RETAIL AND F&B MAGAZINE

VOL. 3

THE CRC EDIT

Celebrating Global Village

Photo courtesy of Construction Week Online (Global Village, Dubai)

Table of Content

Sales Trends & Transactions

Where are the Top Investment Spots?

In Q3 2025, retail real estate transactions totalled ₯ 1.14 billion, marking a solid quarter-on-quarter increase and reflecting sustained appetite for prime and emerging retail assets.

This demonstrates that investors are increasingly targeting locations that combine strong footfall, accessibility and growth potential.

Analysis of the Q3 highlights 5 standout retail hubs dominating transaction value

1

Business Bay
Transactions: 45
Total Value: ₯ 250.6 million

As a central business and lifestyle hub, Business Bay continues to attract high-value deals, reflecting both investor confidence and robust end-user demand for accessible, high-visibility retail.

2

Jumeirah Village Triangle
Transactions: 48
Total Value: ₯ 158.5 million

With growing residential communities nearby, this area is emerging as a hotspot for neighborhood retail, offering attractive yields and long-term growth potential.

3

Majan
Transactions: 66
Total Value: ₯ 100.2 million

A high-volume, mid-market segment performer, Majan shows that smaller-scale, affordable retail assets remain highly liquid and in demand.

4

Dubai Science Park
Transactions: 20
Total Value: ₯ 83.8 million

Specialty and business-focused retail continue to perform well here, as investors target niche markets that serve corporate tenants and professionals.

5

Dubai Marina
Transactions: 27
Total Value: ₯ 83.1 million

Marina's high-profile waterfront location continues to command premium pricing, with lifestyle and luxury retail driving both investor and end-user interest.

The Wait Is Over:

Global Village

Opened Its Landmark 30th Season

Dubai's beloved celebration of global culture is back and this year marks a very special milestone.

Global Village opened its doors for its 30th season, promising more than just a festival, it's a world of experiences in one iconic destination.

From the vibrant pavilions representing over 90 countries to a dizzying array of cuisines, performances and interactive attractions, Global Village continues to be a cultural melting pot that draws families, friends and tourists alike.

Where it All Began

Taking things back to 1996, the first ever Global Village debut took place alongside Dubai's Creek, with a handful of small retail kiosks showcasing goods from different countries.

Even then, the concept gained such popularity that over 500,000 people came to visit.

Fast-forward to its 29th season, the Dubai Media Office reported over 10.5 million guests, firmly cementing its place in Dubai's cultural calendar.

What to Expect

A foodies galore, the venue offers delicious cuisines from over 90 different countries. Think cheesy pasta, to juicy burgers, exotic fruits and everything in between.

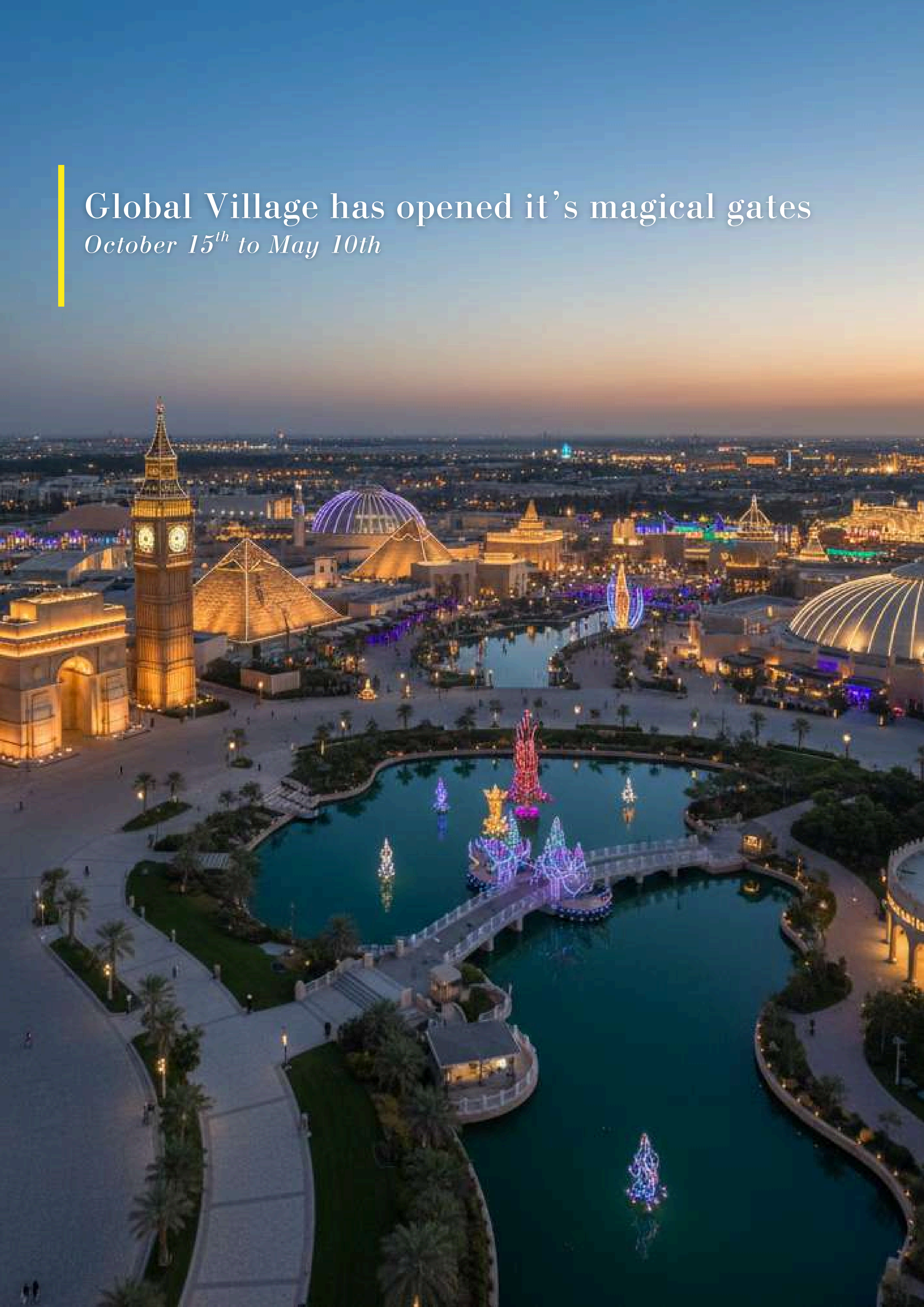
Our best tip? Go hungry!
You'll want to make the most of what's on offer.

Global Village isn't just a feast for the senses, it's also a playground for the young and young-at-heart. With over 200 games and rides, there's something for everyone, from adrenaline-pumping rollercoasters to gentle attractions for the little ones.

Whether you're seeking a heart-racing spin on a Ferris wheel with panoramic views of the festival or trying your luck at classic carnival games, the rides add a playful, energetic layer to the cultural experience.

Global Village has opened it's magical gates

October 15th to May 10th



Carbone Lands in Dubai:

New York's Iconic Italian Glamour Arrives

Get ready for a taste of old-school New York Italian glamour as Carbone has officially making its Dubai debut.

The legendary (and often talked-about) restaurant, famed for its theatrical service and larger-than-life personality, has opened its doors at Atlantis The Royal on Monday, October 6th.

Known for its celebrity following, signature spicy rigatoni, and a dining room that channels vintage Manhattan charm, Carbone promises more than just a meal, it's an experience.

Now, for the first time in the Middle East, Dubai diners can book their seat at the table.

Credits: Carbone New York

Credits: www.standard.co.uk


Credits: Carbone Las Vegas-OpenTable

Credits: Harper's Bazaar Arabia

The World's Most Expensive Cup of Coffee

Dubai Breaks Another World Record!

The **homegrown coffee brand Roasters** has been making headlines for winning a brand new Guiness World Record on the 13th of September, for *'The Most Expensive Coffee Cup in the World'*.

How much are we talking?

AED 2,500. The record-breaking cup features a precision hand-poured V60 brew made with ultra-rare Panama Esmeralda Geisha coffee beans, celebrated for their floral aromatics and layered tropical fruit notes.

Accompaniments infused with Geisha beans include a delicate tiramisu, chocolate ice cream and a signature chocolate piece crafted to reflect the exclusivity of the experience.

Konstantin Harbuz, Co-founder & CEO at Roasters stated:

"At Roasters, we believe every cup tells a story.

This recognition celebrates our team's dedication and reflects Dubai's growing reputation as a destination for exceptional coffee experiences."

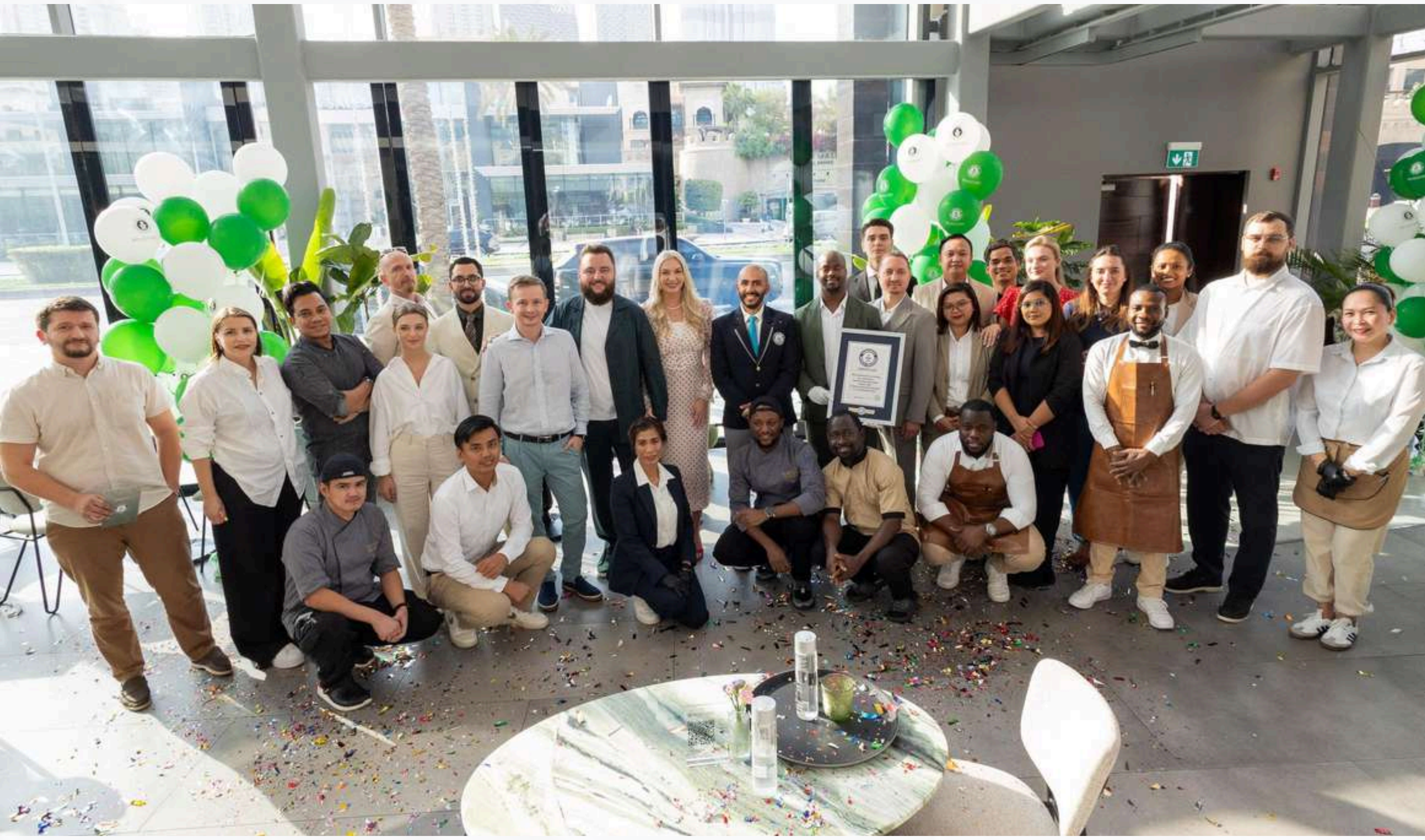
Roasters, founded in Dubai, has grown into one of the UAE's leading specialty coffee brands, with 11 premium locations nationwide.

Renowned as an artisanal roaster, it is celebrated for sourcing exceptional beans and mastering the craft of brewing, continually elevating how coffee is experienced across the country.

Is This the Most *Lavish Coffee* You'll Ever Taste?


ROASTERS
90+
Hacienda La Esmeralda
Nano Panama
ROASTERS
Pour over manual brew in Roasters Dubai –
World's Most Exclusive Cup of Coffee
Coffee & Culinary Pairings
Accompaniments, all infused with the same Geisha beans:
~ AED 2,500


CERTIFICATE



Dubai Holding Asset Management Unveils

'Dubai Retail'

A Unified Powerhouse of Malls and Lifestyle Destinations

In a move set to redefine Dubai's retail landscape, Dubai Holding Asset Management (DHAM) has officially introduced Dubai Retail, a new umbrella brand bringing together more than 40 malls, lifestyle hubs and retail centres across the emirate.

The launch represents a pivotal milestone in DHAM's evolution. It follows the landmark 2024 integration of Nakheel and Meydan into Dubai Holding, a strategic shift designed to drive efficiency, scalability and long-term growth across the group's diverse portfolio.

By consolidating its retail assets under the Dubai Retail brand, DHAM has cemented its role as one of the leading forces shaping Dubai's commercial and lifestyle sectors.

The portfolio is vast: 10 malls, 15 lifestyle destinations and 18 retail centres, together spanning more than 13 million square feet of gross leasable area (GLA).

Some of the notable retail destinations include JBR, Ibn Battuta Mall, Bluewaters, Palm West Beach and much more.

Within this footprint, over 6,500 retailers offer everything from global fashion and gourmet dining to family entertainment and local concepts.

Making Hybrid Shopping Work

56% of shoppers browse online before purchasing in-store.

Do you prefer the convenience of online shopping? Or would you much rather fully immerse yourself in-store?

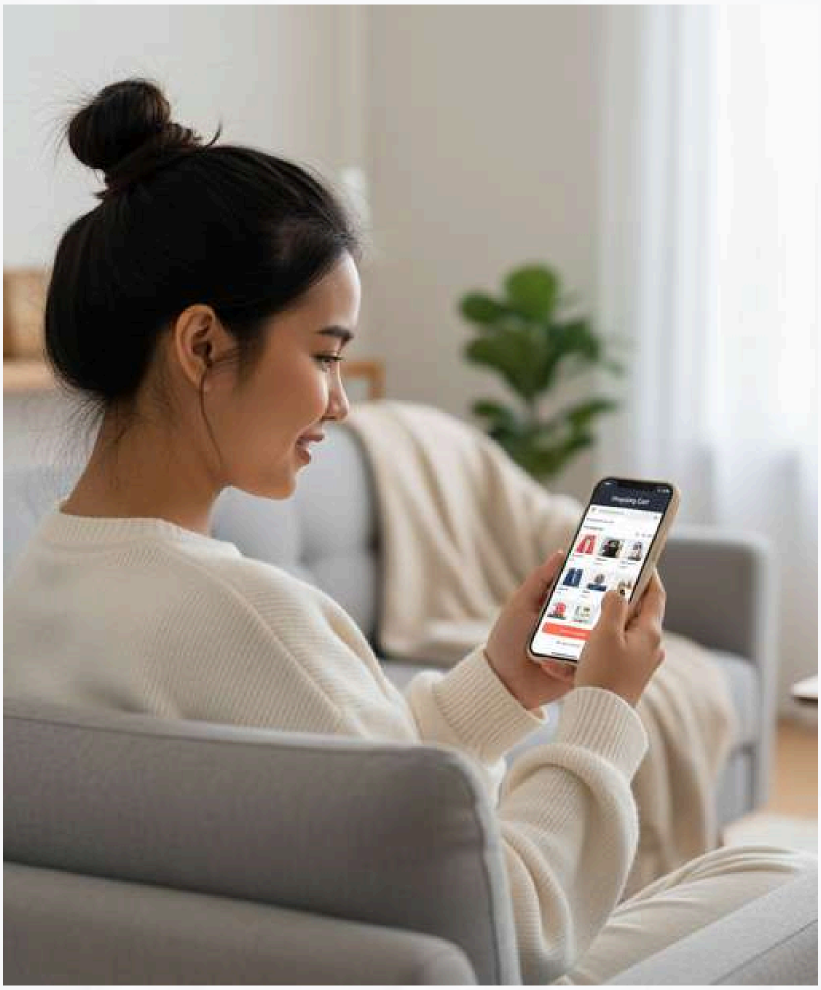
Well the good news is that hybrid shopping experiences are becoming the norm, with lines seamlessly blurring between the two.

It’s reported that 56% of shoppers browse online before actually completing their purchases in-store (Forbes, 2025).

For many shoppers, we prefer to browse inventory online and then get a real feel of quality in-person.

How to Satisfy Consumer Expectations with an Omnichannel Retail Experience

Adopting a hybrid omnichannel retail strategy allows businesses to meet customer preferences and exceed expectations.



By seamlessly linking every touchpoint, it ensures that customers enjoy a consistent and smooth experience, regardless of the channel they choose.

How do you make it work?

First, know your customers. Forget assumptions. Map the real journey your customers take, online and offline. Where do they pause, what catches their eye and what slows them down? The clearer the picture, the smoother their experience.

Next, connect every dot. Technology is your best friend here. From inventory to CRM, e-commerce to in-store operations, everything needs to talk to each other.

When your systems are connected, stock updates, promotions and customer details stay consistent, no matter where shoppers engage.

Your brand's vibe shouldn't change depending on the channel. Whether it's the website, social feed or brick-and-mortar store, every touchpoint should feel unmistakably yours.

Lastly, keep your finger on the pulse with the right metrics like customer satisfaction, repeat purchases, conversion rates. Use these insights to refine your approach and stay ahead of evolving expectations.

The Mall in the Forest

Dubai's Next Mall is Coming

If you thought Dubai's malls had peaked in spectacle, think again.

Majid Al Futtaim is turning convention on its head with Ghaf Woods Mall, a forest-integrated retail and leisure destination that promises to reset expectations.

Set right in the heart of the new Ghaf Woods residential-community (AED 15.4 billion masterplan), the Mall joins what Majid Al Futtaim calls a ***"Mall in the Forest."***

CEO of Majid Al Futtaim Development, Ahmed El Shamy stated "Ghaf Woods Mall is set to mark a bold new era in retail and community placemaking; an unprecedented landmark nestled within a forested landscape and a new Majid Al Futtaim flagship shopping destination in Dubai."

Situated along E311, the Mall will showcase a carefully curated mix of retail, dining, leisure and lifestyle concepts, seamlessly blending premium shopping with immersive natural surroundings.

Strategically positioned within a high-growth community, it's expected to attract leading flagship and anchor tenants looking to establish an early presence in a landmark destination.

Why It Matters?

Ghaf Woods Mall isn't just "another mall." It reflects a broader shift in what people expect from urban environments: not just places to shop but places that restore, that nurture wellness, that place sustainability not in the fine print but at the core.

Retail globally is moving beyond transaction-driven experiences to immersive destinations. Ghaf Woods Mall is placing a bet that people want connection to nature, to community, to wellness - alongside shopping and entertainment.

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