

# Report on Prominent Retail Malls – Riyadh City

2023



# Catchment of Various Malls and Overlaps

- The study focuses on 16 prominent retail properties in Riyadh.
- Catchment circles are drawn based on the Gross Leasable Areas (GLAs) of each mall.
- There are four large malls – Granada Center Mall, Riyadh Park, Al Nakheel Mall and Panorama Mall are large malls in around 75,000 m<sup>2</sup> to 100,000 m<sup>2</sup> GLA bracket.
- Thus, these have similar size catchment circles.



# Max. 40% Population of Riyadh is Covered by Prime Malls

The same information about population coverage is presented in Table 1 here:

- The Granada Center Mall covers 40.5% of the population.
- Al Nakheel Mall covers 35% of the population followed by Riyadh Park Mall with 32.1% coverage.
- After the three large malls, there are four malls that have around 20% to 27% population coverage catchments.

Sr.	Mall Name	Catchment Total Population	% of Riyadh City Population
1	Granada Center Mall	3,275,662	40.5%
2	Al Nakheel	2,836,155	35.0%
3	Riyadh Park Mall	2,602,030	32.1%
4	Riyadh Front Mall	2,161,591	26.7%
5	Panorama Mall	2,089,154	25.8%
6	Al Hamra	1,620,585	20.0%
7	U Walk Mall	1,529,562	18.9%
8	Riyadh Gallery Mall	637,596	7.9%
9	Kingdom Centre Mall	505,673	6.2%
10	Mode Mall	275,751	3.4%
11	Riyadh Avenue Mall	206,882	2.6%
12	The Zone Mall	143,874	1.8%
13	Esplanade Mall	116,222	1.4%
14	Boulevard Mall	68,461	0.8%
15	Centria Mall	23,063	0.3%
16	Localizer Mall	12,065	0.1%

# Granada Center Mall Catchment has 23.8% Captive Population

If one is to estimate the captive population of various malls i.e. the population that is exclusively part of a given mall's catchment; it is presented in Table 2 here:

- The Granada Center Mall has the highest share of captive population of Riyadh City with 23.8%.
- Panorama Mall has 16.7% of total Kuwait population as captive population followed by Al Nakheel Mall with 13.8%.

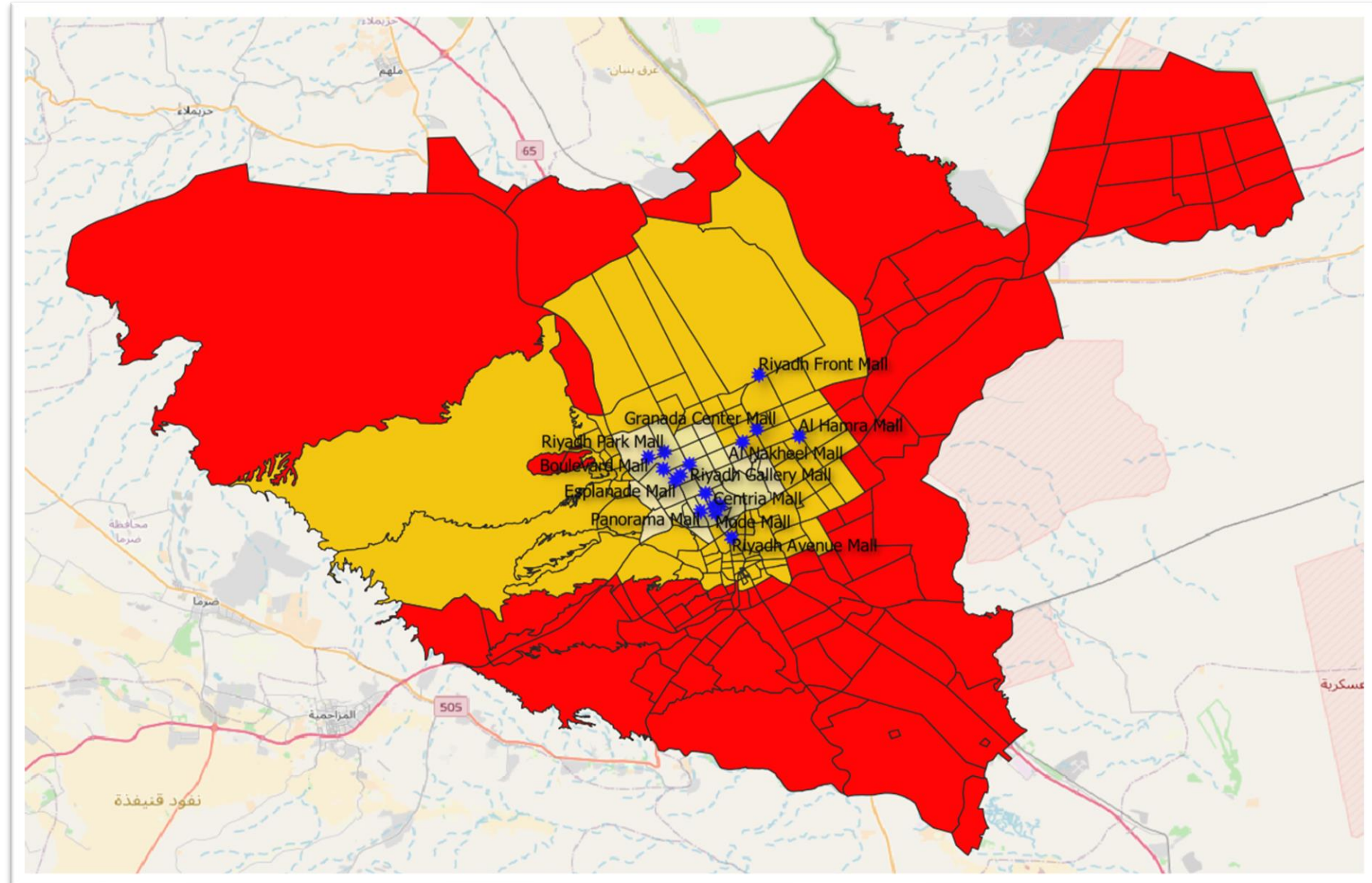
**Table 2: Captive Riyadh City Population of Various Malls**

Sr.	Mall Name	Captive Catchment Population	% of Riyadh City Population
1	Granada Center Mall	884,631	23.8%
2	Panorama Mall	618,293	16.7%
3	Al Nakheel	511,548	13.8%
4	Riyadh Park Mall	500,314	13.5%
5	Riyadh Front Mall	401,266	10.8%
6	Al Hamra	308,554	8.3%
7	U Walk Mall	245,627	6.6%
8	Riyadh Gallery Mall	76,005	2.0%
9	Kingdom Centre Mall	65,526	1.8%
10	Mode Mall	33,207	0.9%
11	Riyadh Avenue Mall	30,828	0.8%
12	The Zone Mall	13,531	0.4%
13	Esplanade Mall	10,864	0.3%
14	Boulevard Mall	6,512	0.2%
15	Centria Mall	1,883	0.1%
16	Localizer Mall	923	0.02%

# Districts with the Most and the Least Mall Catchments Overlap

The heat map here is quite remarkable:

- The districts on the middle of Riyadh are well covered by several malls.
- However, the districts on the periphery are not covered by any of these prime malls. These are shown in deep red color.
- We note that many of these districts have large population; albeit at lower socio-economic profile.
- Most of these peripheral districts have smaller retail properties but no large size properties cover the periphery.



# Riyadh Park Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Parcel No 418, Riyadh Park Mall, Alamir Mohamed Ibn Saad Ibn Abdelaziz Road, Al Aqeeq, Al Shimal

139,118 m2

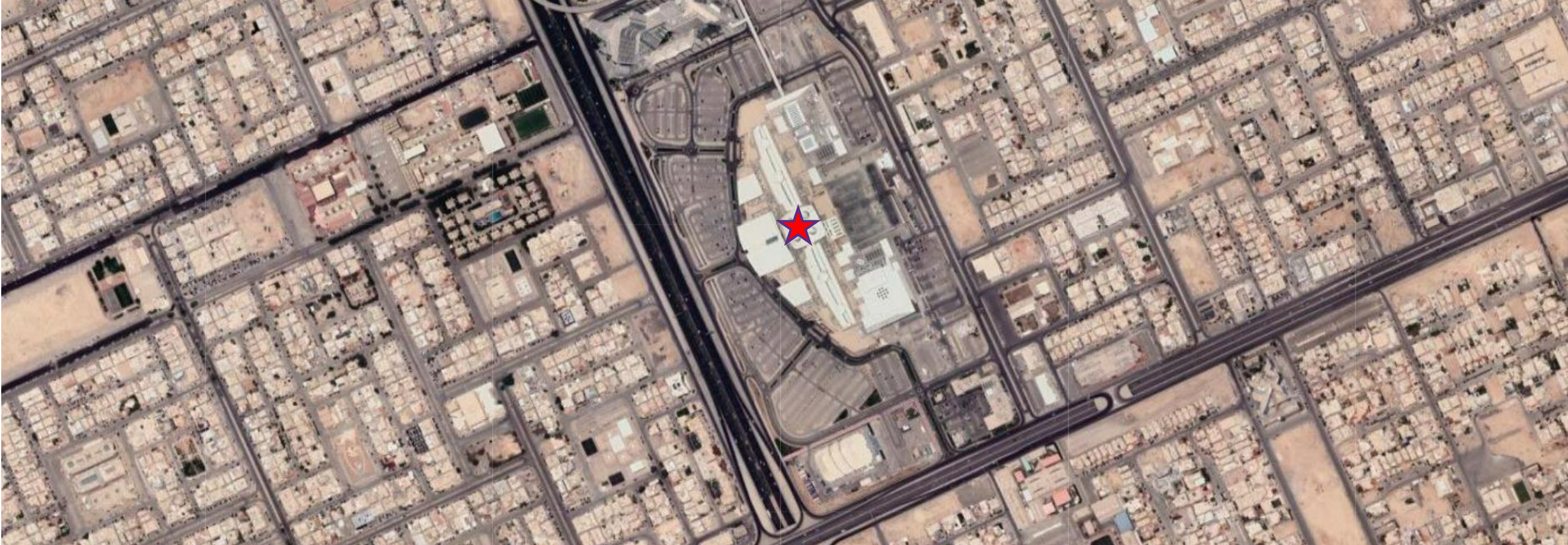


2,500

241,220 m2

105,290 m2

# Granada Center Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Granada Center Mall,  
Damman, Ash Shohda,  
Ar Rawdah

421,330 m2

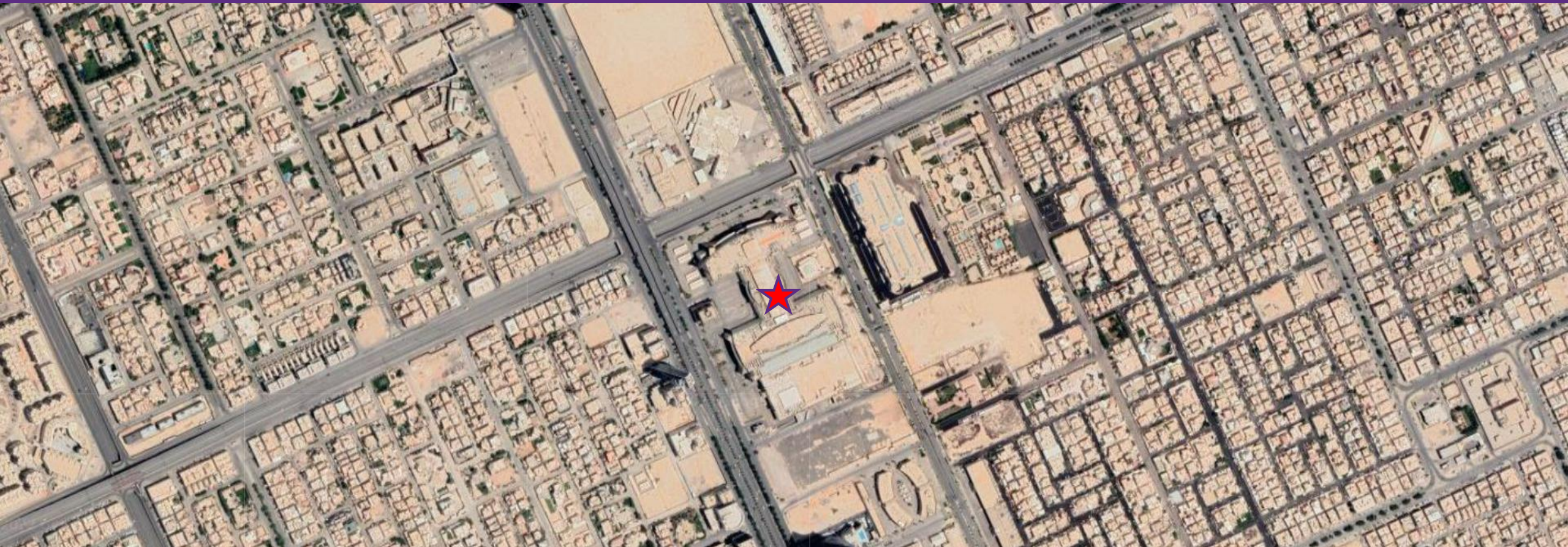


3,900

318,064 m2

102,080 m2

# Riyadh Gallery Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Riyadh Gallery Mall,  
Olaya Road, King Fahd,  
Al Olaya, Riyadh

136,203 m<sup>2</sup>



1,400

166,568 m<sup>2</sup>

93,123 m<sup>2</sup>



# Al Nakheel Mall – Birds Eye View



Address



Parcel No 2, Al Nakheel Mall,  
Othman Bin Affan Road, Abi  
Sofian Ibn Harb, Mugharazat, Al  
Olaya, Riyadh

Land Area

238,769 m2

Parking



3,000

Total Built-up Area

299,448 m2

Gross Leasable Area

81,322 m2

# Panaroma Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Panaroma Mall, Al Thakassusi  
Road, North Al Mathar, Al  
Mathar, Riyadh

139,522 m2

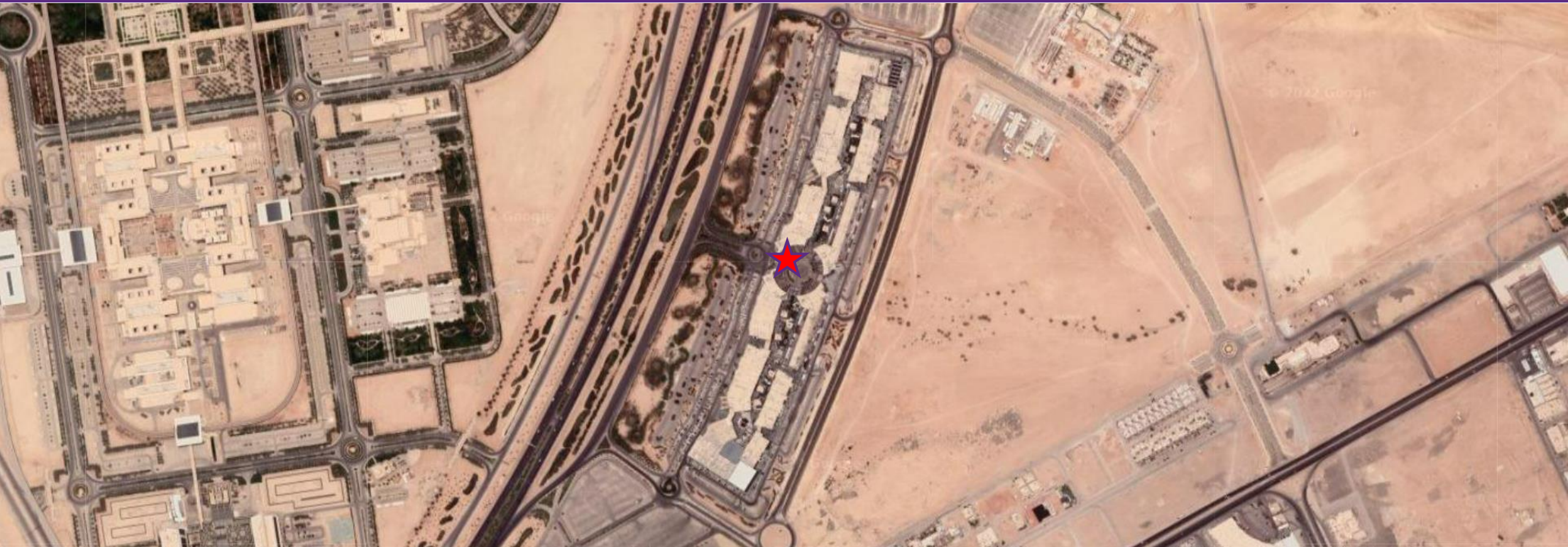


1,600

357,418 m2

75,620 m2

# Riyadh Front Mall – Birds Eye View



Address



Riyadh Front Mall, Al Wadi Al Aala Street, King Khalid International Airport, Riyadh

Land Area

328,684m2

Parking



6,000+

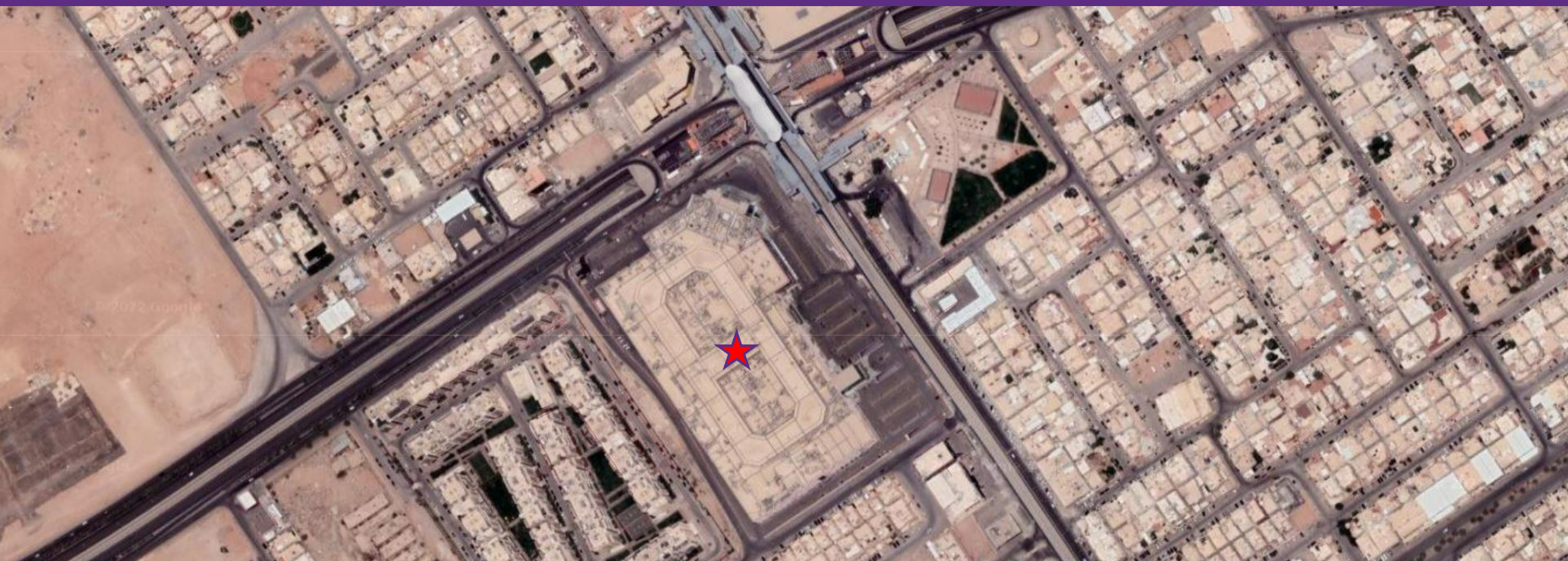
Total Built-up Area

172,561 m2

Gross Leasable Area

62,137 m2

# Al Hamra Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Parcel No. 43, Al Hamra Mall, King  
Abdullah Rd, King Faisal, Al Rawdah,  
Riyadh

76,432 m2

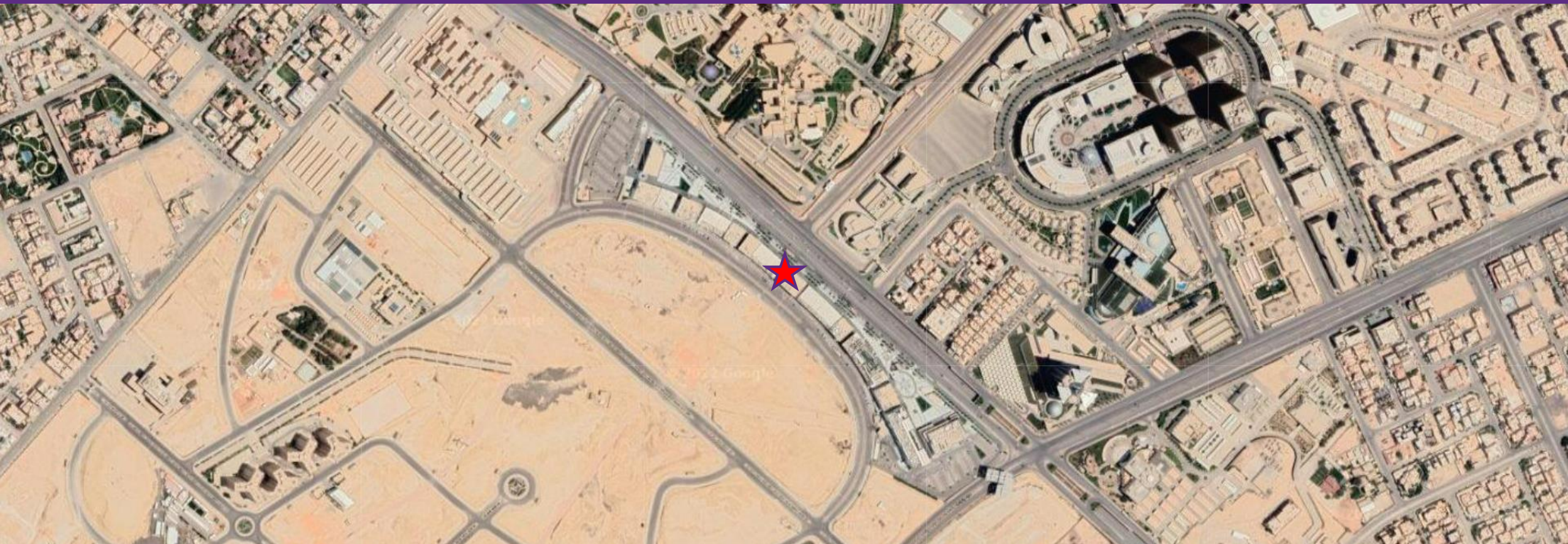


1.500

100,791 m2

59,074 m2

# U Walk Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



U Walk Mall, Turki Al Awal Ibin  
Abdelaziz Road, King Saud  
University, Al Mathar

135,034 m<sup>2</sup>

**P** 1,500

121,330 m<sup>2</sup>

51,817 m<sup>2</sup>

# Kingdom Centre Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Kingdom Centre Mall, Al Urubah,  
Al Olaya, Riyadh

93,933 m<sup>2</sup>

 2,000

109,686 m<sup>2</sup>

42,546 m<sup>2</sup>

# Mode Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Parcel No 567, Mode Mall, Al Olaya, Al Olaya, Riyadh

68,160 m2

 1,200

70,548 m2

36,332 m2

# Riyadh Avenue Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Parcel No 101, Riyadh Avenue Mall,  
Al Balsam Lane, Prince Abdulaziz  
Ibn Messad Ibn Jalawi, Al Muraba,  
Al Malaz, Riyadh

30,096 m2

 1,500

42,252 m2

26,561 m2



# The Zone Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Parcel No 3211, The Zone Mall, Al Takhassusi Road, Al Muhammadiyah, Al Mathar, Riyadh

47,230 m2

 1,000

55,048 m2

23,457 m2

# Centria Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Parcel No 596, Centria Mall,  
Olaya Road, Al Olaya, Riyadh

9,525 m2



500

23,733 m2

13,705 m2

# Localizer Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Localizer Mall, Tahliya Street,  
Prince Mohammed Bin  
Abdulaziz Rd, Al Olaya, Riyadh

29,474 m2

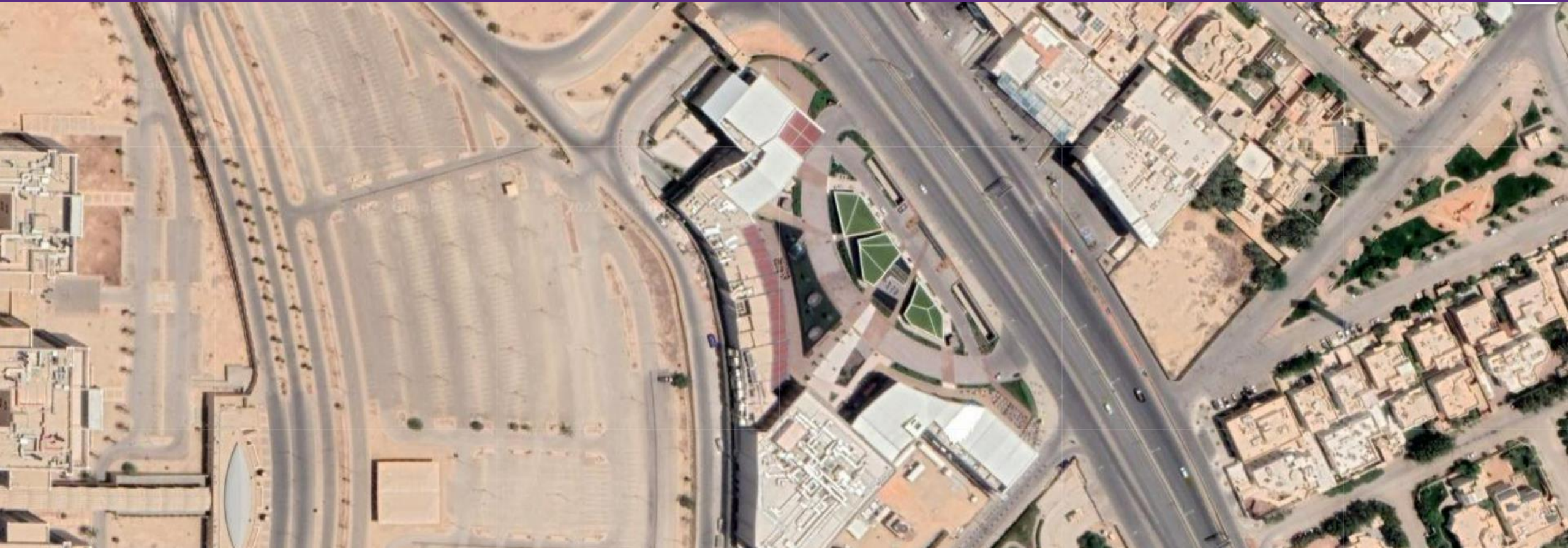


900

17,720 m2

9,970 m2

# Esplanade Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Esplanade Mall, Turki Al Awal Ibin  
Abdelaziz Road, King Saud  
University, Al Mathar Riyadh

44,083 m2



800

85,811 m2

17,446 m2

# Boulevard Mall – Birds Eye View



Address

Land Area

Parking

Total Built-up Area

Gross Leasable Area



Boulevard Mall, Mohammed Bin Meehayzi'E lane, ñAbdullaziz Ibn Ali Ibn Nashwan Street, Hiteen, Al Shimal, Riyadh

21,739 m2



600

27,275 m2

8,124 m2