



# Arkaziya Mall

**McARTHUR  
+COMPANY**  
SHOPPING CENTRE  
SPECIALISTS



## Arkaziya Mall

A family retail, dining and entertainment destination for the household residents of the Dammam Metro Area set in the city's Life Park urban leisure oasis

## PROJECT INFORMATION



Arkaziya Mall is a proposed retail, dining and entertainment destination currently being planned for the Al Basatin area of Dammam.

Forming part of the Life Park masterplan, the complex will comprise a GLA of approx. 44,280sqm spread over GF and L1.

The mall offering includes a compact hypermarket, cinema, family entertainment centre, fitness centre as well as leading F&B and retail brands. Feature destinations within the mall include a Food Hall offering the best in local, regional and international flavours and anchored with Hypermarket.

Retail parking will be available on grade around the mall and nearby in Life Park.



### Project Details

Developer	RIKAZ Properties Co Ltd
Project Name	Arkaziya Mall
Project Location	Prince Mohammed bin Fahd Road, Al Basatin District, Dammam, KSA
Coordinates	<a href="#">26°23'26.9"N 50°07'14.8"E</a>
GLA (m <sup>2</sup> )	44,280
Retail Levels	G+L1
Units	138
Parking	1,758
Opening	Q2 2025

# TRADE AREA DEMAND



## TRADE AREA: POPULATION AND HOUSEHOLDS

As mentioned above, the primary trade area population is roughly equivalent to the municipal district of Dammam. The secondary trade area is approximately the equivalent of Al Qatif and Al Khobar districts, while the tertiary trade area is roughly equivalent to the Ras al Tanura district.

Forecasts for the population and number of households for the primary trade area are based on the latest available censuses and population estimate bulletins from the General Authority for Statistics. The Saudi population is forecast in line with historical growth rates, while the non-Saudi population growth has been forecast to take into account the economic slowdown and expected resultant decline in the number of non-citizen residents.



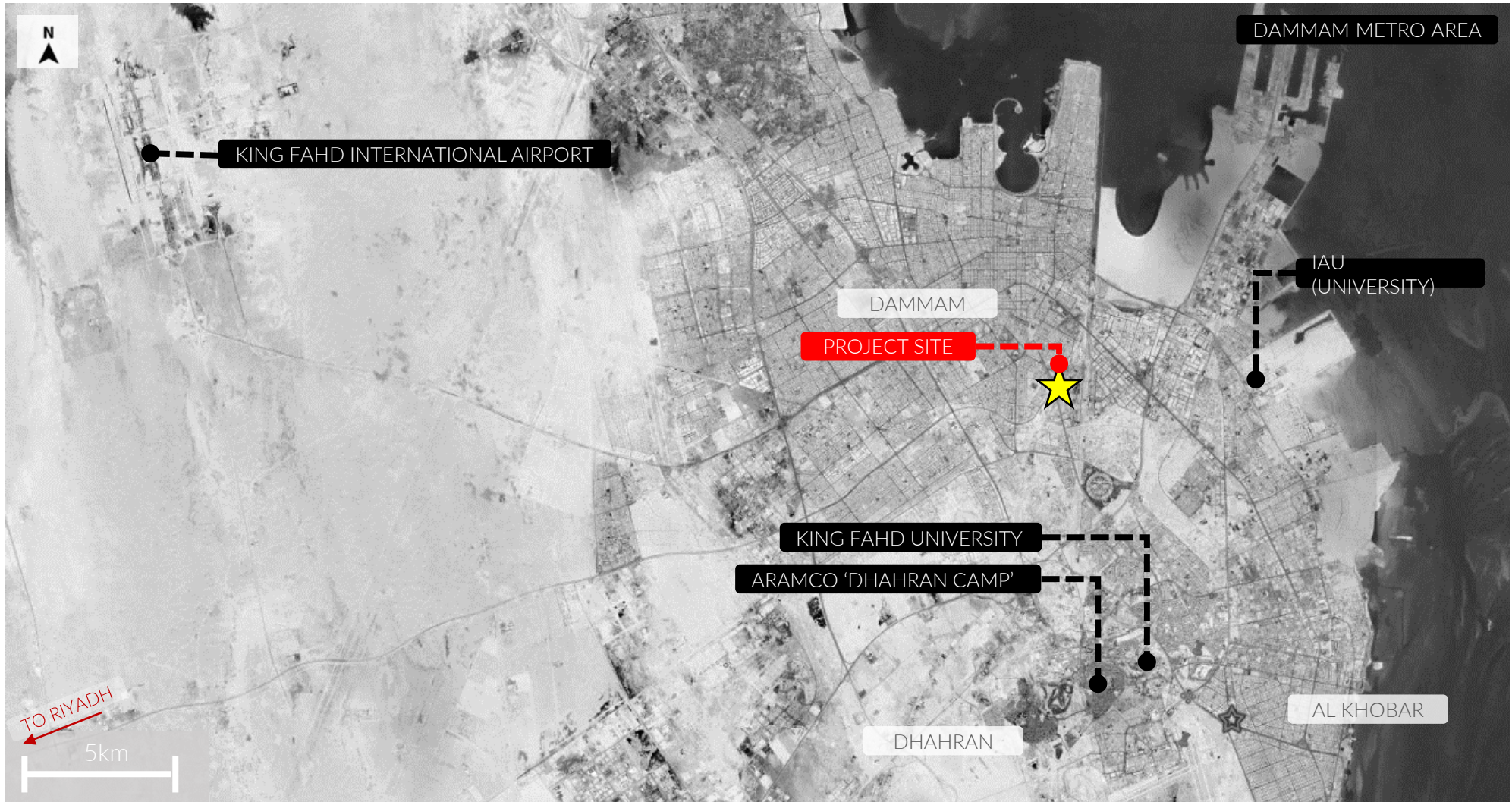
Dhahran Aramco compound

Trade Area Population & Households	2021e	2024f	2027f
<b>Population</b>			
Primary Trade Area	1,068,134	1,116,433	1,167,431
Secondary Trade Area	1,161,951	1,211,344	1,263,157
Tertiary Trade Area	238,646	241,814	245,034
<b>Total Population</b>	<b>2,468,732</b>	<b>2,569,591</b>	<b>2,675,623</b>
<b>Households</b>			
Primary Trade Area	200,072	208,666	217,731
Secondary Trade Area	217,644	226,405	235,584
Tertiary Trade Area	44,701	46,410	48,206
<b>Total Households</b>	<b>462,417</b>	<b>481,481</b>	<b>501,521</b>

# PROJECT LOCATION



## CONTEXT MAP

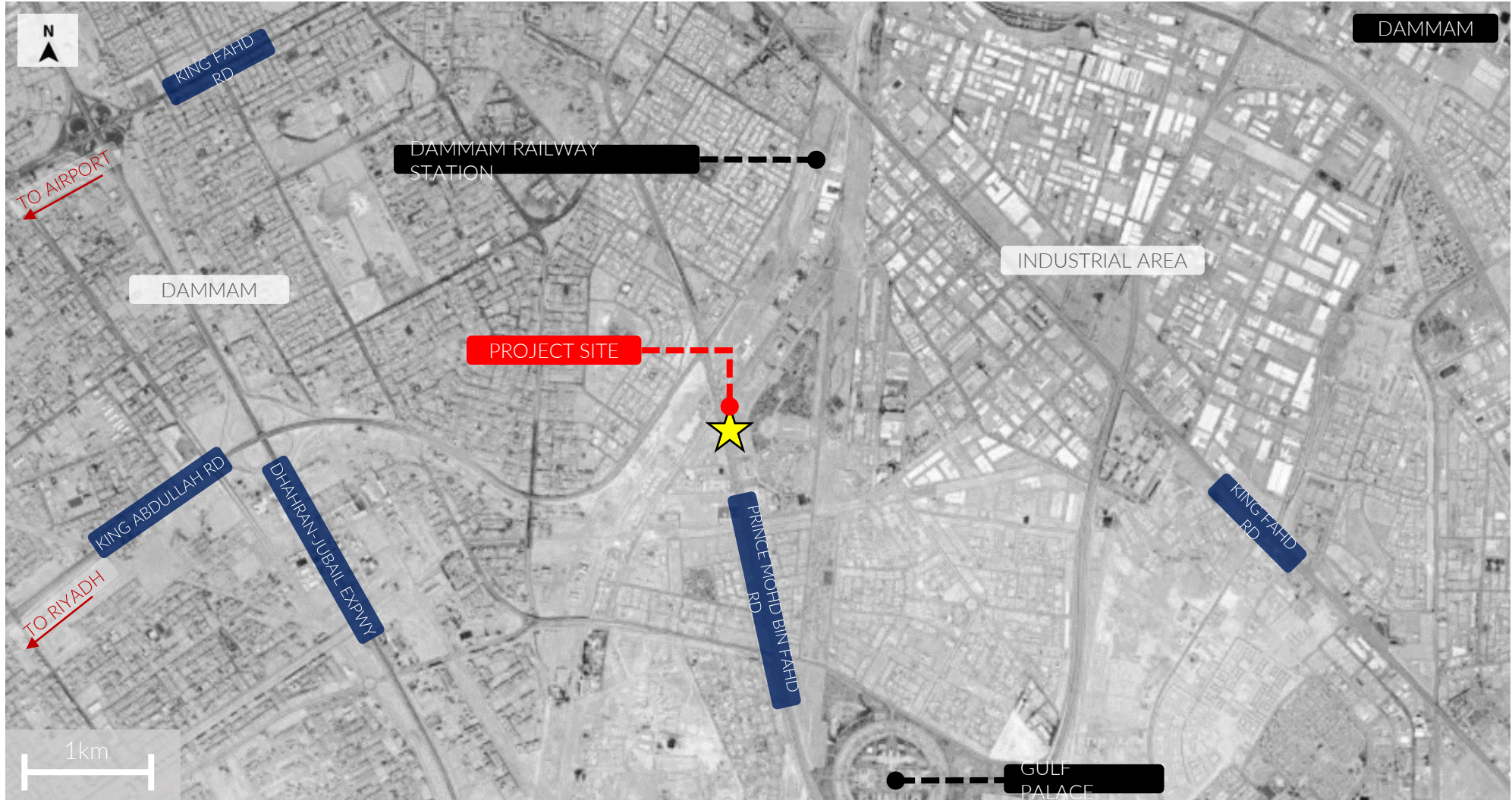


Source: Google Earth; McARTHUR + COMPANY Analysis

# PROJECT LOCATION



## LOCAL CONTEXT MAP

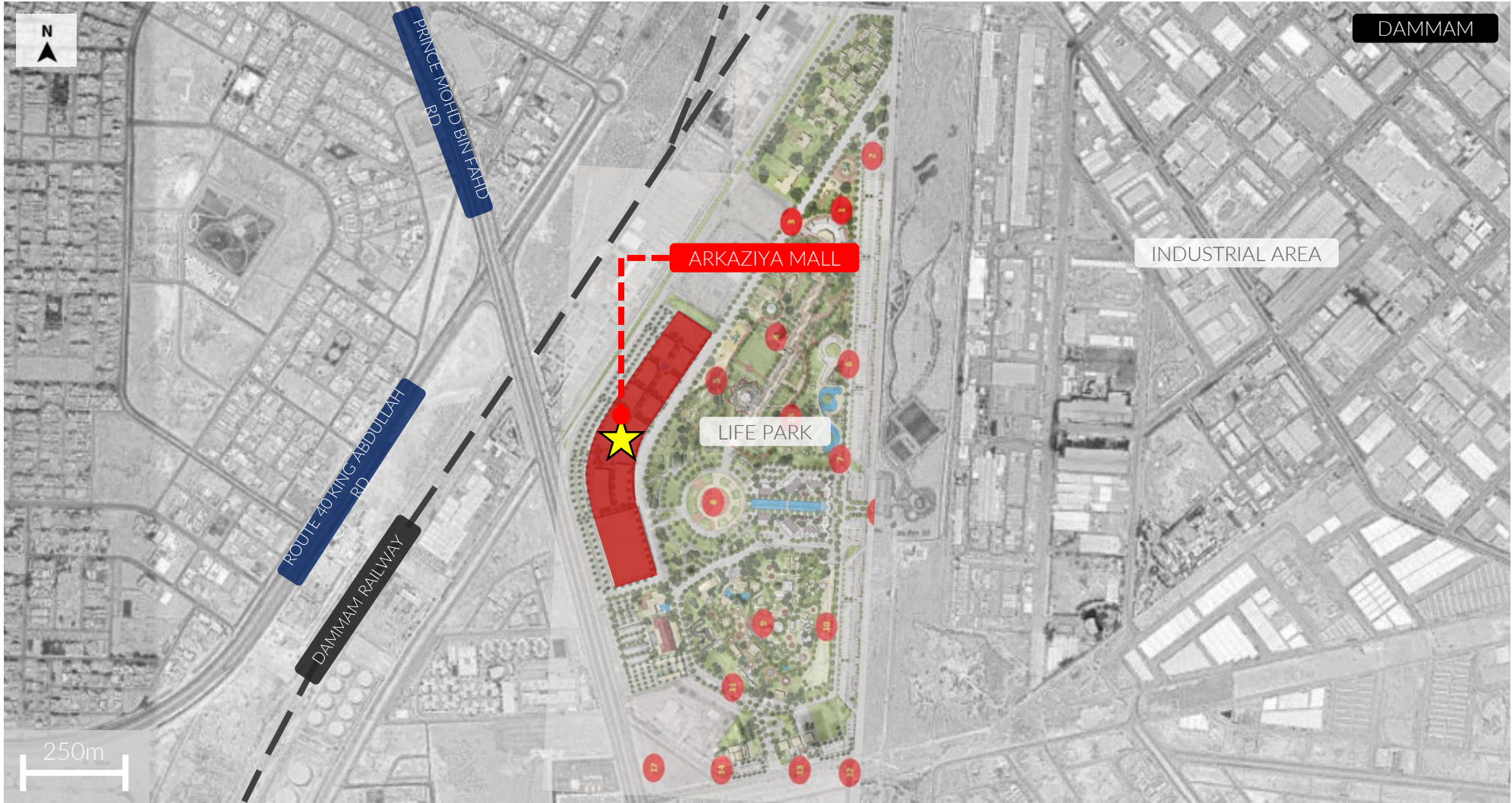


Source: Google Earth; McARTHUR + COMPANY Analysis

# PROJECT LOCATION

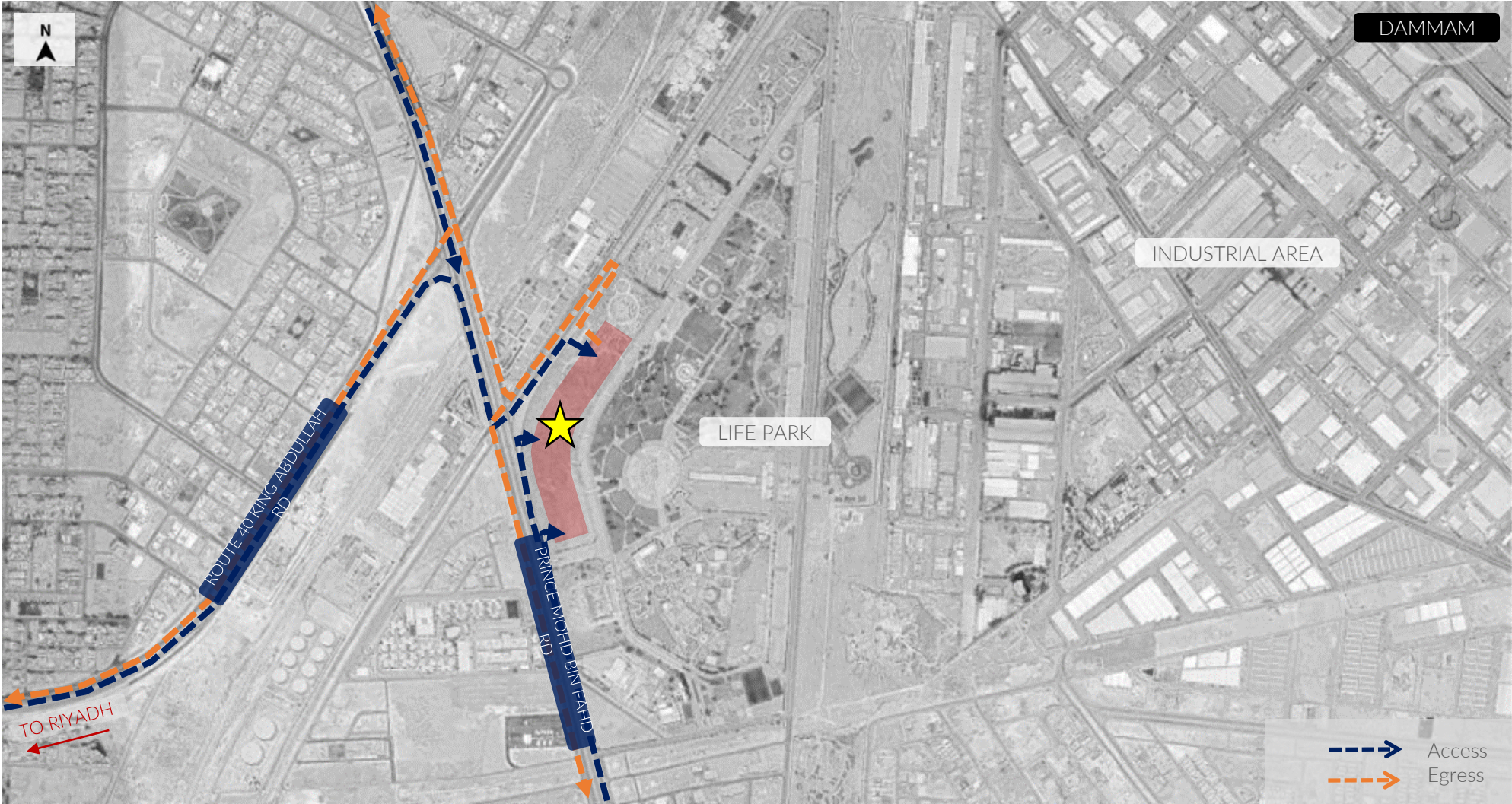


LOCAL CONTEXT MAP WITH LIFE PARK MASTERPLAN SUPERIMPOSED



Source: Google Earth; McARTHUR + COMPANY Analysis

# ACCESS AND ENTRY POINTS



Source: Google Earth; McARTHUR + COMPANY Analysis



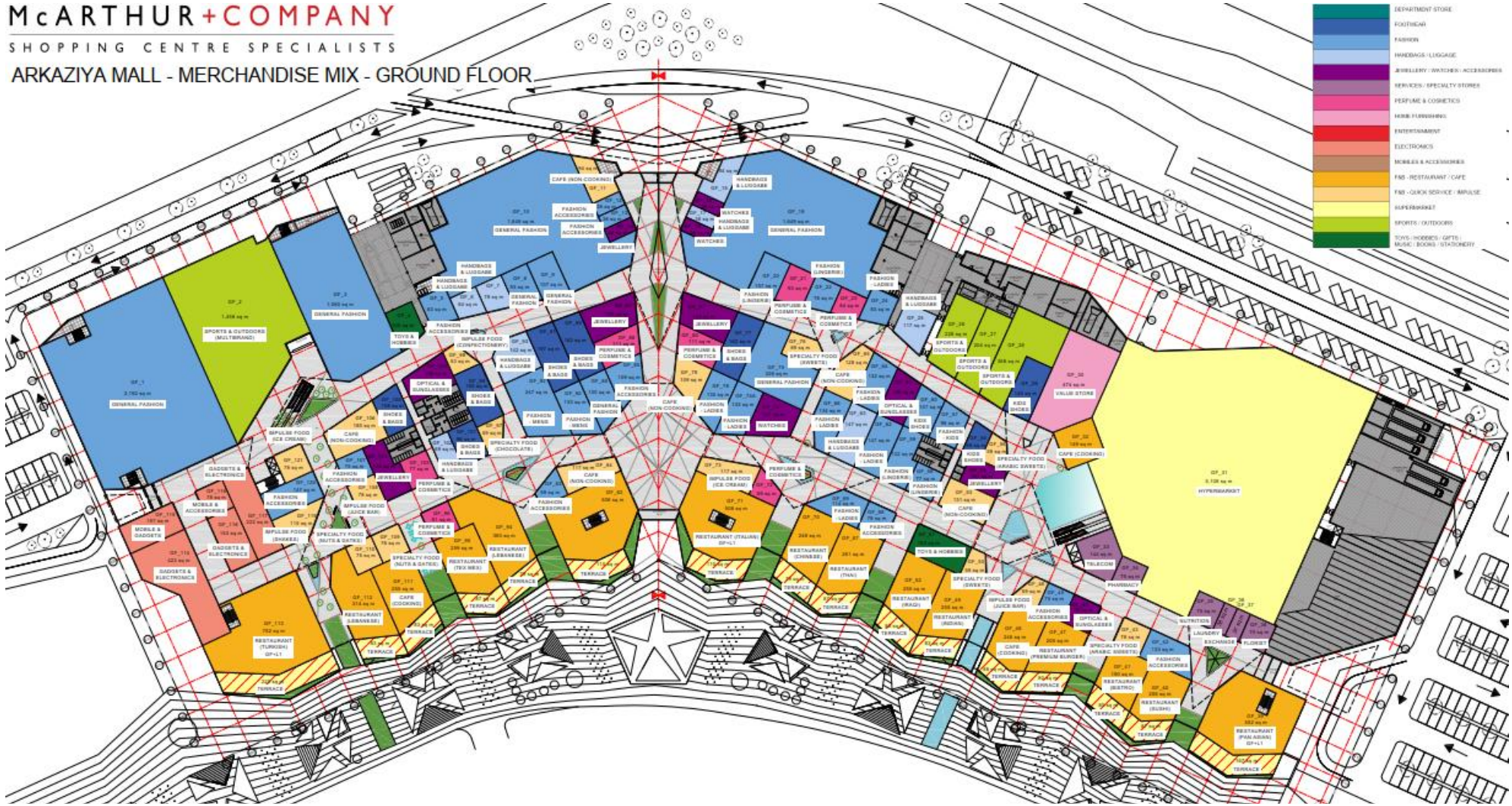
# MERCHANDISE MIX - GROUND FLOOR



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ARKAZIYA MALL - MERCHANDISE MIX - GROUND FLOOR



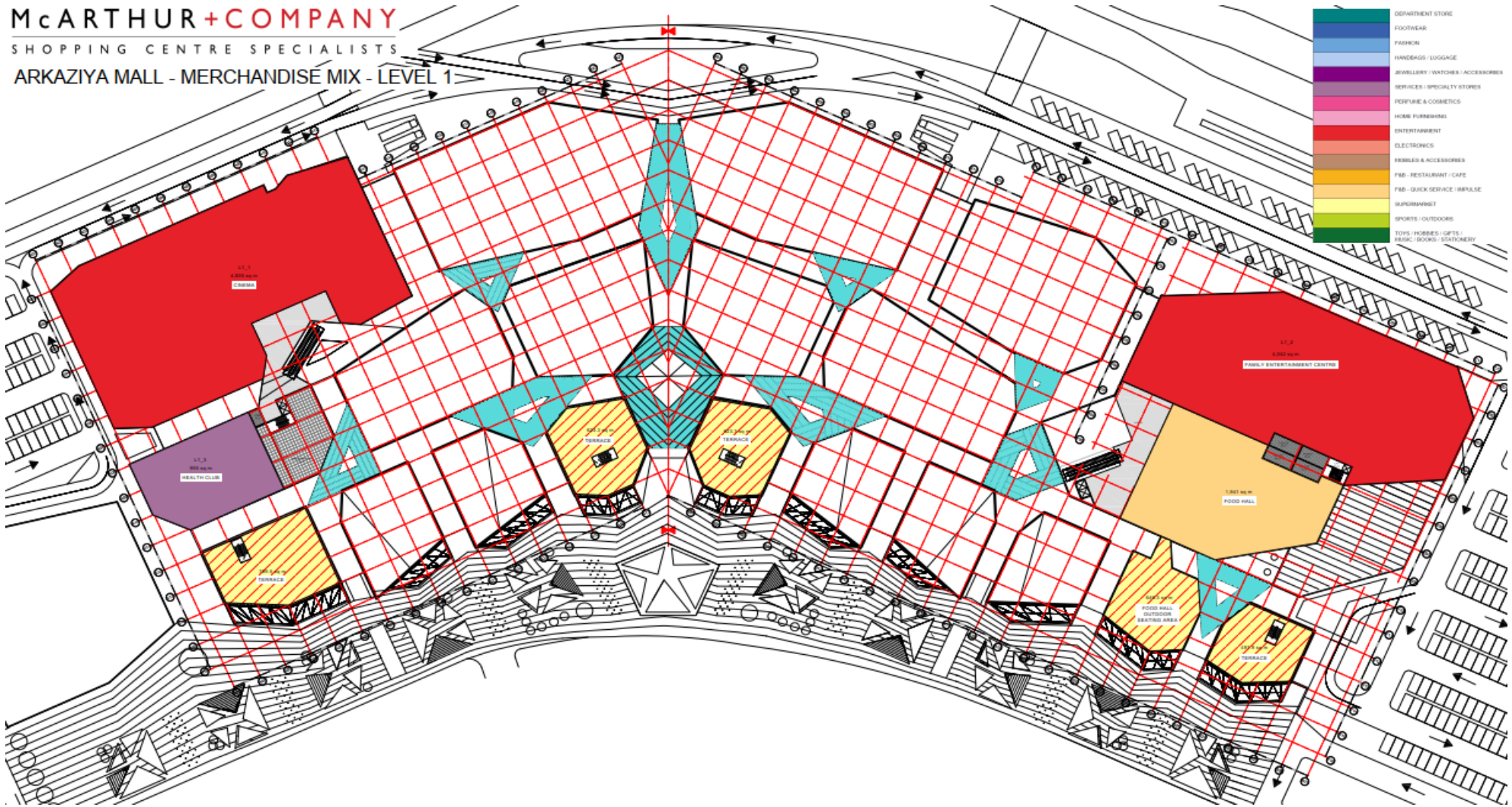
[Green]	DEPARTMENT STORE
[Light Blue]	FOOTWEAR
[Blue]	FASHION
[Purple]	HANDbags - LUGGAGE
[Pink]	JEWELLERY - WATCHES - ACCESSORIES
[Light Purple]	SERVICES - SPECIALTY STORES
[Light Green]	PERFUME & COSMETICS
[Light Blue-Green]	HAIR - FASHIONING
[Red]	ENTERTAINMENT
[Orange]	ELECTRONICS
[Yellow-Orange]	MOBILES & ACCESSORIES
[Yellow]	FMS - RESTAURANT - CAFE
[Light Yellow]	FMS - CASH SERVICE - APPLAUSE
[Light Green]	SUPERMARKET
[Green]	SPORTS - OUTDOORS
[Dark Green]	TOYS - HOBBIES - GIFTS
[Dark Green]	BOOKS - STATIONERY

# MERCHANDISE MIX – FIRST FLOOR



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ARKAZIYA MALL - MERCHANDISE MIX - LEVEL 1

[Red]	DEPARTMENT STORE
[Light Blue]	FOOTWEAR
[Blue]	FASHION
[Purple]	HANDBAGS / LUGGAGE
[Pink]	JEWELLERY / WATCHES / ACCESSORIES
[Light Purple]	SKINCARE / SPECIALTY STORES
[Light Blue-Gray]	PERFUME & COSMETICS
[Light Green]	HOME FURNISHING
[Light Green]	ENTERTAINMENT
[Light Green]	ELECTRONICS
[Light Green]	BEVERAGES & ACCESSORIES
[Light Green]	PAF - RESTAURANT / CAFE
[Light Green]	PAF - QUICK SERVICE / IMPULSE
[Light Green]	SUPERMARKET
[Light Green]	SPORTS / OUTDOORS
[Light Green]	TOYS / HOBBIES / GIFTS / MUSIC / BOOKS / STATIONERY



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