

P O R T O

AT A GLANCE!

Porto is Portugal's second city and the capital of the industrial Northern region. Its prestigious universities not only attract international students, but also create a pool of talent. As a result, a number of well-known international companies have been drawn to the area.

ECONOMY



GDP Forecast 2020-30: +17%

KEY DEMOGRAPHICS

Projected growth
2020-30: -3.5%

Share of 2020-35
yrs old: 16.2%



POPULATION

1.7M

Projected growth
2020-30: +2.3%



HOUSEHOLDS

696,878

Share of international
students: 17%

Int. students growth
2015-19: 16.2%



STUDENTS

81,702



O F F I C E S

**Best Start-up
Friendly City
of Europe 2018**

(World Excellence Awards)

Average take-up 2018-20:
67,000 sqm

Total stock:
1.2M sqm

Demand:

x3 since 2016 with

+30 new international
companies establishing in the city

Weight of international
companies in 2020:
82%

Weight of TMTs and Corporate
Sectors in 2020: **60%**

Prime Rent (Q1 2021):
€18/sqm/month

Prime Yield (Q1 2021):
6.25%



AWARDS AND RECOGNITIONS



#2

#10

Europe's Leading City
Break Destination

World Travel Awards
2015 2016 2017
2018 2019 2020

2020 Best Airport in
Europe

5-15M pax/yr category,
ACI Europe 2020

Best City in Europe
to Live as a Family

Sumo Fians 2021

City Life Index

Time Out 2018

Best Erasmus
Destination in Europe

CBRE

#1

PORTO



HIGH STREET RETAIL

Aliados:

with its monumental architecture it is the city's "shop window"

Lello:

selected by TIME magazine as one of the most relevant bookshops in the world

Santa Catarina:

largest high street retail footfall in Portugal

Prime Rent (Q1 2021):

€65/sqm/month

Prime Yield (Q1 2021):

5.75%

RESIDENTIAL*



Houses sold in 2020:

27,519

2014-2019 Growth:

+118%

Average New Porto City:

€2,440/sqm

2017-2020 Growth:

+46%

Average new prime location:

€4,200/sqm

2017-2020 Growth:

+77%

Houses rented in 2020:

13,874

Y-o-Y Change:

+11%

Average house rent:

€6.10/sqm/month

2017-2020 Growth:

+34%

First large size co-living scheme

208

units Smart Studios opening in 2022

Prime Yield (Q1 2021):

4.50%

*considers PMA (Porto Metropolitan Area)



TOURISM



Overnight stays 2019:

4,587,237

Growth 2014-2019

+80%

Share of foreign tourists:

83%

Major markets:

Spain, Brazil, France

Hotel RevPAR 2019:

€74

RevPAR growth 2014-2019:

+90%

Prime Yield (Q1 2021):

5.50%

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