



JOHANNESBURG

Cushman & Wakefield

Global Cities Retail Guide

Johannesburg is one of the dominant African cities with a well established retail market. It is the largest city with a diverse and multi-cultural population of some 10 million people. It is the most affluent city in South Africa and, without doubt, an economic powerhouse in Africa, as well as the economic and financial hub of South Africa.

Johannesburg is a booming, happening city and the emphasis is on wealth creation, whether in business or on the streets. It has been doing so since its beginnings when the world's richest gold fields were discovered in Johannesburg during the 1880s.

The Sandton area is one of the most affluent in Johannesburg and covers approximately 156 sqkm. Due to a shortage of available land, the trend is to build skywards. It houses the flagship station of the Gautrain rapid rail link and has direct connections to OR Tambo airport and inner city commuter services from Pretoria and through Rosebank to Park Station Johannesburg. Sandton City recently received a R1.77 billion upgrade. This makes it one of the places to see and be seen. Much of Johannesburg's tourism is centered on Sandton which has a string of 5-star hotels.

To the first-time visitor Johannesburg, from a retail perspective shopping malls are the most prevalent form of retail and the city boasts a number of malls each measuring in excess of 100,000 sqm. Sandton is the largest retail hub in Johannesburg, and is also the most prestigious.



JOHANNESBURG

KEY RETAIL STREETS & AREAS

SANDTON CITY

Sandton City has a GLA of 158,000 sqm making it the biggest mall in South Africa. It has some 300 retailers including Edgars, Checkers Hyer and Woolworths department stores. Other international retailers include Mango, Levi's, G-Star Raw, Swarovski, Crabtree & Evelyn, Timberland, Tiger of Sweden, Fossil and Mamas & Papas.

HYDE PARK

Hyde Park Corner was the first fully enclosed decentralised shopping centre in South Africa opening in 1969. It has evolved over the years to meet the aspirations of modern high end shopping, is ideally located in the heart of Johannesburg's affluent northern suburbs. The centre's rich legacy and timeless European elegance translates into a light spacious centre that has an old world charm and exclusivity. There are some 130 stores amounting to 27,500 sqm. Retailers such as Burberry, Porsche Design, Thomas Pink and Samsonite are represented.

GREENSTONE

The Greenstone development (75,000 sqm GLA) opened in 2007 to the west of the Edenvale CBD and is situated on the top of Greenstone Hill. It has 150 tenants including Pick 'n Pay, Game, Woolworths, Ster Kinekor, Dischem, Foschini, Mr Price and Pepkor Group of stores, Clicks, Cotton On, Skechers, Sunglass Hut, Bata and The Body Shop.

NICOLWAY BRYANSTON

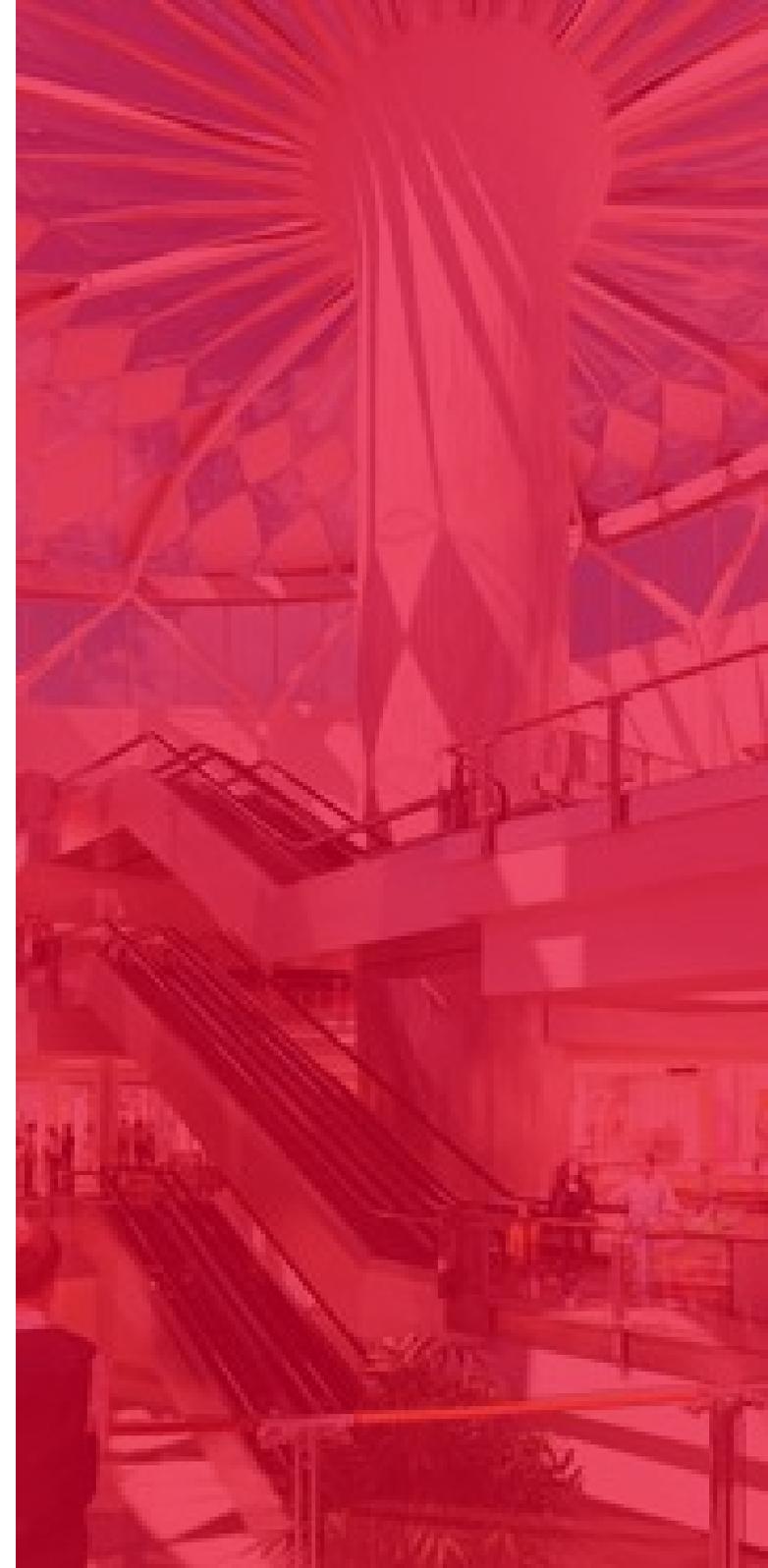
Nicolway features some 86 stores. It has been designed to offer a convenient quality retail experience and a vibrant new tenant mix in an exceptional setting. There are three supermarkets including Checkers, Food Lovers Market and South Africa's first new-concept, Woolworths store.

ROSEBANK

The Mall of Rosebank the powerful magic of Africa is perfectly fused with elegance and sophistication of Europe to create a world of shopping splendour in one of South Africa's leading shopping and entertainment complexes in one of the trendiest business nodes in the country and easily accessible from all major cities in Gauteng. It is convenient for fun seekers, local shoppers and international visitors. The Gautrain station is opposite the Mall. Currently major revamps and extensions are underway and a further 30,000 sqm will be added to the current retail offering by the end of 2014.

THE GLEN

The Glen is the most important shopping centre in Johannesburg South. The Glen Shopping Centre has over 200 stores and an average foot-count of 1.2 million per month. It is anchored by Woolworths, Pick 'n Pay, Game, and many more. A recent R370-million expansion project added a total of 3,700 parking bays, 50 new stores, and introduced a new Home Style centre including retailers such as Hi-Fi Corporation, Incredible Connection, Coricraft and Weatherly's.



JOHANNESBURG

KEY RETAIL STREETS & AREAS

MELROSE ARCH

Melrose Arch's new urban design has created a quality mixture of both in and out-doors residential, commercial, retail and leisure spaces. It has over a 100 boutiques and offers a café culture.

NORTHGATE

Northgate boasts a GLA of 90,000 sqm located conveniently in Northriding for those that reside to the west of Randburg. It has been expanded several times since opening with a Pick & Pay Hyper and a gallery of a few shops to the centre it is today. It includes a Ster Kinekor, Northgate Ice Arena, Woolworths, Edgars and more recently a Lifestyle Centre. There are further plans to link the Lifestyle Centre to the other retail and entertainment space to create a mega mall of some 100,000 sqm.

CLEARWATER

Clearwater mall is located in the rapidly expanding northwestern residential suburbs of Johannesburg. It is a family destination combined with world class shopping, entertainment facilities and several upmarket restaurants. The Mall has a three-legged triangular format with an anchor tenant at each point of the triangle on the lower level. The mall has over 90,000 sqm including Pick 'n Pay, Woolworths, Edgars, Stuttafords, Game, Dischem, KTM Hi-Fi Corporation and Incredible Connection Mega store. Major Fashion tenants include Jenni Button, Baby Phat, Nine West, Forever New, Skechers, Old Khaki and H&T New York. The F&B offer includes KFC, Roman's Pizza, Charnlee's, Juicy Lucy and Ola Milky Lane.

CRESTA

From being a large community centre in the 1970s, Cresta has now emerged into a regional shopping destination currently boasting a GLA of 94,000 sqm. This 35year old "grand dame" of shopping centre culture, has sustained her prominence and survived in an environment that has seen the proliferation of other retail developments in its immediate catchment area as well as over-supply of retail in the Northern area.

FOURWAYS

Fourways is situated in the heart of one of Johannesburg's most prestigious suburbs. The shopping and entertainment centre is some twenty years old. Retailers such as Woolworths, Edgars, Checkers Hyper, Queenspark, Dis-Chem, @ Home & C N A are represented among over 100 shops across a wide variety of sectors. In addition there are a further 20 restaurants, cafes and coffee shops. International retailers include Guess, Levi's, Pandora, Nike, Aldo, Steve Madden and Nine West.

WATERFALL CITY

Waterfall City is the latest up and coming area which encapsulates major businesses such as KPMG, landmark shopping centres such as Mall of Africa and upscale housing complexes. Mall of Africa is the largest mall completed in one phase, and although its size is only 131,000 sqm, it is one of the largest mall in South Africa. Mall of Africa is home to over 300 stores and many of them are flagship stores ranging from local to international. This landmark was completed in 2016 and includes store such as Aldo, Carol Boyes, Charles & Keith, Democratic Republic and many more.



JOHANNESBURG

MARKET OVERVIEW

KEY AREAS/ STREETS/ SHOPPING CENTRES	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	TYPICAL RENT FOR 200 SQM UNIT
Sandton City	Upper/middle income	Checkers/ Edgars/ Woolworths	Zara/ Dumond/ Kurt Geiger/ Cotton On/ Topshop	Depends on location from R1000/ sqm/ month
Nicolway	Upper/middle income	Checkers/ Woolworths/ Incredible Connection		R450 - R550/ sqm/ month
Hyde Park	Upper income	Pick'nPay/ Woolworths/ CNA/ Clicks	Spillhaus/ Avoona/ Generation/ Burberry	R900/ sqm/ month
Rosebank	Upper/middle income	Pick'nPay/ QueensPark/ Increible Connection/ Clicks/ Dis-Chem/ Edgars		R850/ sqm/ month
Melrose Arch	Upper income	Mr Price/ Truworhts/ Foschini/ @home/ Woolworths	Haagen Dazs	R420/ sqm/ month
Cresta	Upper/middle income	Checkers/ Game/ Truworhts/ Woolworths/ Foschini	H&M/ Cotton On/ Zara	R350 - R400/ sqm/ month
Northgate	Middle income	Pick'nPay/ Woolworths/ Game/ Mr Price/ CNA/ Clicks/ Edgars	Meltz	R280 - R300/ sqm/ month
Fourways	Upper/middle income	Checkers/ Woolworths/ CNA/ Truworhts/ Foschini/ Clicks/ Dis- Chem	Subway	R370 - R800/ sqm/ month
Mall of Africa	Upper/middle income	Checkers/ Woolworths/ CNA/ Truworhts/ Foschini/ Clicks/ Dis- Chem/ Edgars	Cotton On/ Haagen Dazs/ Forever 21/ Under Armor	R650/ sqm/ month



JOHANNESBURG

SHOPPING CENTRES

SANDTON CITY

Sandton City is the largest retail facility in the City of Johannesburg. It not only provides retail facilities (147,941 sqm), but also incorporates office space and hotel comprising of 215 000 sqm. The addition of the office space, hotel and Nelson Mandela Square makes it the largest retail complex in Africa. Sandton City accommodates a large number of luxury international brands such as Bvulgari, Gucci, Burberry, Louis Vuitton, etc. which are not commonly found elsewhere in the country.

NICOLWAY BRYANSTON

Nicolway Bryanston was developed in the year 2012, which makes it a relatively new retail facility in the area. It only measure 23,312 sqm in extent, but host anchor tenants such as Checkers and Food Lover's Market. It is a convenient stop for people looking to do their shopping in a short amount of time.

MALL OF AFRICA

Mall of Africa is one of the newest additions to the retail sector in the City of Johannesburg. The centre was completed in 2016 and the current development is 131,000 sqm in size. The majority of the stores in this mega mall are flagship stores and include both local and international brands. Luxury international brands include Versace. Mall of Africa is not the largest mall in Johannesburg, but it is the largest mall built in a single phase.

HYDE PARK

Hyde Park Corner might only measure in at 26,657 sqm, but it includes a variety of local well-known flagship stores such as Clicks, Dion Wired, Woolworths and Pick n Pay. Hyde Park Corner is situated conveniently for businesses and residential properties.



JOHANNESBURG

SHOPPING CENTRES

ROSEBANK MALL

Rosebank Mall is well-known for its speciality shop and its location in the trendy business nodes of South Africa increases the appeal of this retail facility. Which adds to the attraction is the daily art & Craft Market open to all and the Sunday Market on the centres rooftop blows competitors out of the park.

CRESTA SHOPPING CENTRE

Cresta Shopping Centre is one of the largest shopping centres in South Africa. It is classified as a super regional shopping centre and features a diverse mix of stores, including both local and international brands. The food court could put many to shame and now includes 3 stories of food selections.

MELROSE ARCH

Melrose Arch is like none other, the 40,000 sqm retail facility, with its unique and modern design and layout is like none other. Although Melrose Arch not only caters for the communities retail needs, it also hosts a variety of successful businesses and extremely luxury residential units. Melrose Arch is capable of functioning fully independently due to the design and 'smart city' status.

NORTHGATE SHOPPING CENTRE

Northgate Shopping Centre is there to cater for all ages. It is known as a "one-stop shopping destination" which includes anything and everything one could need. It caters for your local and international retail needs. The location of Northgate is perfectly situated for easy access and convenient shopping.



JOHANNESBURG

SHOPPING CENTRES: NEW DEVELOPMENTS

ZONK'IZIZWE

A new large scale mall is planned within the Midrand area with a size of approximately 160,000 sqm. The developer of this future landmark is Old Mutual Properties. The project was initially planned to launch in 2017, but has been postponed due to the completion of Mall of Africa. The design of the Zonk'Izezwe Shopping Centre will incorporate sustainable development initiatives and green building principles. The location of the shopping centre will ensure the incorporation of various modes of public transport, with specific focus on the Gautrain.

FOURWAYS MALL

Although the Fourways Mall is an already established centre, there are plans to expand this well-known retail facility to ultimately reach a size of 170,000 sqm. It is planned to make Fourways Mall the next 'Mega-Mall'. The expansion means that an additional 90,000 sqm will be added to the existing development, making it the second largest in Gauteng. The plan is to have the expansion completed in mid-2018.

MASINGITA CITY MALL

Masingita City Mall is a new up and coming development in Soweto with a retail capacity of 180,000 sqm. The construction is planned to start in 2018 and will be completed in 2020. The tenants will include Woolworths, Spar, Checkers and Game as the anchor tenants. This mall is part of a mixed use development and will also include large scale industrial, office and commercial space.

JOHANNESBURG

FOOD & BEVERAGE

Johannesburg with its multi-cultural, multi-racial population offers a dining experience from everywhere in the world from Italian to Greek, French to Chinese. Family outings to the more family orientated restaurants are equally catered for in all shopping centres and malls.

The affluent area of Sandton is the centre of fine dining in Johannesburg, offering a wide range of restaurants and coffee shops. The top class hotels in the area also have good restaurants.

Parkhurst is also a well established and probably the trendiest area for restaurants. Fourth Avenue offers a range of pavement cafes, intermingled with interior design boutiques, gift and clothing shops and a concentration of hair and beauty salons.

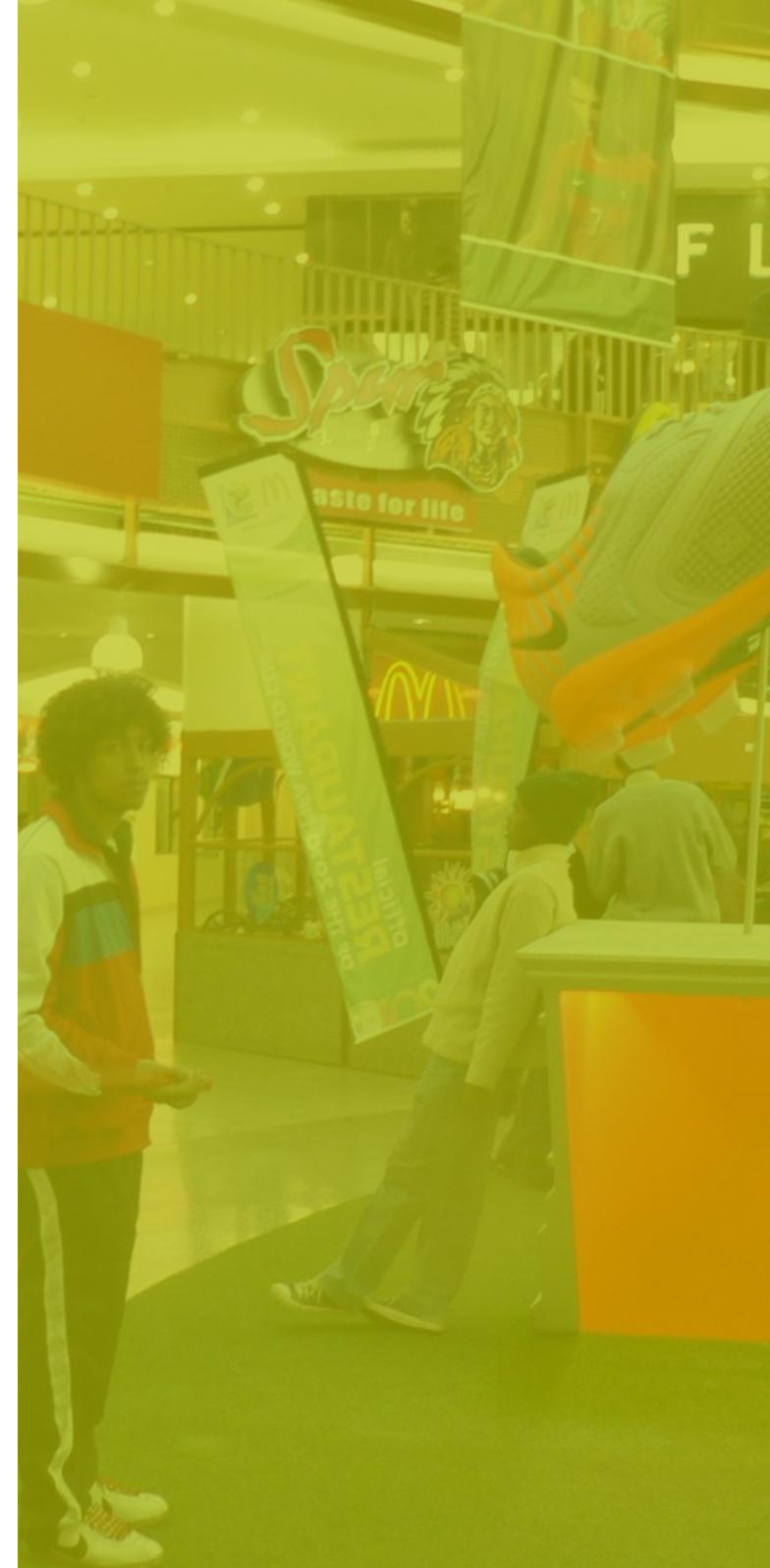
Greenside continues to attract “foodies” though is attracting new food and beverage establishments as the old guard moves out to the Western Cape or to Sandton.

Melrose Arch has a selection of restaurants catering to all tastes and budgets, set out in a cobblestoned urban quarter, close to Sandton and Rosebank suburbs.

Parktown North also has some 26 food & beverage outlets including Woolworths Food, Vida e Caffè, Wombles Steak House plus a number of other top class restaurants, now that the Parktown Quarter has been created by the owners of the Northpark Centre.

A new Chinatown has been established in Derrick Avenue in Cyrildene is lined with small Chinese restaurants.

Some of the more successful restaurants that cater for the lunchtime trade are Europa, Debonairs, Akhalwaya’s, Fishaways to name a few.



JOHANNESBURG

FOOD & BEVERAGE MARKET OVERVIEW

KEY AREAS	CONSUMER PROFILE	FOOD & BEVERAGE OPERATORS	RENT FOR 350 SQM UNIT
Sandton	Upper	Doppio Zero/Bellagio	R300 - R500/ sqm/ month
Bryanston	Upper	Col'Cacchio Pizzeria	R350 – R380/ sqm/ month
Hyde Park	Upper	Frantelli/Licorish Bistro	R500/ sqm/ month
Rosebank	Upper/Middle	Sophia Resturant/Tsumani Seafood	R500/ sqm/ month
Melrosh Arch	Upper	Moyo/The Meat Co.	R400/ sqm/ month
Cresta	Middle	Mugg&Bean/Founder's Grill/Plaka	R130 – R180/ sqm/ month
Northgate	Middle	Mike's Kitchen/Col'Cacchio	R180 – R220/ sqm/ month
Fourways	Upper/Middle	Yamakazi Sushi/Ciao Baby Cucina	R370 – R800/ sqm/ month

NOMZAMO RADEBE

Cushman & Wakefield Excellerate

3A Summit Road

Dunkeld West, Hyde Park Johannesburg

South Africa

Tel: +27 11 911 8000

Mob: +27 82 307 7994

nomzamo.radebe@cwexcellerate.com



WE ARE
LEADING
INNOVATING
TRUSTED
EXPERTS
ONE TEAM
CLIENT FIRST
CREATING OPPORTUNITIES
GLOBAL

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

© 2018 Cushman & Wakefield LLP. All rights reserved.