

A NEW RETAIL ADDRESS IN ABU DHABI

MIZN AVENUE

Shopping Mall.

A modern, single-level retail destination bringing together a supermarket anchor, a fitness anchor, F&B terraces and 90 ground-floor shops — designed as the everyday landmark for the Al Mizn community.

LOCATION

Sector Al Mizn 4 · Plot P14

RETAIL · F&B · SUPERMARKET · GYM

FORMAT

Single-storey open-air retail

STATUS

Now Pre-leasing

FOR TENANCY ENQUIRIES

WELCOME

A new landmark for the neighbourhood.

Mizn Avenue is a modern, welcoming community destination — bringing dining, shopping and everyday convenience together in one elegant setting.

Clean architecture, warm materials and open outdoor spaces give the avenue a calm, contemporary character. Generous walkways, full-height storefronts and integrated lighting create an environment that is comfortable to use throughout the day and into the evening.

The development pairs a large supermarket anchor with a fitness anchor and a curated mix of food & beverage and retail shops, designed as a balanced, daily-use destination rather than a traditional mall. For tenants, that means consistent footfall, strong frontage, and a setting designed to encourage visitors to stay longer.

AT A GLANCE

ADDRESS

Al Mizn 4 · Plot P14
Abu Dhabi, UAE

PLOT AREA

62,500 m²

BUILT-UP AREA

18,388 m² total

TOTAL RETAIL UNITS

90 shops · single level

SUPERMARKET ANCHOR

2,297 m² leasable

UNIT SIZES

From 31 m² to 510 m²

FRONTAGE

189.6 m × 93.6 m

ON-SITE PARKING

437 spaces · 19 accessible · 16 EV

CONCEPT & ARCHITECTURE

Refined modernism, warm in detail.



The design is defined by clean lines, warm vertical fins, soft horizontal banding and a neutral, sand-toned material palette. The result is a contemporary façade that feels grounded and inviting — never sterile.

Storefronts that perform

Continuous full-height glazing along the main frontages gives every tenant strong visibility and a generous shop window. Recessed entries and landscaped edges create a comfortable threshold between the street, the parking, and the shop.

Daylight and evening atmosphere

Integrated cove lighting traces the cornice line and warm signage glow extends activity into the evening. The avenue is designed to feel as deliberate and welcoming after sunset as it does during the day.

An open-air avenue, not a mall

F&B terraces, shaded outdoor seating, planted edges and pedestrian walkways encourage visitors to dwell, meet and return — driving longer dwell times and repeat trade for tenants.

RENDERINGS

The avenue in view.



TENANT MIX

Anchored daily-use, balanced by lifestyle.

01

Supermarket

A 2,297 m² grocery anchor at the heart of the development, generating consistent daily footfall for every neighbouring shop.

ANCHOR · 2,297 M²

02

Fitness

A dedicated gym at the corner of the avenue, drawing repeat visits from the surrounding residential catchment, day and evening.

ANCHOR · GYM

03

Food & Beverage

An F&B cluster with shaded outdoor terraces, sized to host cafés, casual dining and specialty operators side by side.

CLUSTER · TERRACES

04

Retail Shops

A flexible inline of 90 ground-floor units from compact 31 m² boutiques to larger 97-510 m² formats — suitable for fashion, services, clinics and specialty.

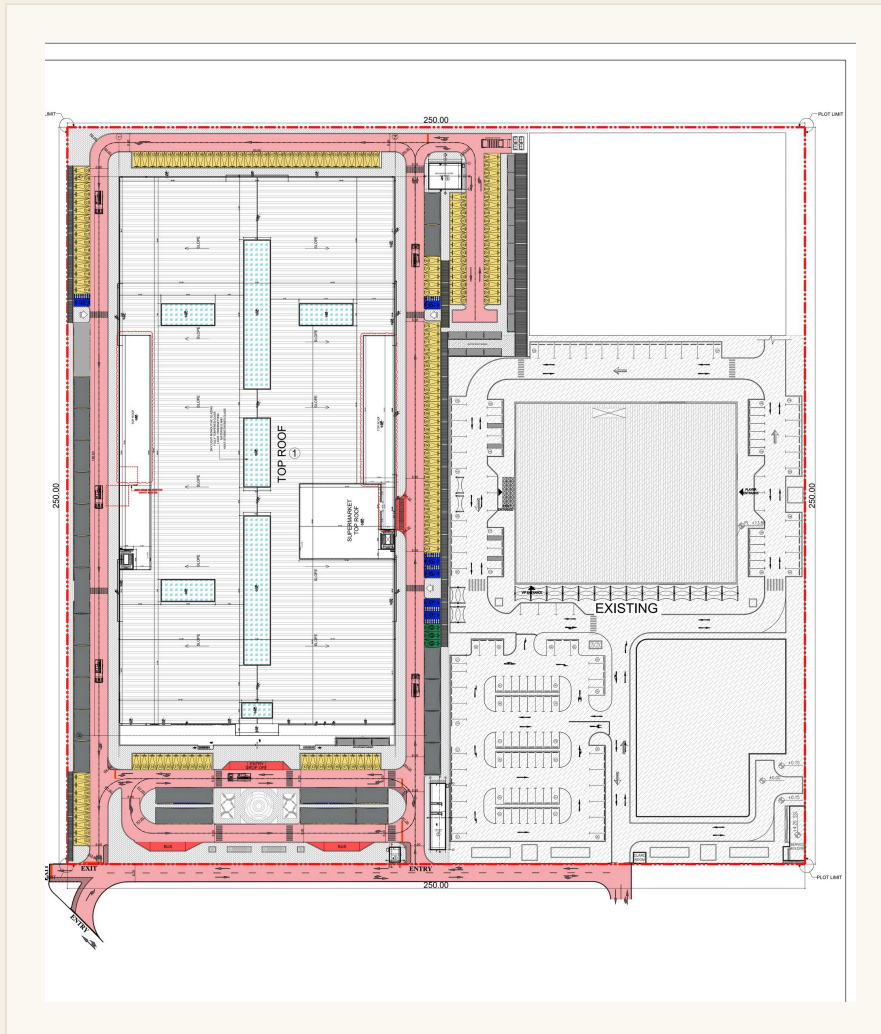
INLINE · 31-510 M²

— OPEN FROM DAWN TO EVENING

An everyday landmark, designed to be lived in.

SITE PLAN & ACCESS

Built around easy arrival and departure.



Approach & circulation

The development sits on a 62,500 m² plot with a 250 m frontage to the public road. A drop-off forecourt anchors the main entry, with a one-way internal loop that brings traffic past every wing of the avenue before exiting back onto the main road.

Parking around the building

Surface parking wraps the development on three sides, putting customers within steps of every shopfront. Dedicated bays for accessible visitors and electric vehicles sit closest to the entrances.

VISITOR PARKING

224 bays

EV PARKING

16 bays

ACCESSIBLE PARKING

19 bays

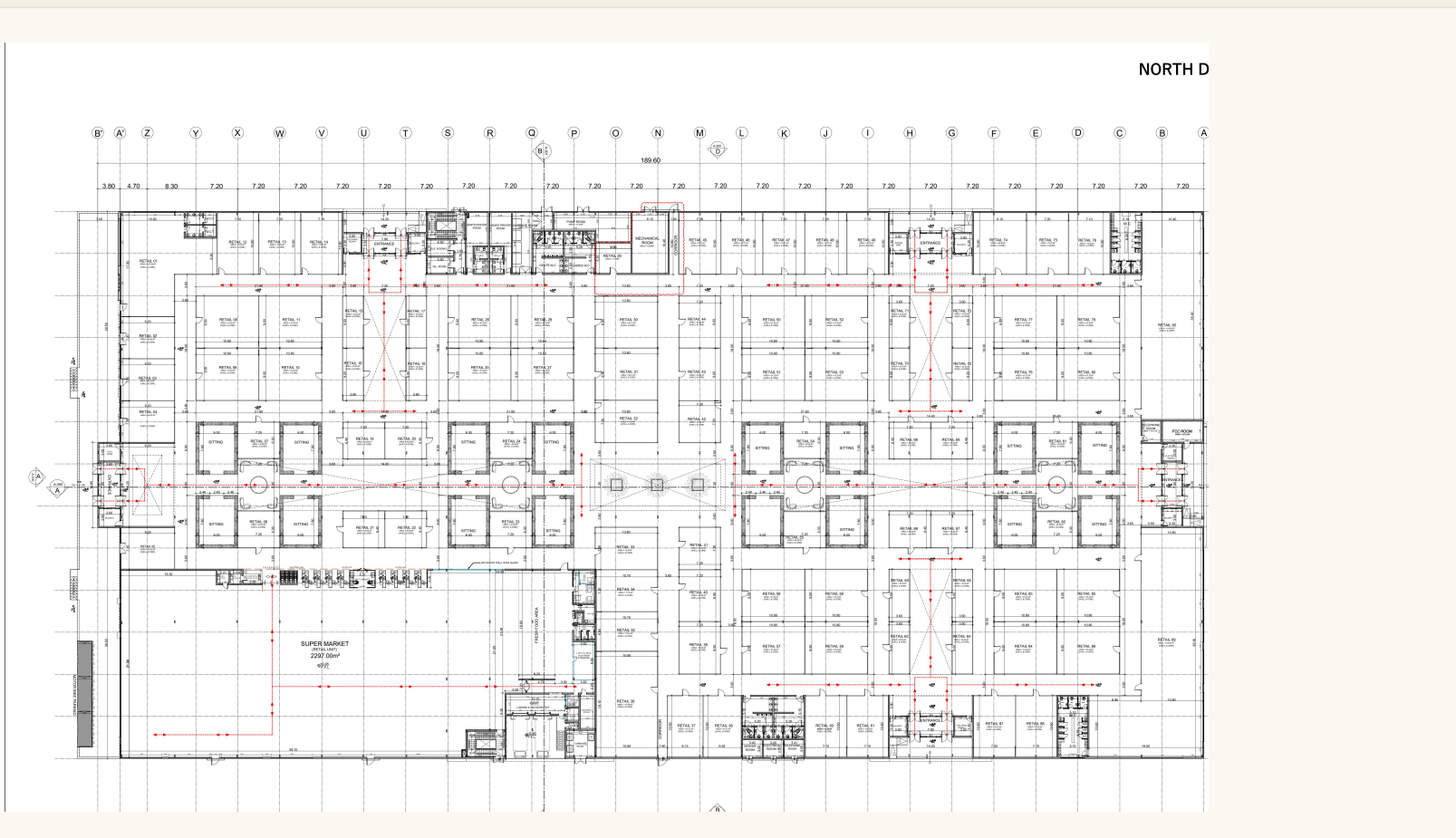
BUS BAYS

2 bays

TOTAL ON-SITE & ADJACENT PARKING 437 spaces

GROUND FLOOR PLAN

A clear, walkable layout.



FRONTAGE
189.60 m

DEPTH
93.60 m

MODULE BAY
7.20 m typical

TOTAL UNITS
90 shops + anchor

Unit areas at a glance.

UNIT	AREA (M ²)	UNIT	AREA (M ²)	UNIT	AREA (M ²)
Retail 01	237.60	Retail 16	32.40	Retail 31	96.12
Retail 02	66.24	Retail 17	32.40	Retail 32	78.84
Retail 03	66.24	Retail 18	32.40	Retail 33	78.84
Retail 04	65.32	Retail 19	46.08	Retail 34	77.76
Retail 05	65.32	Retail 20	46.08	Retail 35	73.44
Retail 06	45.36	Retail 21	46.08	Retail 36	191.90
Retail 07	45.36	Retail 22	46.08	Retail 37	67.31
Retail 08	97.20	Retail 23	45.36	Retail 38	67.31
Retail 09	97.20	Retail 24	45.36	Retail 39	64.80
Retail 10	97.20	Retail 25	97.20	Retail 40	64.08
Retail 11	97.20	Retail 26	97.20	Retail 41	52.56
Retail 12	75.26	Retail 27	97.20	Retail 42	51.84
Retail 13	76.32	Retail 28	97.20	Retail 43	64.80
Retail 14	75.26	Retail 29	31.20	Retail 44	64.80
Retail 15	32.40	Retail 30	96.12	Retail 45	97.52

All areas are leasable areas in m² and are indicative; final areas to be confirmed in tenancy contract. Continued on next page.

Unit areas (continued).

UNIT	AREA (M ²)	UNIT	AREA (M ²)	UNIT	AREA (M ²)
Retail 46	76.27	Retail 61	75.26	Retail 76	75.26
Retail 47	76.27	Retail 62	32.40	Retail 77	97.20
Retail 48	76.27	Retail 63	32.40	Retail 78	97.20
Retail 49	75.26	Retail 64	32.40	Retail 79	97.20
Retail 50	97.20	Retail 65	32.40	Retail 80	97.20
Retail 51	97.20	Retail 66	46.08	Retail 81	45.36
Retail 52	97.20	Retail 67	46.08	Retail 82	45.36
Retail 53	97.20	Retail 68	46.08	Retail 83	97.20
Retail 54	45.36	Retail 69	46.08	Retail 84	97.20
Retail 55	45.36	Retail 70	32.40	Retail 85	97.20
Retail 56	97.20	Retail 71	32.40	Retail 86	97.20
Retail 57	97.20	Retail 72	32.40	Retail 87	76.32
Retail 58	97.20	Retail 73	32.40	Retail 88	75.26
Retail 59	97.20	Retail 74	96.46	Retail 89	510.92
Retail 60	75.26	Retail 75	76.32	Retail 90	414.46

ANCHOR · SUPERMARKET UNIT

2,297.00 m²

All areas are leasable areas in m² and are indicative; final areas to be confirmed in tenancy contract.

A retail address designed to bring customers back.

— 01

Anchor-driven daily footfall

A full-line supermarket and a fitness anchor generate consistent, repeat visits from the surrounding catchment — exactly the kind of foot-traffic that supports inline retail and F&B.

— 02

High-visibility shopfronts

Continuous full-height glazing along the principal façades, supported by integrated cove lighting and warm signage, ensures every tenant is clearly visible from approach roads and parking.

— 03

437 on-site parking spaces

Surface parking wraps the development on three sides — **224 visitor, 19 accessible, 16 EV-charging and 2 bus bays** — putting customers within steps of every shopfront and making short, frequent shopping trips effortless.

— 04

Flexible unit sizes

Ninety units ranging from compact 31 m² boutiques to larger 97-510 m² formats suit fashion, services, clinics, salons, specialty retail and casual dining alike.

— 05

F&B with outdoor terraces

Sheltered outdoor seating, planted edges and a calmer evening ambience let cafés and casual restaurants extend trade well past the daytime peak.

— 06

Built to Abu Dhabi standard

Estidama-rated façade and glazing. Full NFPA 13 sprinkler protection throughout. Dedicated on-site substation, plant room and 90,000 USG fire reserve — infrastructure designed for long-term, reliable tenant operations.

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A calm, elegant and functional retail destination tailored to the Al Mizn community — designed to be enjoyed, not just visited.

LOCATION & ENQUIRY

Let's open a conversation.

Mizn Avenue is now pre-leasing. We invite operators across grocery, fitness, F&B, fashion, services and specialty retail to enquire about availability, unit sizes and tenancy terms.

PROJECT

Mizn Avenue

A modern retail destination

LEASING STATUS

Now pre-leasing

All categories considered

PHONE

To be added

EMAIL

To be added

WEBSITE

To be added

FIND US

Sector Al Mizn 4,
Plot P14,
Abu Dhabi, UAE.

Google Maps · maps.app.goo.gl/5c4PtdPvWsG99kwG6

— *Be part of Mizn Avenue.*

MIZN AVENUE SHOPPING MALL L.L.C · S.P.C
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