



Andares

ZAPOPAN, JALISCO, MEXICO

Andares is a retail-led mixed-use project comprising a linear, 197-store shopping center; nine apartment towers; two office buildings; and plans for a luxury hotel. Located in Zapopan, a northwest suburb of Guadalajara—Mexico's second-largest city—Andares is one of the largest shopping centers in western Mexico and represents the largest private investment in the country in 2009. Developed by Desarrolladora Mexicana de Inmuebles, S.A., the \$320 million lifestyle center mixes luxury retail and residences amid more than two hectares (5 ac) of open spaces, plazas, water mirrors, and gardens.



JURY STATEMENT

Andares, a retail-led mixed-use project comprising a 197-store shopping center, nine apartment towers, two office buildings, and a planned luxury hotel, stands as one of the largest shopping centers in western Mexico and represents the largest private investment in the country in 2009.



DEVELOPMENT TEAM

Owner/Developer
Desarrolladora Mexicana de
Inmuebles, S.A.
Guadalajara, Mexico

Master Planner/Design Architect
Sordo Madaleno y Asociados
Mexico City, Mexico

Zapopan is home to many wealthy residential neighborhoods: 65 percent of the households with the highest purchasing power in Guadalajara are located in a ten-kilometer (6.2-mi) radius around Andares. The development is situated at the intersection of two major roads and adjacent to Puerta de Hierro, one of the most exclusive residential complexes in the city.

Designed by Mexican architect Javier Sordo Madaleno, Andares combines traditional Mexican techniques and materials with a contemporary, minimalist aesthetic. The project is arranged around two

PHOTOGRAPHS BY FRANCISCO PÉREZ ARRIAGA (ALL IMAGES)





retail spines: the broad Andares Boulevard and the linear interior garden. The 5,000-square-meter (53,800-sf) boulevard, lined with fountains, sculptures, and gardens, is the main entrance to the shopping center, creating a quiet interior street that contrasts with the busy arterial roads that ring the 13.3-hectare (32.9-ac) site. At the terminus of the boulevard stands the 187-unit apartment complex. The nine towers, which include apartments of 100, 160, and 210 square meters (1,080, 1,720, and 2,260 sf) along with 11 penthouses, are connected by a walkway directly to the shopping center.

The rectilinear interior garden's 3,733 square meters (40,182 sf) are landscaped with native plants and surrounded by two levels of open-air retail. The interior shopping complex includes luxury anchors such as Liverpool and Palacio de Hierro, along with a movie theater, casino, and children's entertainment area. The lifestyle center's retail spaces are 95 percent occupied, and more than 45 percent of the stores are new to the region. The retail portion of the project is divided into two main areas: the exclusive Paseo Andares VIP and the interior mall.

In the southwest corner of the project area, Andares includes a business center featuring 27,669 square meters (297,827 sf) of office space. Originally planned for the second phase of Andares, the construction of the office buildings proceeded ahead of schedule based on the success of the shopping complex. A luxury hotel, combined with residences, is planned for the second phase.

The developers also constructed a water treatment plant and an electric substation, creating key city infrastructure for the metropolitan area. The \$7.5 million substation has the capacity to supply energy to more than 12,000 homes, and the new water treatment plant reduces the development's effect on the environment by reusing water for landscaping irrigation. At Andares, a central computerized system controls the lighting and water features for optimal energy efficiency and water consumption. The lifestyle center won the 2009 ICSC Latin American Shopping Center gold award in the categories of sustainable design, best design, and innovative development.

PROJECT DATA

Web Site

www.andares.com

Site Area

13.3 ha (32.9 ac)

Facilities

27,669 m² (297,827 sf) office
 [38,000 m²/409,029 sf at buildout]
 347,352 m² (3.7 million sf) retail
 187 multifamily units
 120 hotel rooms (at buildout)
 440 parking spaces

Land Use

retail, office, residential, hotel,
 restaurant, parking

Start/Completion Dates

December 2006–October 2012
 (projected)