

# REAL ESTATE AND ECONOMIC OPPORTUNITIES



Northwest gate  
Chamrousse connected mountain park resort  
South industrial park  
Grandalpe



MIPIM 2023 - Stand Partners



grenoblealpes.fr  
#GrenobleAlpes #pionnier #greengrenoble2022



## NORTHWEST GATE, THE FUTURE CITY LAB

Grenoble, Fontaine, Sassenage, Saint-Martin-le-Vinoux

With sustainability and innovation at its core, the Northwest Gate zone is home to a vast scientific campus, an outdoor wilderness and recreation area, and a collection of modern and sustainable real estate developments dedicated to innovative companies and urban living.

- Home to Grenoble's GIANT innovation campus (10,000 researchers, 10,000 students, major research facilities)
- Major international corporations: STMicroelectronics, Schneider Electric, Blomérieux, Air Liquide, GEG, Siemens, Corus, Xenocs, etc.
- Direct access from Lyon (1hr): A480, Grenoble railway station, Saint Exupéry shuttle bus

### WHAT'S NEXT?

- 2020 > 2030:** project timeline
- 2023:** promoter-investor consultation: residential and office real estate
- 2025:** new urban cable car opens

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## SOUTH INDUSTRIAL PARK

Le Pont de Claix, Champagnier, Jarrie

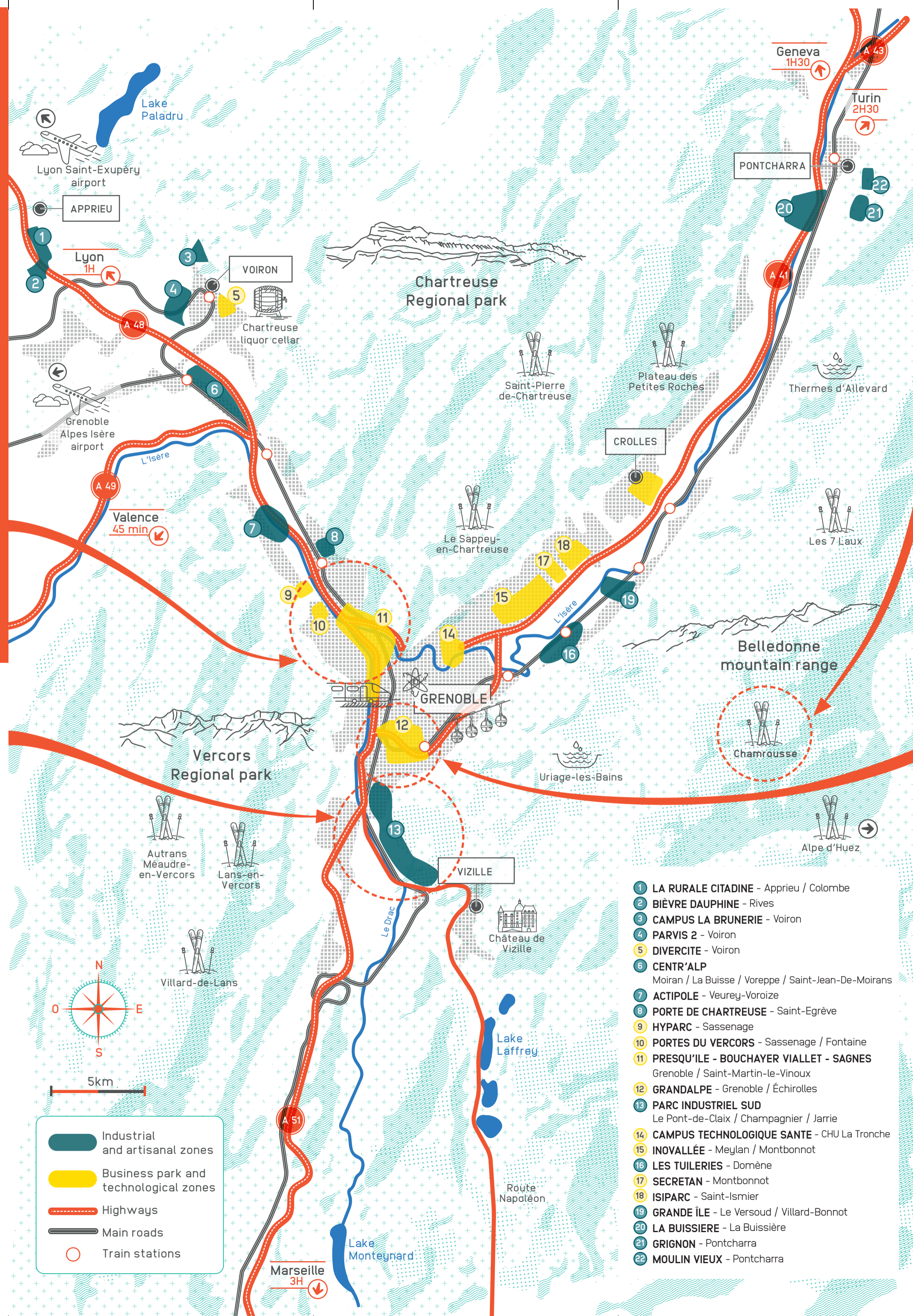
Built in the spirit of industrial ecology and sustainability, South Industrial Park is a collection of industrial sites dedicated to specific sectors with extensive infrastructure needs, offering an integrated network of mutualized resources (hydrogen, energy, etc.) designed to lessen the zone's environmental impacts.

- 250 ha dedicated to industry and manufacturing
- Sectors: energy, mechanics, chemicals/ environment, process engineering, etc.
- An industrial and institutional ecosystem with shared services and resources (energy, H2, etc.)
- Major international corporations: Vencorex, Air Liquide, Novacid, Solvay, Suez, Extractive, Arkema, Framatome, RSA le Rubis, Engie Axima, Becton-Dickinson, OxyShop, Avery Dennison, GLD, CICOris, TSM, SDCEM

### WHAT'S NEXT?

- 2020 > 2030:** project timeline
- 2023:** 9 ha newly available for chemistry and environment industry
- 2026-2030:** 8 ha newly available for industry ; 2,5 ha for innovative and industrial company

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- 1 LA RURALE CITADINE - Apprieu / Colombe
- 2 BIÈVRE DAUPHINE - Rives
- 3 CAMPUS LA BRUNERIE - Voiron
- 4 PARVIS 2 - Voiron
- 5 DIVERCITE - Voiron
- 6 CENTR'ALP  
Moiron / La Buisse / Voreppe / Saint-Jean-De-Moirans
- 7 ACTIPOLE - Veurey-Voroize
- 8 PORTE DE CHARTREUSE - Saint-Egrève
- 9 HYPARC - Sassenage
- 10 PORTES DU VERCORS - Sassenage / Fontaine
- 11 PRESQU'ÎLE - BOUCHAYER VIALLET - SAGNES  
Grenoble / Saint-Martin-le-Vinoux
- 12 GRANDALPE - Grenoble / Échirolles
- 13 PARC INDUSTRIEL SUD  
Le Pont-de-Claix / Champagnier / Jarrie
- 14 CAMPUS TECHNOLOGIQUE SANTE - CHU La Tronche
- 15 INOVALLÉE - Meylan / Montbonnot
- 16 LES TUILERIES - Domène
- 17 SECRETAN - Montbonnot
- 18 ISIPARC - Saint-Ismier
- 19 GRANDE ÎLE - Le Versoud / Villard-Bonnot
- 20 LA BUISSIÈRE - La Buisserie
- 21 GRIGNON - Pontcharra
- 22 MOULIN VIEUX - Pontcharra



## CHAMROUSSE CONNECTED MOUNTAIN PARK RESORT

Chamrousse

The Chamrousse Connected Mountain Park Resort intends to create a 100% green, innovative city centre. Located 30 minutes from the Grenoble city centre, and 90 minutes from Lyon, Chamrousse is the "historic" ski resort from the 1968 Olympics. It offers a 400 Ha mountain resort for hiking, biking, skiing (alpine and nordic), with ski runs and accessible off-piste skiing, suitable for all levels and styles. The Chamrousse Connected Mountain Park & Resort project aims to create a cutting-edge Four-Season, Smart Mountain Resort destination for tourism, city-breaks and conferences.

### WHAT'S NEXT ?

2023 > 2030: project timeline  
Surface of development: 63 000 m² including 45 000 m² dedicated to accommodations, hotels and tourist residences.

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## GRANDALPE

Grenoble, Échirolles, Eybens

An ambitious urban renewal project transforming a formerly underexploited zone, the GrandAlpe development project promises new and extensive economic opportunities for a broad range of activities, including professional space, residential neighborhoods, shops and more, as well as easy access to the area from all of Grenoble's major highways.

- An 400 ha area of projects
- €650 million in public and private investment by 2030
- 30,000 inhabitants, 70 hectares of green areas, 13 university facilities
- Major corporations : Caterpillar, ARAYmond, Atos, Schneider Electric, GE hydro, Mc Phy, Petzl.

### WHAT'S NEXT?

2020 > 2035: project timeline  
2024: 6,2 ha newly available for industry  
2022-2027: Eco-district Connexions : 22 000 m² offices, 3 800 m² hotel, 2 000 m² retails and services

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# GET AHEAD

44,400 companies



2<sup>nd</sup> largest manufacturing sector in France: 16%

300,000 jobs

2<sup>nd</sup> MOST QUALIFIED INDUSTRIAL WORKFORCE IN FRANCE (48% OF "QUALIFIED" POSITIONS WITHIN THE INDUSTRIAL WORKFORCE : MANAGERS, ENGINEERS, SUPERVISORS AND QUALIFIED TECHNICIANS)

32 ESTABLISHED INDUSTRY LEADERS:

- 6000 - 7000 employees : STMICROELECTRONICS
- 5000 - 6000 employees : SCHNEIDER ELECTRIC
- 1500 - 2000 employees : BD / ORANGE
- 1000 - 1500 employees : AIR LIQUIDE / ARAYMOND / CATERPILLAR / LYNRED / SOITEC
- 500 - 1000 employees : ATOS / CAP GEMINI / GE HYDRO / HARDIS GROUPE / HP FRANCE / ROCHE DIAGNOSTICS / ROLLS ROYCE CIVIL NUCLEAR
- 250 - 500 employees : ARKEMA / ARTELIA / AVERY DENNISON / CGI FRANCE / ECONOCOM / ECM TECHNOLOGIES / HEWLETT PACKARD CENTRE DE COMPÉTENCES / MINITUBES / POMA / RADIALL / ROSSIGNOL / TELEDYNE E2V / TEISSEIRE / TRIKELL / VENCOREX

166 business parks and commercial zones

4,000 ha of space dedicated to businesses

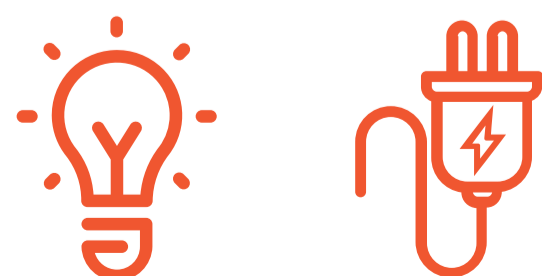
130 HA CREATION OF INDUSTRIAL ESTATES

68 000 m<sup>2</sup> office space take up in 2021

160 M€ of investment in commercial real estate

Over 250 000 m<sup>2</sup> of identified service sector projects

SECTOR OF EXPERTISE: DIGITAL TECHNOLOGIES, ENERGY, HEALTH AND MEDICAL TECHNOLOGIES, CHEMISTRY, MECHANICS AND METALLURGY, TOURISM, SPORT AND LEISURE ACTIVITIES



# GET INVENTIVE



40 % OF INDUSTRY-SECTOR EMPLOYEES WORK FOR A FOREIGN ENTITY



IN THE ALPS

5 clusters: Minalogic, Axelera, Tenerrdis, LyonBiopole, Cimes



# GET CURIOUS



700,000 inhabitants in the metropolitan area

180 different nationalities

29% of the workforce commutes by bike or on foot

#1 Metropolitan area in France for tap water quality

17% OF ENERGY CONSUMED IS LOCAL AND RENEWABLE (HYDROELECTRICITY, BIOMASS, HEATING NETWORK)

50% of buses run on natural city gas

90% of garbage collected is valorized

450 KM OF BIKE LANES



#1 most "bikeable" French city (INSEE 2021)

#1 IN FRANCE FOR ITS CONCENTRATION OF R&D JOBS : 8,6%

## Multidisciplinary Institute in Artificial Intelligence (MIAI) Grenoble Alpes:

Specialized in next stage AI: AI for human beings and the environment

€1,8 BILLION RAISED BY LOCAL STARTUPS SINCE 2000

Over 600 startups created since 2000

23,000 public and private researchers

UNIVERSITÉ GRENOBLE ALPES AMONG THE WORLD'S TOP 100 UNIVERSITIES (SHANGHAI 2020)

63,000 students (15% international)

3,500 PhD students (45% international)

## 5 major European reseach facilities:

European Synchrotron Radiation Facility (ESRF) / Institut Laue Langevin (ILL) / European Molecular Biology Laboratory (EMBL) / French National High Magnetic Field Laboratory (LNCFM) / Structural Biology Institute (IBS)

#1 FOR THE PROPORTION OF PATENTS PER INHABITANT (7.1 PATENTS PER 10,000 INHABITANTS)



# GET INSPIRED



# GET CREATIVE

4 mountain ranges: Vercors, Chartreuse, Belledonne and Taillefer

2,025 km of hiking trails

11 lakes

20 SKI RESORTS INCLUDING: CHAMROUSSE, LES 7 LAUX, VILLARD DE LANS, ALPE D'HUEZ, LES 2 ALPES...



1<sup>ST</sup> URBAN AREA IN FRANCE TO ADOPT A CLIMATE PLAN (2005)

27 MUNICIPALITIES IN THE METROPOLITAN AREA HAVE ADOPTED A LOW-EMISSION ZONE



Generalized 30km/h urban speed limit, the "Crit'air sticker" initiative bans the highest polluting vehicles from the city

## GREENHOUSE GAS EMISSIONS

-25% between 2005 and 2016

Objective 2030 : -50%

## FINE PARTICLES (PM<sub>10</sub>)

-25% PM<sub>10</sub> between 2005 and 2016

Objective 2030 : -68%

## GRENOBLE REWARDED

FOR ITS POLICY ON SOCIAL AND ENVIRONMENTAL TRANSITIONS



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## Coupe Icare

The world's largest paragliding festival



## Les Brûleurs de Loups

French national champions in ice hockey

## CITY OF ART AND HISTORY

## 27 MUSEUMS

INCLUDING THE GRENOBLE MUSEUM OF ART, ONE OF EUROPE'S MOST PRESTIGIOUS

5,000 hotel rooms

1,300,000 nights / year of booked hotel rooms



3<sup>rd</sup> best Street Art destination in Europe (Forbes 2023)



# GET WILD