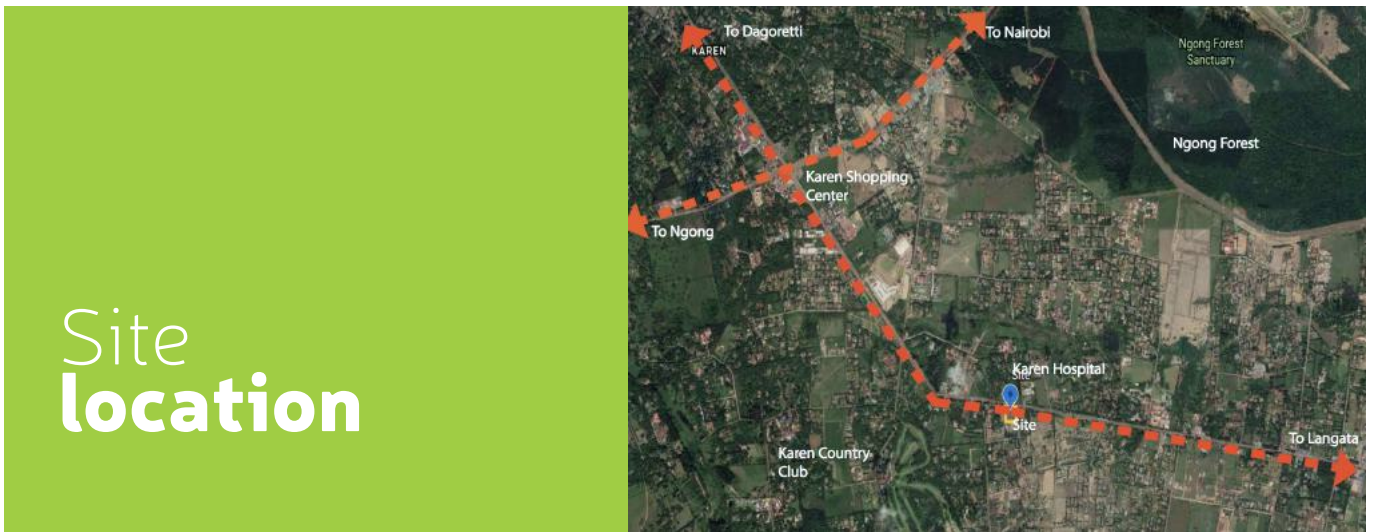


Karen Retail Centre

A signature development by
myspace® properties & AMS Properties





Langata Rd, Karen Nairobi

KAREN is a suburb in Nairobi County, Kenya. The town is 13 km south west of Nairobi CBD and west of the Ngong Hills. Karen is 1,879 meters above sea level. Karen is a multi-class area but it is primarily middle -upper class suburb.

Karen is a vibrant residential suburb characterized by big mansions, mature trees, tranquil atmosphere, and plush gardens. It is also a host to many upscale restaurants and hotels.

Karen is named after Karen Blixen, the Danish author of the colonial memoir 'Out of Africa'; Blixen's home has since become a museum and

is still standing and is a local tourist attraction, other tourist attractions are Bomas of Kenya, the giraffe center, the exclusive giraffe manor and the Ngong Hills.

Karen is known for the vast number of shopping malls, including the Hub, Waterfront, Crossroads, the Well and Galleria Mall. The town is home to many well known hospitals, such as the The Karen Hospital, Nairobi Hospital, among others. This area also has a number of higher learning institutions, such as the Africa Nazarene University, Catholic University of East Africa, Tangaza College, Kenya School of Law, Marist International University College, Africa International University and Hillcrest International School.

60,000 sqft
(5,575 sqm)

Project

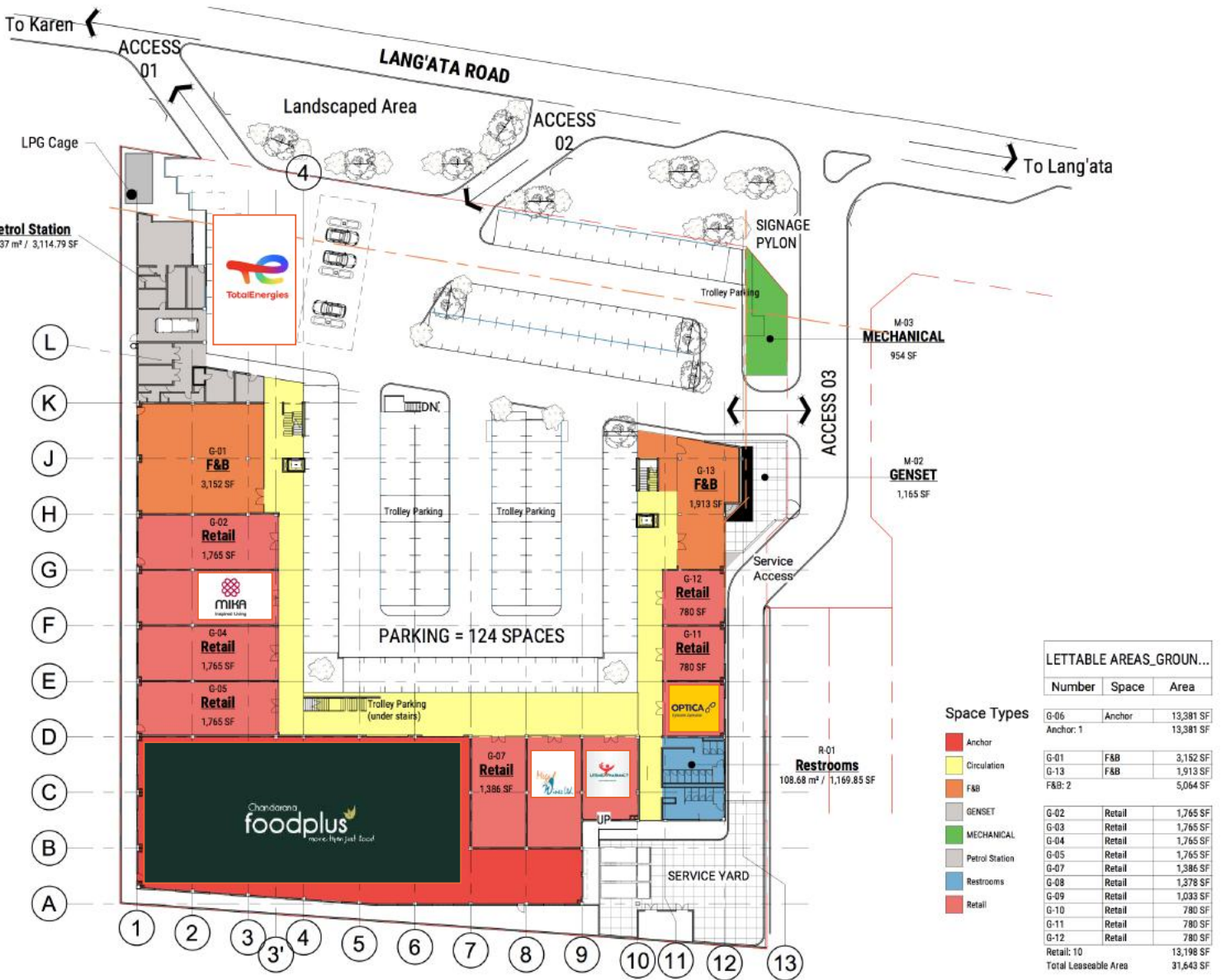


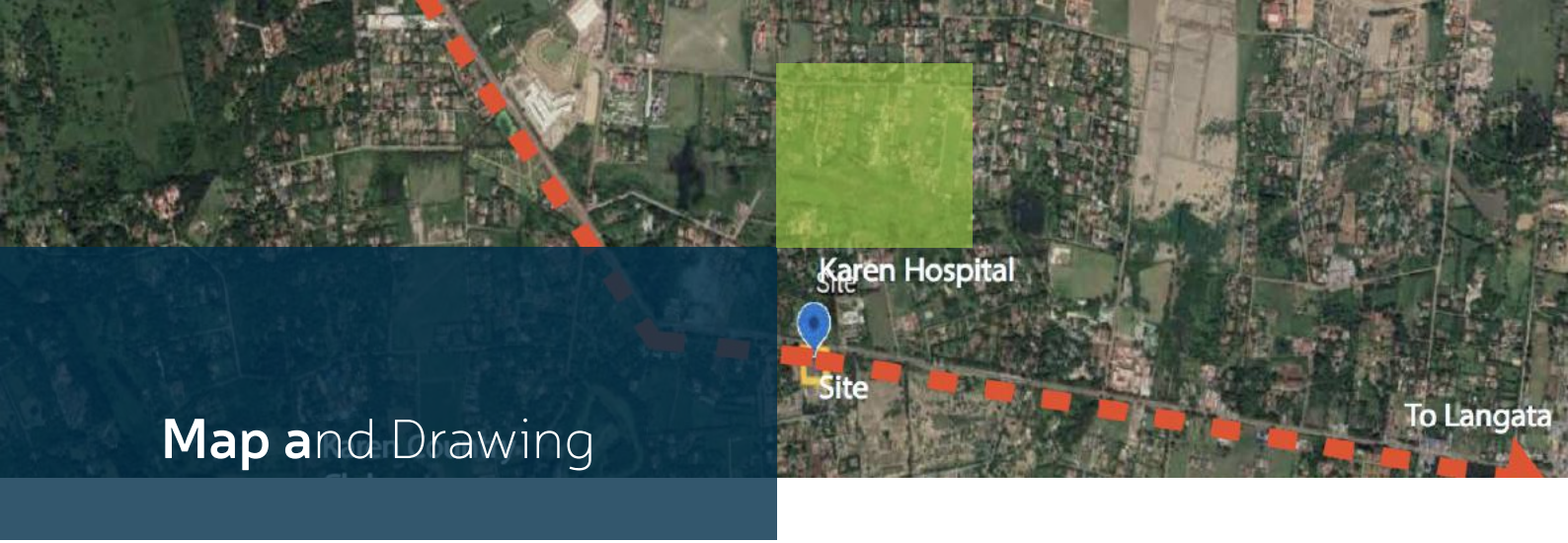
Area Delivery

	Overall (GFA)		Ground Level	Upper Level(s)	Sales Floor (80% of GFA)
Total Retail	6,115 sq m	100%	4,320 sq m	1,795 sq m	4,632 sq m
Anchor Food Store	2,500 sq m	41%	2,500 sq m		2,000 sq m
Sub-anchor (Petrol)	900 sq m	10%	600 sq m		0 sq m
Sub-anchor (F+B)	400sq m	2%	200 sq m	200 sq m	320 sq m
In-Line Shops	1,245 sq m	15%	400 sq m	845 sq m	756 sq m
Food and Beverage	920 sq m	15%	620 sq m	300 sq m	996 sq m
Sub-anchor (Fitness)	750 sq m	12%		750 sq m	600 sq m
Loading and Services	875 sq m	7%	500 sq m		
Sum of all F+B	1,320 sq m	22%			1,056 sq m
Parking	4,560 sq m	114 sp			2.45 per 100 (on Sales Area)



Map and Drawing





Map and Drawing

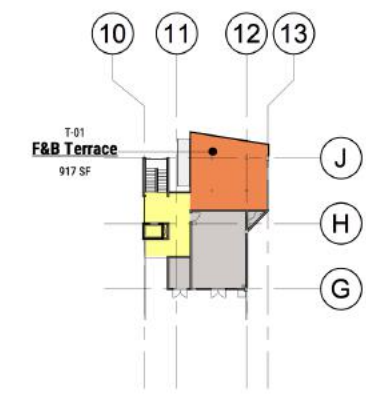
Karen Hospital

Site

To Langata



1 1st Floor Plan
1 : 500



2 Roof Terrace Part Plan
1 : 500

- Space Types**
- Circulation
 - F&B
 - Management
 - Restrooms
 - Retail
 - Services

LETTABLE AREAS_FIRST FLOOR		
Number	Space	Area
F-01	F&B	4,494 SF
F-02	Retail	1,760 SF
F-03	Retail	1,752 SF
F-04	Retail	1,752 SF
F-05	Retail	1,752 SF
F-06	Retail	1,752 SF
F-07	Retail	1,478 SF
F-08	Retail	1,430 SF
F-09	Retail	1,430 SF
F-10	Retail	1,430 SF
F-11	Retail	2,072 SF
F-12	Retail	775 SF
F-13	Retail	775 SF
F-14	Retail	775 SF
F-15	F&B	1,902 SF
Total Leaseable Area		25,329 SF

LETTABLE AREAS_Roof Terrace		
Number	Space	Area
T-01	F&B Terrace	917 SF
Total Leaseable Area		917 SF



Project





Introduction and Summary

Mytown Karen project is a concept that is being done in partnership with Myspace Properties and AMS Properties, the two companies have over 40 years' experience in property development.

<https://www.myspace.co.ke/>
and <https://amsproperties.com/>

This proposal advocates for small commercial spaces with one anchor shop. It's obvious as we evolve to online shopping; clients still prefer to go to the shops themselves to purchase some types of goods and services such as groceries and ice cream bars. This type of businesses does not require a lot of space, therefore this proposal aims to house such business as tenants.

Location

The project is located in Karen, along Langata road opposite The Karen Hospital and next to the Water Mark. The facility is located in the most prime area of Karen, which will serve people using the busy Langata road, Karen town traders, Karen hospital, and Karen area residents among others.

Lease

We wish to have a long term lease period of up to 20 years and beyond.

Targeted Tenants

The mall will have a variety of clients such as: restaurants, hospitals, chemists, banks, coffee shops, fast food joints, retails shops, super market and a gas station.

Below are some of our target tenants;





A signature development by
myspace® properties & AMS Properties

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