

Khalifa



Leasing Brochure



Spinneys
Community Centre

Spinneys  **كhalifa**



A vibrant display of fresh fruits including kiwis, oranges, strawberries, pomegranates, and melons.

Khalifa City

Spinneys
Community Centre

**A community hub for
the Khalifa City area
offering a better quality
of everyday essential
retail, services, dining
and entertainment for
all the family.**

Introduction to the **Developer**



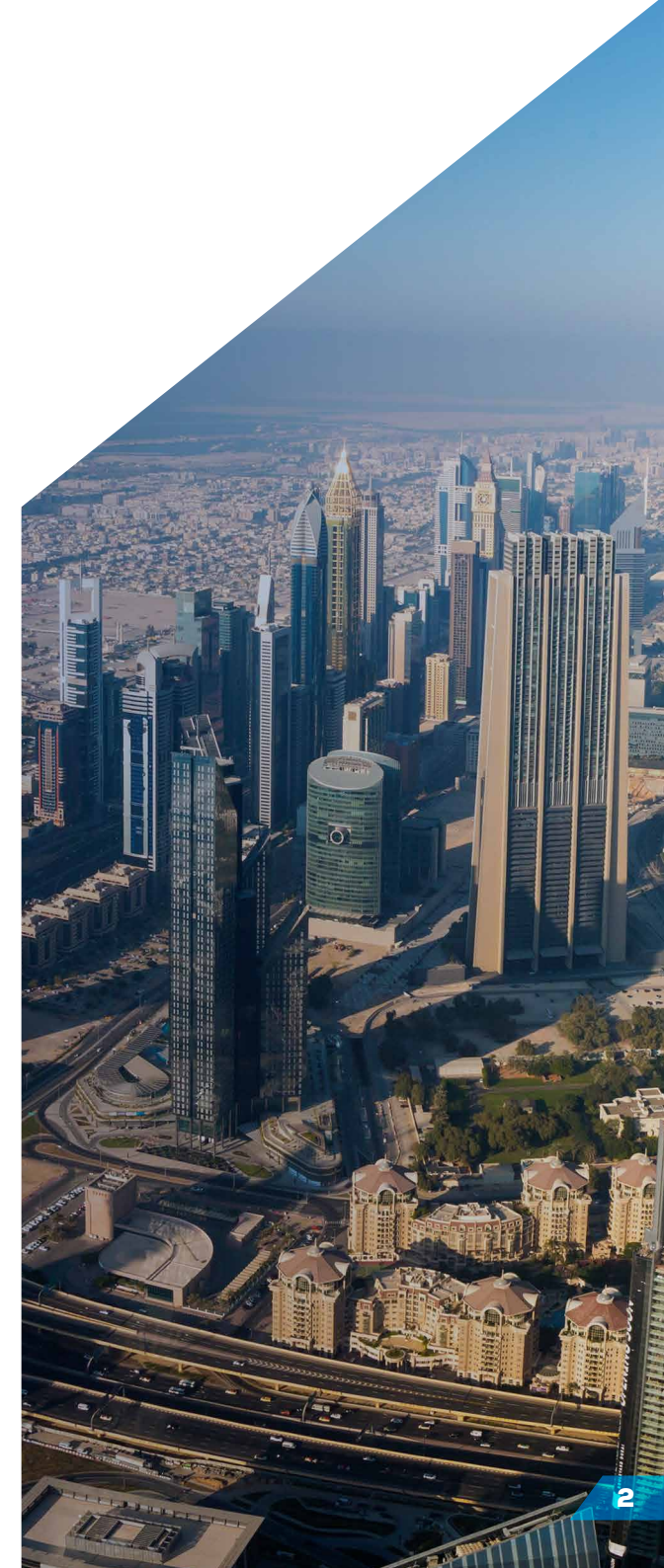
Developer
Spinneys Dubai LLC

Spinneys is a premium food retailer owned by UAE national Mr. Ali Juma Albwardy operating in the United Arab Emirates since 1961. Spinneys has an extensive international procurement network which enables the group to source products globally.

We stock over 100,000 product lines, which include over 10,000 specialty items imported exclusively, along with a comprehensive range of Waitrose products.

The Spinneys group in the UAE is also responsible for operating 13 Waitrose supermarkets in Abu Dhabi and Dubai. In 2009 the group acquired the rights to operate and open stores within the UAE, with the flagship launch of the Dubai Mall Waitrose. Today the Waitrose brand is synonym for the highest quality food goods, sourced from United Kingdom and around the world.

Blue chip locations include Waitrose Nakheel Mall, Waitrose Al Thanya, Waitrose Dubai Mall, Waitrose Dubai Marina Mall, and Waitrose at The Galleria Mall in Abu Dhabi.



Current number of stores in the group: December 2020

Outlets	Dubai	Sharjan	Abu Dhabi	Ajman	Rak	Oman	Total
Spinneys supermarket	18	-	6	2	1	3	33
Spinneys market	15	-	5	-	-	-	20
Waitrose	7	-	6	-	-	-	13
Al Fair	-	-	-	-	-	4	4
Total	40	3	17	2	1	7	70

Current number of community malls in the group: December 2020

Outlets	Dubai
Spinneys	7
Waitrose	2
Total	9

Also schedule for the end of 2021 Spinneys Community Mall in Layan.

Achievements

Food from Britain Award - 2008

Dubai Municipality Award - 2011

Super Brand of the Year - 2005, 2006, 2007, 2010, 2012 and 2014

BBC Good Food Award, favorite supermarket - 2014, 2015 and 2016

Mother and Baby Supermarket of the Year - 2016 & 2018

BBC Good Food Healthy Restaurant Taste Kitchen - 2015





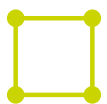
Project Essentials

Spinneys Dubai LLC is planning to develop a **Community retail centre** located in Khalifa City, SW 3 area, Abu Dhabi.

The site is located on a currently undeveloped section of a plot bounded by 16 th Street in the east, 15 th Street in the south, 60 th Street in the west and 39 th Street in the north. Immediately to the south is The International School of Choueifat.

The centre will offer around **6,550 m²** gross leasable area (GLA) spread mainly over a single level and will be anchored by a supermarket.

Adjacent to the project site, a community park and tennis club is proposed.



GLA (m²)
6,550



Units
27



Opening
December 2022



Coordinates
24°25'01.2"N
54°33'58.3"E



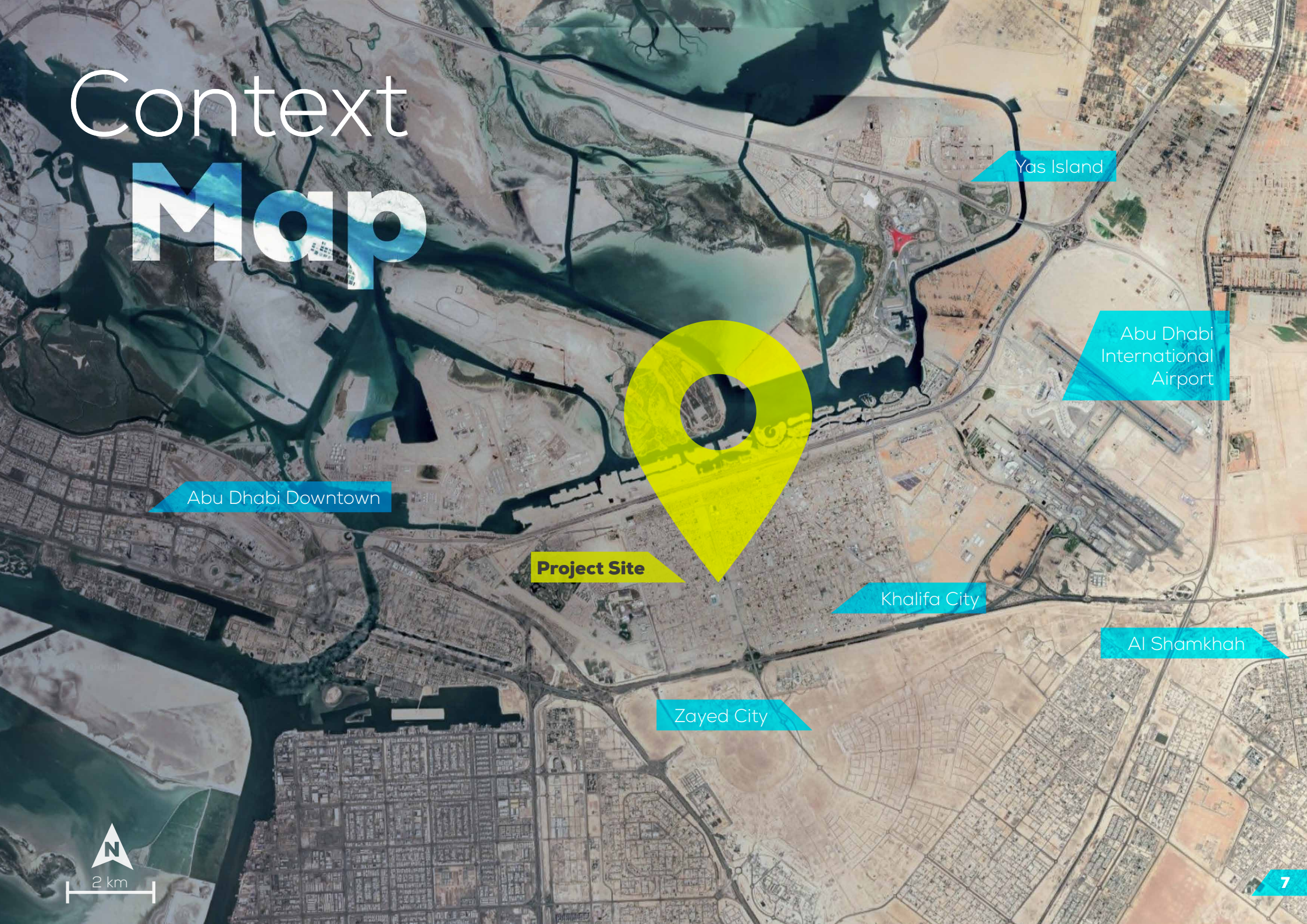
Retail Levels
Ground Floor



Parking
285 (approx.)



Context Map



Yas Island

Abu Dhabi International
Airport

Abu Dhabi Downtown

Project Site

Khalifa City

Al Shamkhah

Zayed City



2 km

Local Area Context



Yas Mall

E11

Abu Dhabi
International
Airport

E10

Al Raha Mall

Sheikh Zayed
Grand Mosque

Project Site

Khalifa City

E22

E20

Al Shamkhah

Zayed City



1 km

Access from Highways

Khalifa City

E10 - Sheikh Zayed Bin Sultan St.

3RD ST

Al Raha Gardens

Masdar City

Golf Gardens

15TH ST

Project Site

Sas AlNakhl School

International School of Chouifat

Al Forsan Village

16TH ST

E20 - Abu Dhabi - Sweihan RD

Zayed University

Zayed City



300 m

Trade area Map



Samaliyah Island

Al Bandar

Abu Dhabi International Airport

SAS Al Nakhl

E10

Al Khaleej Al Araabi ST

Al Raha Gardens

Masdar City

Primary Trade Area

Airport ST

Project Site

Khalifa City

E22

Al Rayyana

Al Maqtaa

Al Forsan

SAS Al Nakhl

E20

Shakhbout City

Zayed City



500 m

Local Demographics

The primary trade area (PTA) of the Spinneys Community Centre will comprise around 13,600 households or 62,200 residents by the end of 2023.

This is expected to grow to 15,500 households and nearly 70,000 residents by 2028 if all projects go ahead and are delivered

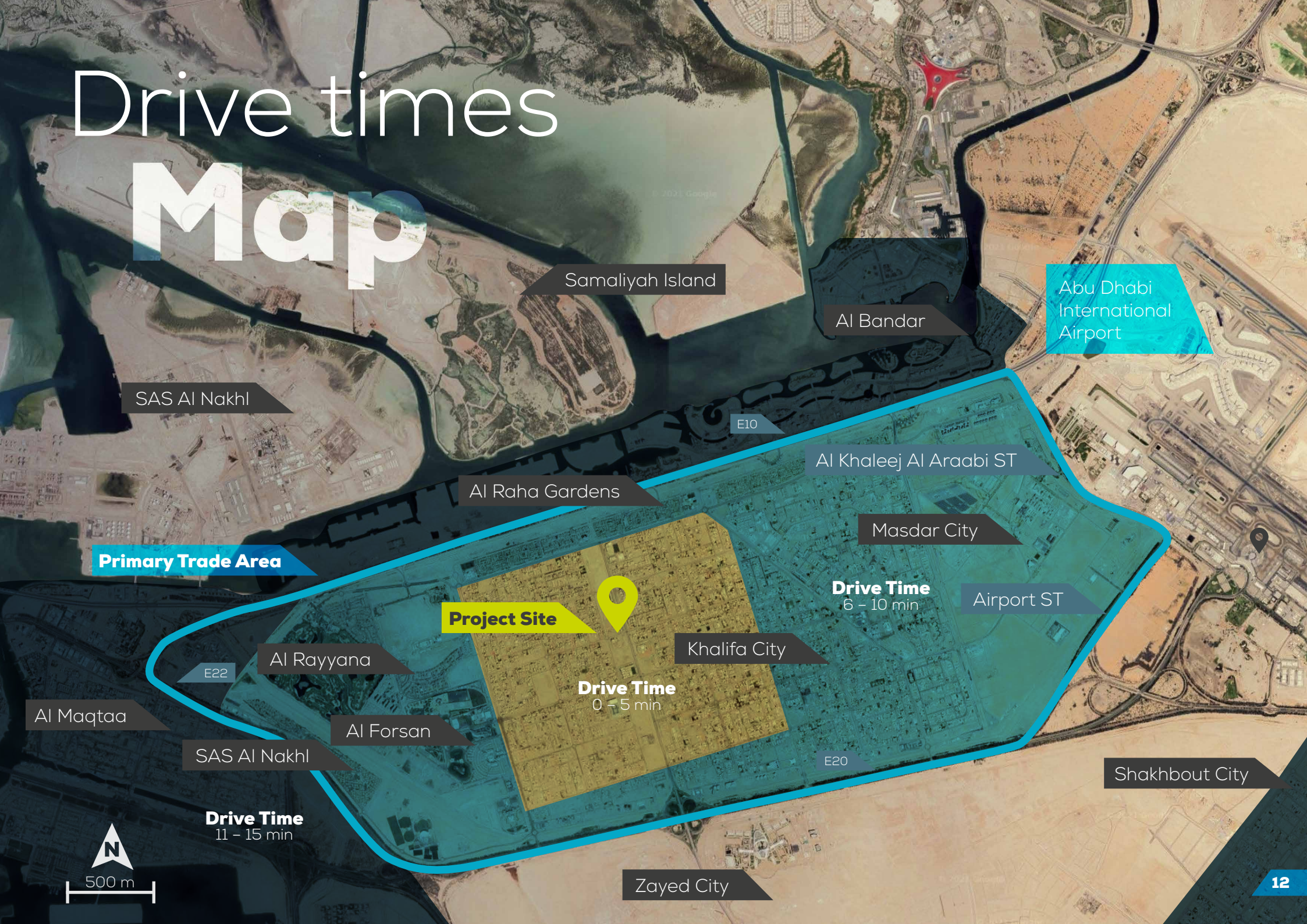
approximately on schedule. The capacity population for these developments exceeds 135,000 residents, a figure which may be achieved when the areas reach full maturity.

Most of the households within the trade area are affluent, enjoying above average incomes and spending power, which

is encouraging for the project. Nevertheless there are pockets of lower income worker households, such as the accommodation for service sector workers on 16 th Street, Etihad Plaza and Al Forsan International Sport Resort.

Project	Population 2019e	Population 2023e	Population 2028e	Households 2019e	Households 2023e	Households 2028e
Khalifa City	27,030	28,620	30,210	4,760	5,040	5,320
Al Raha Gardens	5,909	6,754	7,598	985	1,126	1,266
Al Rayyana	4,113	4,204	4,295	1,383	1,414	1,445
Al Forsan Vilage	2,881	3,704	3,787	594	763	780
Golf Gardens	2,133	2,180	2,228	356	363	371
Sas Al Nakhi	2,905	2,970	3,034	529	541	553
Al Watani	7,049	8,811	10,573	1,528	1,910	2,291
Etihad Plaza	1,499	1,515	1,531	750	757	765
Masdar City	1,300	2,600	3,900	750	1,500	2,250
Al Merief	-	884	2,062	-	210	491
TOTAL	54,819	62,242	69,218	11,624	13,624	15,533

Drive times Map



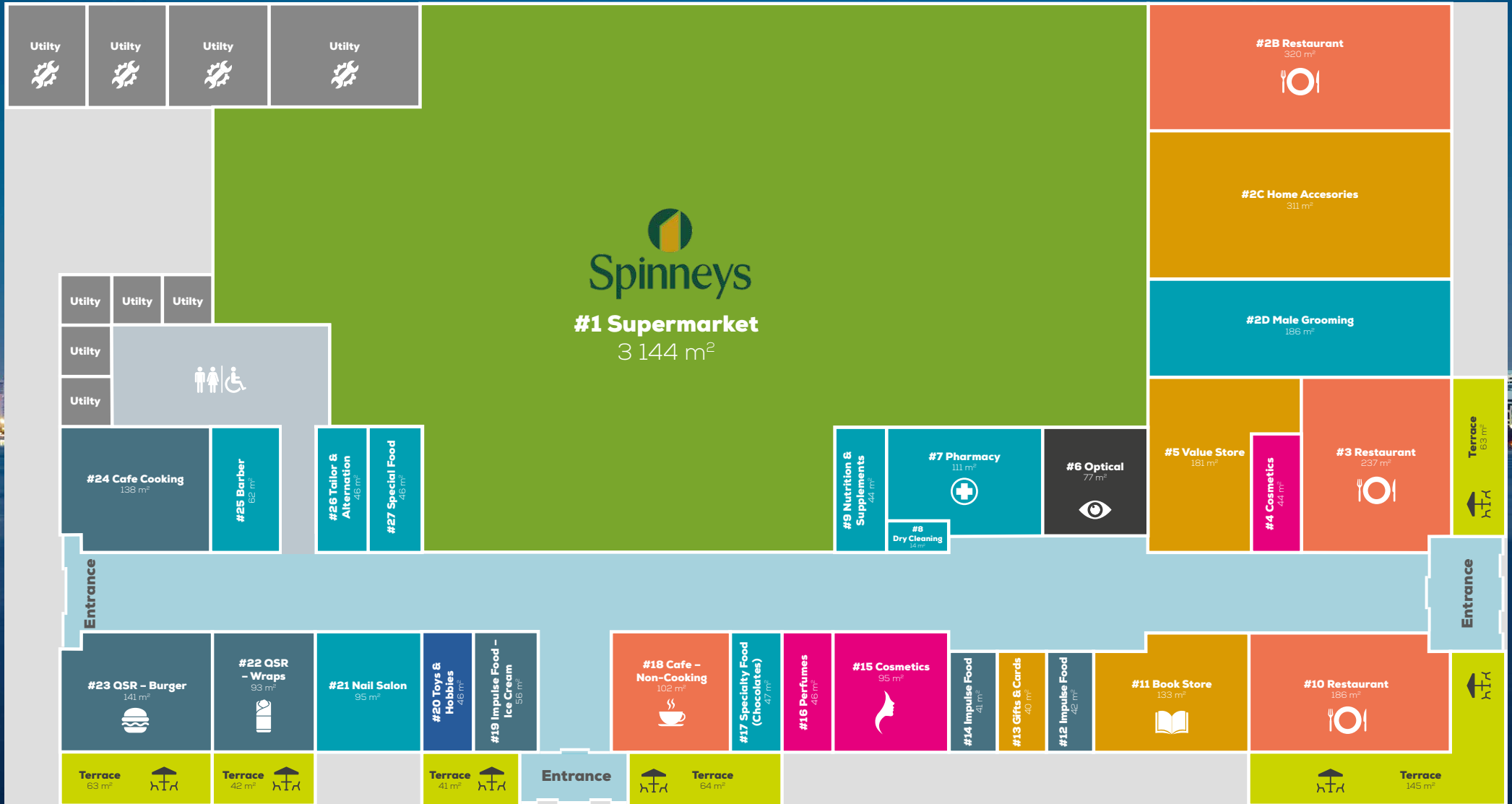
Project Orientation



International School
of Choueifat

Sas AINakhl School

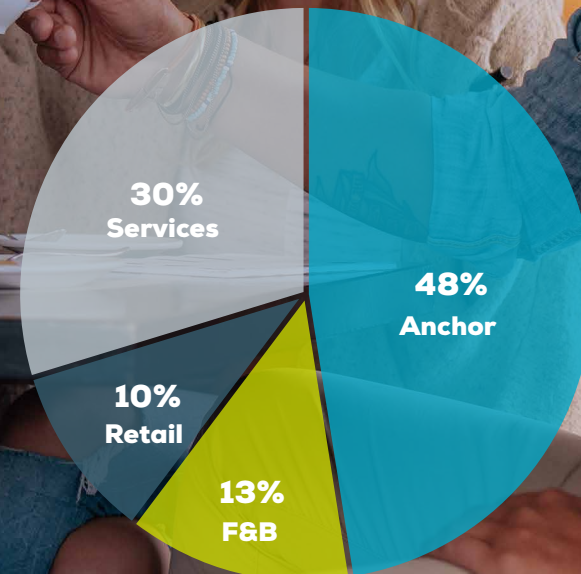
Merchandise Mix



Category Breakdown

Category	GLA (m ²)	No of Units	% of Space
Anchor	3,144	1	48%
F&B	839	7	13%
Retail	634	10	10%
Services	1932	9	30%
TOTAL	6,550	27	100%

Note: Excludes terrace




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