

VADODARA RETAIL REAL ESTATE - JUNE 2009

ASIA RETAIL

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Market Summary

- Vadodara has around 4 operational malls and one is just proposed. No supply is expected to add in retail space in this year.
- There is no huge mall in Vadodara all are more or less like a shopping arcade.
- The Average occupancy of the mall is around 65 – 70 %.
- The average Lease Rental is between Rs. 60 – 110 per sq.ft depending on the floors.
- Big Bazaar, Fame, Globus are the Anchor Clients.
- Only one Mall has a multiplex, others don't have a multiplex.

Malls

- **Vadodara Central Mall**
 - Vadodara Central Mall is operational since last 2 ½ years and has an area of 1 lac sq.ft.
 - Occupancy Rate is 100 %.
 - It is operational on Lease and Margin basis.
 - There are no Multiplex and Anchor Clients as such as it is more of a shopping Arcade rather than a mall.
- **M Cube The Mall**
 - M Cube Mall is operational since last 2 years.
 - Area of the mall is around 50,000 sq.ft and has some vacancy on the second floor.
 - There are no Multiplex and Anchor Clients present

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- **Centre Square Mall**
 - Centre Square Mall is operational since June 2008.
 - Occupancy Rate is around 60 %.

- **Treasure Island**
 - Treasure Island is only proposed and not yet started with the construction.

- **7 Seas Mall**
 - 7 Seas Mall is a 200,000 sq.ft area and is operational since 9 months.
 - The occupancy is around 70 %.
 - The Lease Rental is between Rs. 60 – 110 per sq.ft area.
 - Big Bazaar, Fame and Globus are the Anchor Clients.
 - Brands like Spykar, Planet M, Belmonte, Archies and others are also present.

Lease Rental

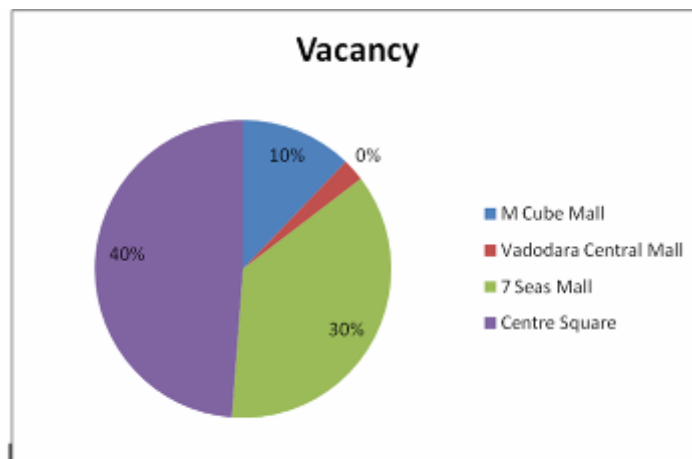
Floor	Lease Rental (Rs. per sq.ft)
Ground	110
First	80
Second	60

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Vacancy



Significant Upcoming Mall

Project	Area (sq.ft)	Status
Treasure Island	-	Proposed

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