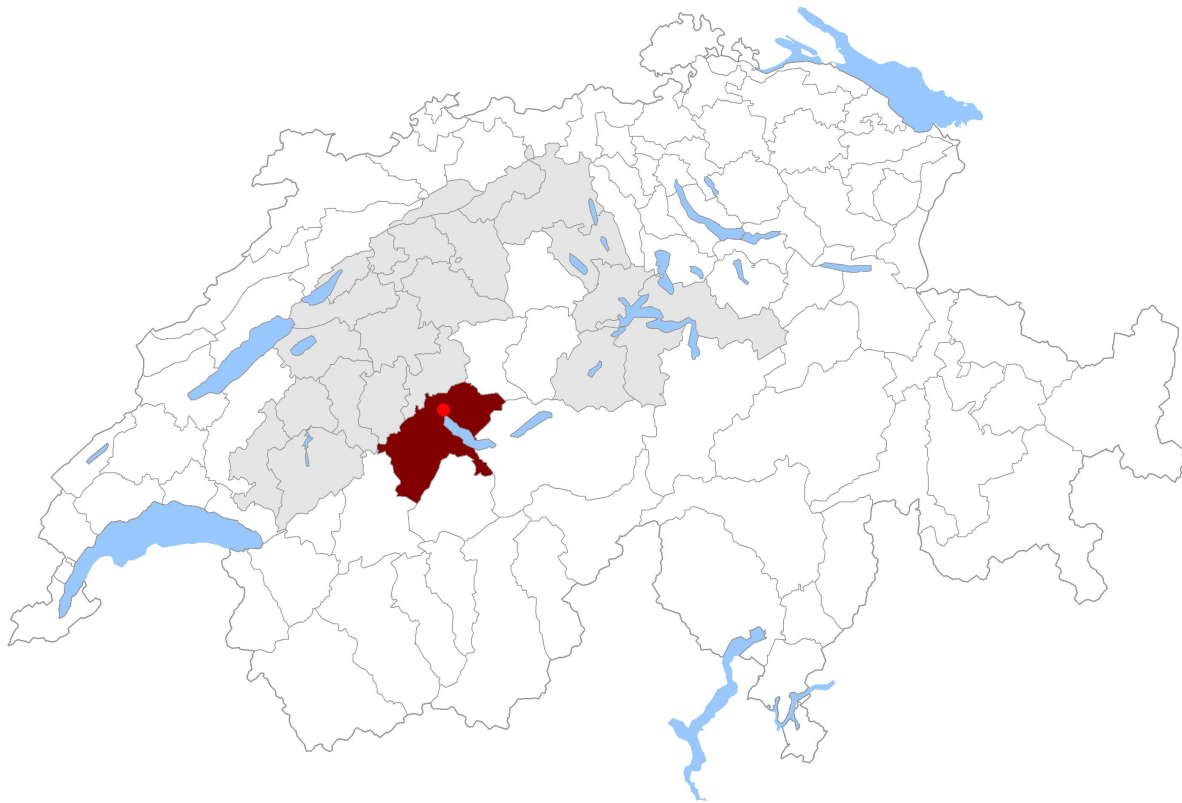
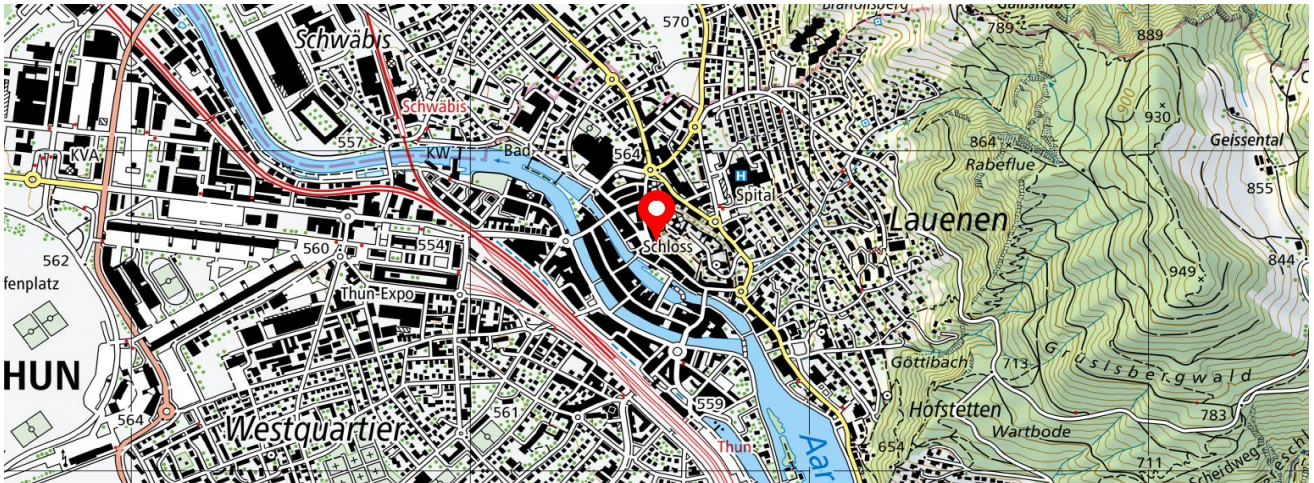


Location	City District	Thun (BFS: 942) Altstadt (FPRE: CH-02-000029)
	Agglomeration BFS Commune type BFS Canton MS region FPRE region Spatial type FPRE	Thun Core city of a medium-sized agglomeration Bern Thun Espace Mittelland Other agglomerations



Topics	<ul style="list-style-type: none"> <li>1 Micro-location – Overview</li> <li>2 Micro-location – Indicators housing</li> <li>3 Micro-location – Indicators office</li> <li>4 Micro-location – Indicators retail</li> </ul>
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### Location of the property



Source: Swisstopo.

### Micro-location description

The address Obere Hauptgasse 1 in the district Altstadt, in the city of Thun is according to FPRE's micro-location rating a good location for residential real estate (3.9 out of 5.0), an excellent location for office space (4.8 out of 5.0) and a very good location for retail space (4.5 out of 5.0).

The location has average sun exposure and has a view on green areas. It is on level ground, the incline being between 0.0 and 3.0 degrees.

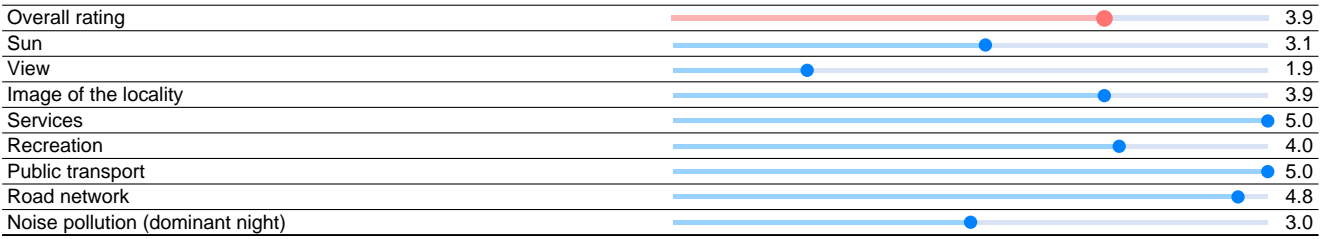
The local image for residential use is very good. The image for office use is excellent. The image for retail use is very good. The location is in a mixed zone. The immediate surrounding is dominated by old buildings. Most buildings were built before 1920. In close proximity (considering a 150 meters radius) most represented are young persons with 38%. Followed by middle-aged persons with 30%, elderly persons with 26% and children with 6%. According to the demand-segments (FPRE & sotomo), the upper class with 47% (39% in the city district) the dominating social segment in the vicinity, with 36% follows the lower class and with 17% the middle class. The dominating phase of life (FPRE & sotomo) is represented by middle-aged single person households.

Within 300 meters, there are 10 food retailers. The closest food retailer is unknown and is around 55 meters away. The next shopping center is 0.3 kilometers away. In walking distance, there are 9 service provider(s) (bank, post office, etc.) and 59 restaurants. Leisure facilities are in walking distance. Recreational areas are in immediate proximity. The closest water body is a river, which is around 75 meters away. The nearest forest lies at a distance of 725 meters.

The location has excellent connections to the public transportation network and excellent connections to the road network. The next public transportation stop is 141 meters away. The public transportation quality class on site is A (very well connected). The next motorway entrance is located at 2.6 kilometers.

The location is slightly noisy. The noise pollution from cars is 60 during the day and 43 decibels during the night. There is no aircraft noise pollution.

## Micro-location rating of rented apartments



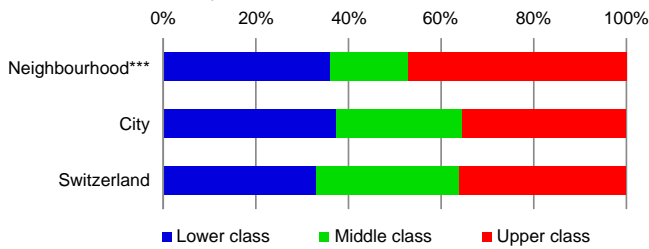
Note: 1 = worst grade, 5 = best grade

## Information on the micro-location

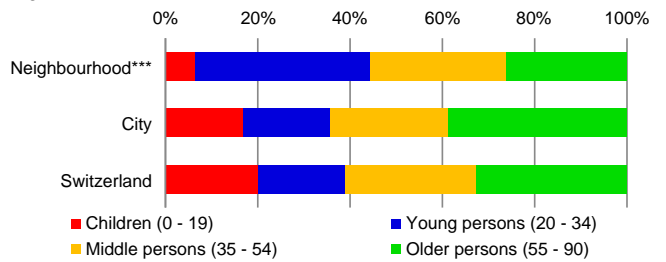
### Image of the locality\*

Dom. residential segment	Urban elite	Number of households within one hectare	49
Dominant life phase	Middle-aged single	Dominant building period**	<1919
		Share of dominant building period**	76.9%

### Share of households by social class



### Age structure



### Microcentricity

Number of restaurants*	59
Number of food retailers*	10
Type of nearest food retailer	unknown
Number of services* (bank, post office etc.)	9
Distance to the nearest shopping center (m)	250

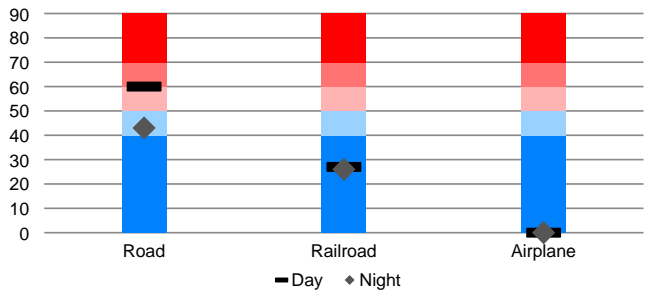
### Recreation

Number of recreational facilities*	68
Distance to the nearest river (m)	75
Distance to the nearest lake (m)	1'600
Distance to the nearest forest (m)	750

### Traffic

Public transport groups	A: very good access
Distance to the nearest public transport stop (m)	150
Distance to the nearest IC station (m)	500
Number of road network links*	80
Distance to the nearest freeway junction (m)	2'600

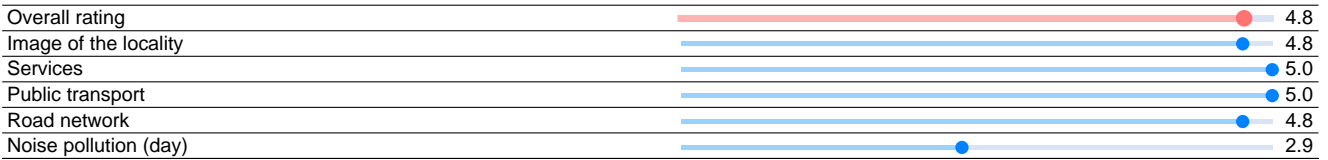
### Noise pollution (dbA)



\* within 300m, \*\* within 100m, \*\*\* in the surrounding 9 hectares.

Sources: ARE (2024), BAFU (2015), BAZL (2020), FPPE (2024), FPPE (1st quarter 2025), GWS (2022), OSM (2022), STATPOP (2022), swisstopo (2024).

## Micro-location rating of offices



Note: 1 = worst grade, 5 = best grade

## Information on the micro-location

### Image of the locality

Number of FTE within 300m	3'065
Representative central location office?	No
Service focus?	Yes

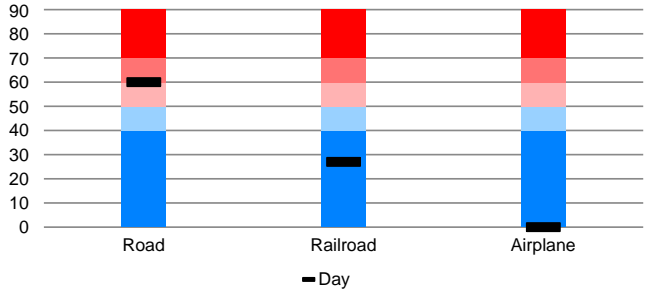
### Microcentricity

Number of restaurants*	59
Number of food retailers*	10
Type of nearest food retailer	unknown
Number of services* (bank, post office etc.)	9

### Traffic

Public transport groups	A: very good access
Distance to the nearest public transport stop (m)	150
Distance to the nearest IC station (m)	500
Number of road network links*	80
Distance to the nearest freeway junction (m)	2'600

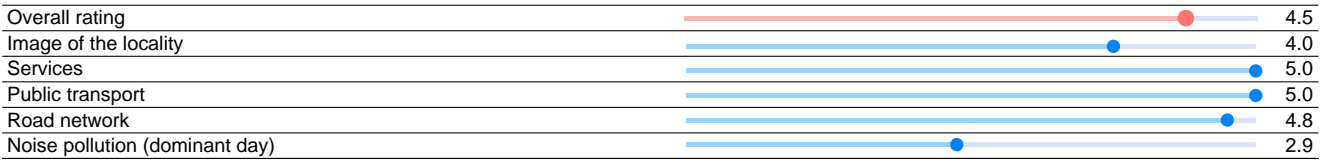
### Noise pollution (dbA)



\* within 300m.

Sources: ARE (2024), BAFU (2015), BAZL (2020), FPRE (2024), FPRE (1st quarter 2025), OSM (2022), STATENT (2021), STATPOP (2022), swisstopo (2024).

### Micro-location of retail



Note: 1 = worst grade, 5 = best grade

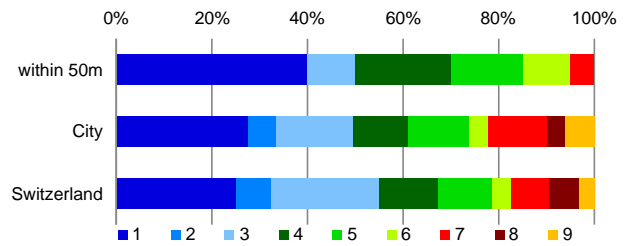
### Information on the micro-location

#### Image of the locality

Number of households within one hectare	49
Number of FTE within 300m	3'065
Representative central location sales?	No
Shopping focus?	Yes

Segm. of demand in the retail property market*	Number	Share
1 Service purveyors	8	40.0%
2 Out-of-town shopping	0	0.0%
3 Neighbourhood shops	2	10.0%
4 Specialist retailers	4	20.0%
5 Location generalists	3	15.0%
6 Traditional retailers	2	10.0%
7 Retail chain stores	1	5.0%
8 Retail warehouses	0	0.0%
9 Department stores	0	0.0%

#### Distribution of demand segments



Note: Numbers correspond to segmentation of demand in the retail property market.

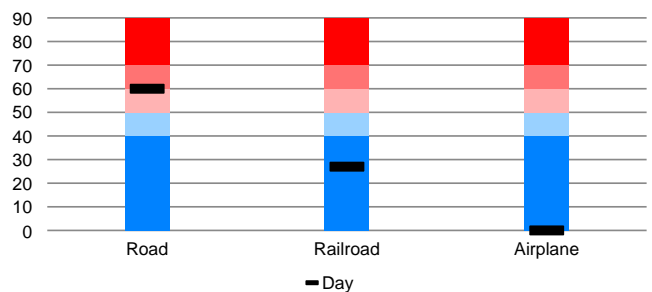
#### Microcentricity

Number of restaurants**	59
Number of food retailers**	10
Type of nearest food retailer	unknown
Number of services** (bank, post office etc.)	9
Distance to the nearest shopping center (m)	250

#### Traffic

Public transport groups	A: very good access
Distance to the nearest public transport stop (m)	150
Distance to the nearest IC station (m)	500
Number of road network links**	80
Distance to the nearest freeway junction (m)	2'600

#### Noise pollution (dbA)



\* within 50m, \*\* within 300m.

Sources: ARE (2024), BAFU (2015), BAZL (2020), FPRE (2024), FPRE (1st quarter 2025), OSM (2022), STATENT (2021), STATPOP (2022).

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The location analysis combines macro and micro location data as well as inventory ratings for every address in Switzerland in a clear form. Specific analyses are available for each of the usage types residential, office, retail and commercial/industrial. These can be played out completely or conveniently restricted to individual types of use at the touch of a button. The location analysis can be purchased individually from Fahrländer Partner AG Raumentwicklung or licensed as a flat rate.

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<https://en.fpre.ch/tools/imbas/standortanalyse/>

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