, 75008 Paris

www.dracopartners.com

Advisory

On behalf of users



Starbucks

Advise the worldwide HQ in the valuation of investment forecast needs for the creation of the french retail network of the brand.



GRANGE

Valuation of the lease rights of the french shops network (5) before its judiciary liquidation.



Mont Blanc

Valuation and strategic advising for three shops of this Richemont Group subsidiary

Contacts

DRACO PARTNERS
Retail & Property Solutions



Clément Vizerie, MRICS, Partner

- Direct line : +33 (0) 1 44 34 21 22
- E-mail : clement.vizerie@dracopartners.com



Mathias Travancas , Analyst

- Direct line : +33 (0) 1 44 34 21 24
- E-mail : mathias.travancas@dracopartners.com



Loula Bergue, Analyst

- Direct line : +33 (0) 1 44 34 21 21
- E-mail : loula.bergue@dracopartners.com



Nicolas Olivaux, MRICS, Managing Partner

- Direct line : +33 (0) 1 44 34 21 20
- E-mail : nicolas.olivaux@dracopartners.com

www.dracopartners.com

+33 (0)1 44 34 21 21

draco@dracopartners.com



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