



# CAPE TOWN

*Cushman & Wakefield*

*Global Cities Retail Guide*



**CUSHMAN &  
WAKEFIELD**

***Cape Town is the second most populous city in South Africa after Johannesburg and is the provincial capital of Western Cape. It is the seat of National Parliament and is also the Legislative capital of the country. It is the tourist capital of South Africa with its first class beaches, fine dining and shopping destinations. It is arguably the most multicultural city in the world and is a major destination for immigrants and expatriates. It is also the economic hub of the Western Cape.***

Today, Cape Town is divided into its main City Bowl- an area surrounded by Signal Hill, Lion's Head, Table Mountain and Devil's Peak- as well as its northern and southern suburbs and the Atlantic Seaboard and the South Peninsula. The City Bowl includes Cape Town's main business district and its world famous harbour.

The city centre of Cape Town is located on the Cape Peninsula. The famous Table Mountain forms the backdrop of the city and rises to an elevation of 3,300 feet (1,000 meters). The rest of the city is situated on the Cape Peninsula between the various peaks jutting into the Atlantic Ocean.



## CAPE TOWN OVERVIEW

# CAPE TOWN

## KEY RETAIL STREETS & AREAS

### CANAL WALK

Canal Walk is a super-regional mall of some 135,518 sqm with over 400 shops across two retail floors. The mall is located in a mixed use precinct also offering upmarket hotel, office and residential accommodation. With an average weekly foot count was 385,000, the centre is anchored by Woolworths, Edgars, Checkers, H&M, Pick n Pay, Nu Metro and Game. Other large retailers represented in the mall include, Toy Kingdom, Cotton On, Bata, Addidas, Skechers, Fossil, Swarovski, Lego and many other international and national brands.

### CAVENDISH SQUARE

The Cavendish Square Shopping Centre (67,954 sqm) is an award-winning shopping mall situated in the heart of Cape Town's Southern Suburbs in the upmarket suburb of Claremont. Cavendish Square has over 250 of the most elite stores in the country, with retailers such as H&M, Edgars, Dermalogica, Le Creuset, Daniel Wellington, Lovisa, Typo, Trenery, Bras n Things, Country Road and Office London, which attract over 14 million shoppers per year.

### TYGER VALLEY

Tyger Valley Shopping Centre is a super regional shopping centre (84,547 sqm) anchored by a number of department stores and home to some 242 shops with many brands represented including Zara, LC Waikiki, Lindt, Burger King, Cinnabon, Crocs, Forever New, L'occitane en Provence and Build a Bear.

### CAPE QUARTER

Cape Quarter (28,391 sqm (±12,775 sqm retail)) is a lifestyle centre offering a range of specialist retailers, boutiques and food & beverage operators in a well preserved historical area of the city. Retailers include Lindt Chocolate Studio, Uwe Koetter Jewellers and Wellness Warehouse, Pernod Ricard, Sorbet, Spitfire Furniture Design, Lumen 8, Gonsenhausers Fine Rugs and the Medicafe Clinic.

### V & A WATERFRONT

One of Cape Town's biggest tourist attractions (an annual average of over 10 million footfall), the Victoria & Alfred Waterfront (70,000 sqm) has become South Africa's most visited destination. It is situated between Robben Island and Table Mountain in the heart of Cape Town's working harbour. The V&A Waterfront comprises a number of shopping and entertainment venues, together with offices, hotels and luxury apartments in the residential marina. Victoria Wharf is a shopping centre of some 266 speciality shops, major retail outlets, food merchants, curio markets, craft workshops and barrows. Alfred Mall and Pierhead is smaller, with just 21 speciality shops, boutiques, restaurants and coffee shops with nautical and African flavour. The Clock Tower Precinct is home to various cultural attractions plus restaurants and cafes. Retailers represented include Gucci, Louis Vuitton, Tag Heuer, Gant, Tiger of Sweden, Country Road, Scotch & Soda and many others.



# CAPE TOWN

## MARKET OVERVIEW

| KEY AREAS/<br>STREETS/<br>SHOPPING CENTRES | CONSUMER<br>PROFILE | MAJOR RETAILERS PRESENT                                   | NEW ENTRANTS | TYPICAL RENT FOR 200<br>SQM UNIT |
|--|---------------------|---|--------------|----------------------------------|
| Canal Walk                                 | Upmarket            | Woolworths, Edgars, Checkers, H&M,<br>Pick n Pay and Game | Lego         | R750 - R900/ sqm per month       |
| Cape Quarter                               | Upmarket            | Spar, Lindt, Vida e Caffé, Freddy,<br>Medicape Clinic     |              | R350 - R450/ sqm per month       |
| Cavendish Square                           | Upmarket            | Exclusive Books, Edgars, Woolworths,<br>Clicks, Truworths |              | R550 - R900/ sqm per month       |
| Tyger Valley                               | Upmarket            | Game, Pick n Pay, Woolworths, Edgars                      | LC Waikiki   | R550 - R900/ sqm per month       |
| V & A Waterfront                           | Upmarket            | Pick n Pay, Clicks, Woolworths, Edgars,<br>Nu Metro       | Krispy Kreme | R1000 - R1750/ sqm per month     |



# CAPE TOWN

## SHOPPING CENTRES

### CANAL WALK

Canal Walk is the biggest mall in Cape Town and boast with over 400 stores. Canal Walk was developed in the year 2000. This centre is situated in the heart of Century City, a mixed-use development in Cape Town which contains residential, hospital and medical practitioners, sports facilities and schools. Canal Walk caters for all tastes and you can find various local and international brands here. An estimated 1.5 million people visit Canal Walk every month.

### CAPE QUARTER

Cape Quarter is situated in one of the oldest parts of Cape Town and it shows in the original character of the building. It might show its history, but it also beams the vibrant energy of the area and is described as an area where sophistication and chic come together and the retail facility is no different. It includes international and local brands in its directory and caters for all styles.

### CAVENDISH SQUARE

Cavendish Square is a regional, award winning shopping centre, with various international and luxury brand tenants and is situated in Claremont. Approximately 1.2 million shoppers pass through Cavendish Square every month. This mall is uniquely trolley-free and boasts a stylish and helpful Courtesy Team. Cavendish Square is considered the premier fashion destination in the Southern Suburbs of Cape Town.

### TYGER VALLEY

Tyger Valley Centre is situated right between the winelands and the Cape Town CBD, putting it in a perfectly central location. It caters for all with shops that range from children entertainment to outdoor and sporting adventures. Tyger Valley has over 5,000 parking bays to provide ample room in the undercover parking lot and free parking bay areas.

### V & A WATERFRONT

The V & A Waterfront is one of South Africa's most visited destination in the province with an average of 24 million visitors per year. Developed in 1991, the last refurbishment the centre had was in 2015. The Waterfront has been divided into five shopping districts which together include more than 450 stores. Many other activities are also available at the V&A Waterfront besides shopping such as residences, a yacht club, an Aquarium, two museums and the Cape Town Eye.



# CAPE TOWN

## SHOPPING CENTRES: NEW DEVELOPMENTS

### TABLE BAY MALL

Situated in the fast-growing suburb of Sunningdale, Table Bay Mall combines all the ease of a Convenience Centre with all the choice of a Regional Shopping Centre. The centre opened in early 2018 and offers a unique and sophisticated single-level shopping, dining and entertainment experience to Cape Town's West Coast. With over 65,000 sqm of retail space and home to more than 160 shops and restaurants, many of which are flagship stores, the retail mix of local and international brands has something for everyone. Retailers represented include Virgin Active, Toys R Us, Burger King, Checkers, DisChem, Sorbet, H&M, Pick n Pay, Woolworths, Volpe and Wellness Warehouse.

### HARBOUR BAY

Ranging from luxury 2 and 3-bedroom apartments to lavish penthouse suites, Harbour Bay comprises of 44 residential units in Simonstown. However, the development offers more than just well-designed living spaces — with 35 stores ranging from upmarket eateries to premium convenience stores including Woolworths, Pick n Pay and Clicks, residents and locals won't have to venture far from home to get their morning coffee made by a barista. Another benefit to residents is the state-of-the-art day hospital with medical suites situated on the Harbour Bay premises. Opened June 2018.

### WHALE COAST

Whale Coast Mall is situated on Main Road in Sandbaai, which lies at the entrance to the picturesque Hemel-en-Aarde Valley in Hermanus, a seaside town southeast of Cape Town in the Western Cape Province.

Conveniently situated on the R43, this 30,000 sqm regional centre boasts a diverse tenant mix, anchored by Checkers, Food Lover's Market and Woolworths, offering shoppers 89 exciting shops to choose from. Shops range from fashion to health & beauty, home & décor, restaurants and many more well-known brands. The mall also offers shoppers the only multi-purpose cinema theatre in the area, Whale Coast Theatre, which opened December 2018.

To further complement the retail offering, there is ample free parking, including special designated parking bays for the disabled and Moms with toddlers.

Whale Coast Mall offers safe, convenient shopping combined with beautiful architecture and striking visual focus points making it the best shopping and leisure experience in the Overberg region.

Broll managed centre.

# CAPE TOWN

## FOOD & BEVERAGE

***Cape Town is a true gastronomic delight and regarded as one of the best fine dining destinations in Africa. It has a world class setting, excellent wines, great service and a wide variety of seafood, gourmet cooking and international cuisine on offer.***

Cape Town has a wide range of restaurants, coffee shops, bistro's and eateries to suit all tastes and budgets. The sector is dominated by independent operators though there are also a number of chains present in Cape Town.

The fast food sector is represented by brands such as KFC, McDonald's, Wimpy and Steers.

Famous brands Mugg & Bean led the South African cafés/ bars sector and McDonald's McCafé and Vida e Caffé are also present. Spur Corp Ltd continues to lead South African full-service restaurants with its Spur Steak Ranches, Panarotti's Pizza and John Dory's brands.

The V & A Waterfront has over 80 food and beverage operators catering for all tastes and budgets. Fast food on the go is represented by Subway, KFC, Haagen & Daz, Mugg & Bean and Steers among others. At the other end of the spectrum are fine dining establishments such as Baia Seafood, Balducci, Nobu Cape Town, Balthazar and Willoughby's.



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## FOOD & BEVERAGE MARKET OVERVIEW

| KEY AREAS        | CONSUMER PROFILE | FOOD & BEVERAGE OPERATORS   | RENT FOR 350 SQM UNIT      |
|------------------|------------------|---|----------------------------|
| Canal Walk       | Upmarket         | Tasha's, Cinnabon, Cape Town Fish Market, Spur, Burger King, Mugg & Bean                              | R280 – R350/ sqm per month |
| Cape Quarter     | Upmarket         | Giggling Gourmet, Sushibox, Vida e Caffé, Bootlegger Coffee Co., The Cape Malay Food Market, Yumcious | R250 – R320/ sqm per month |
| Cavendish Square | Upmarket         | The Good Batch, Woolworths Café, Ocean Basket, Limnos Bakers, Steers, Simply Asia, JB Rivers          | R280 – R400/ sqm per month |
| Tyger Valley     | Upmarket         | Seattle Coffee Co., Debonairs, Kauai, KFC, McDonald's, Pannarottis, Wimpy, The Velvet Cake Co.        | R280 – R380/ sqm per month |
| V & A Waterfront | Upmarket         | Mozambik, Willoughby's, Shimmy Beach, Reuben's, Krispy Kremes, Nobu, Life Grand Café; Simply Asia     | R300 - R500/ sqm per month |

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REDEFINING THE LANGUAGE OF  
RETAIL & LEISURE

