



THE  
**MALL**  
COMPANY

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Phnom Penh Center, 8th Floor, Building "F" Sothearos Blvd., Sangkat Tonle Bassac Phnom Penh, Kingdom of Cambodia





Welcome to Big Tree Community Mall

## Introduction

Big Tree Community Mall (known as 'Big Tree') is a new premium community mall along National Road 5 in Russei Keo.

The Architects are well respected Hok Kang and Associates who have worked with The Mall Company to design the Layout, Configuration and Trade Zoning for Big Tree. Archetype a leading architect and construction management firm have provided MEP Design Consultancy and Project Manage for the construction.

This award-winning development team's goal has been to develop Big Tree into a community mall that will become a special place at the heart of the local community for many years to come.



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## Big Tree Anchor Tenants

Big Tree shall have a 5 screen cinema by Legend Cinema and an Express Supermarket by Lucky. With commitment from two key anchor tenants Legend and Lucky activity, Big Tree is ensuring its' popularity and success with the local community.

## Big Tree Tenant Mix

The Mall Company shall secure on of the most popular premium coffee shop brands to further add to the popularity of Big Tree Community Mall.

We shall be adding a kids playground as well as additional entertainment concepts, a wide range of food and beverage options including suki soup, bbq, buffet, pizza, chicken and halal options. Finally, a mix of convenience products and services completes the tenancy mix at Big Tree.



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<b>Property Type:</b>	<b>Community Mall</b>
<b>Land Area:</b>	<b>10,800 Sq.m</b>
<b>Gross Floor Area (GFA):</b>	<b>13,500 Sq.m</b>
<b>Net Leasable Area (NLA):</b>	<b>6,900 S.qm</b>
<b>Green and Open Spaces:</b>	<b>8,000 Sq.m</b>
<b>Total No. of Floors:</b>	<b>4 Floors; Basement, Ground, First and Second Floor</b>
<b>No. of Retail Floors:</b>	<b>3 Floors: Ground, First and Second Floor</b>
<b>Escalators:</b>	<b>8</b>
<b>Passenger + Service Elevators:</b>	<b>3</b>

<b>Lease Terms:</b>	<b>3 Years +</b>
<b>Rental Fees:</b>	<b>Available Upon Request</b>
<b>Soft Opening Date:</b>	<b>1<sup>st</sup> July, 2021</b>
<b>Parking:</b>	<b>Street Front: 36 Car Parking Spaces Basement 1: 67 Car Parking Spaces Southern Side: 80 Car Parking Spaces Moto Parking Structure at Rear: 600</b>
<b>Anchor Tenants:</b>	<b>Cinema, Supermarket, Kids Entertainment, Premium Coffee, Premium F&amp;B Brands</b>
<b>The Mall Company Scope of Work:</b>	<b>Exclusive Leasing; Retail Research; Mall Design Consultancy; Mall Concept, Positioning &amp; Target Tenant Strategy</b>



## Ground Floor Layout Plan and Trade Zoning



**Big Tree Community Mall has been designed to attract customers, generate foot-traffic and serve the community. Big Tree provides grab & go F&B to buffet and suki soup, from cinema to supermarket as well as services, goods and retail products.**

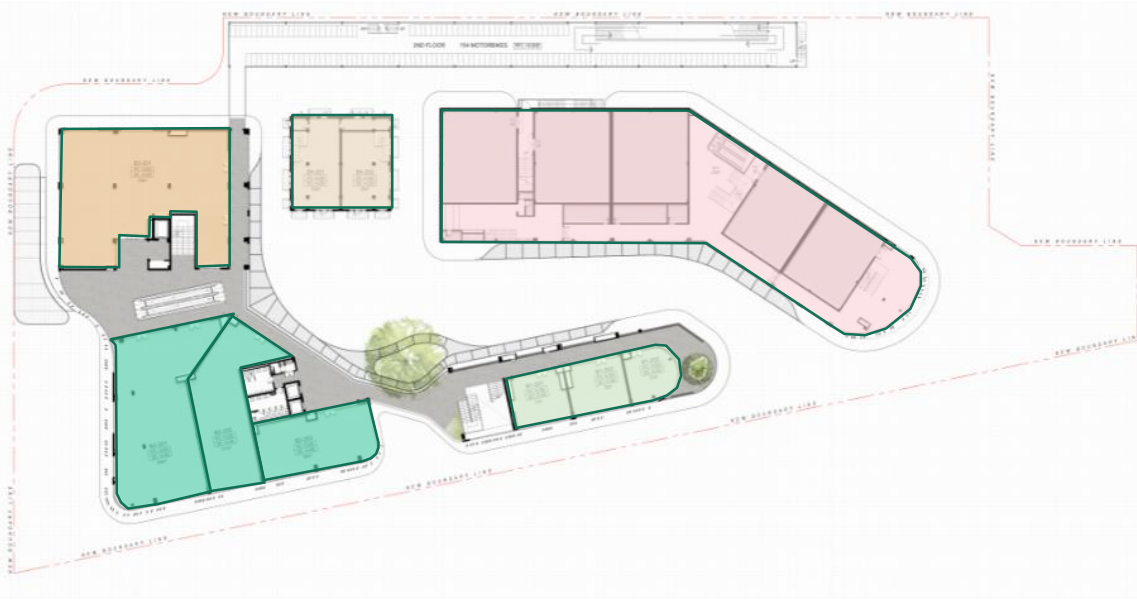
- Cinema Lobby, Ticket Sales, Popcorn, Snacks and Drinks**
- Electronic Game / Entertainment / Play Zone**
- Express Supermarket**
- Premium Coffee Brand**
- Small Size F&B Stores – 50 – 150 sq.m**
- Medium Size F&B Stores 150 – 250 sq.m**
- Services**
- Heritage Building – Premium Retail Operator**
- Mixed Retail – Goods and Products**
- ATM Centre**

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## First Floor Layout Plan and Trade Zoning



- Cinema Lobby, Ticket Sales, Popcorn, Snacks and Drinks**
- Electronic Game / Entertainment / Play Zone**
- Small Size F&B Stores – 50 – 150 sq.m**
- Medium Size F&B Stores 150 – 250 sq.m**
- Heritage Building – Premium Retail Operator**



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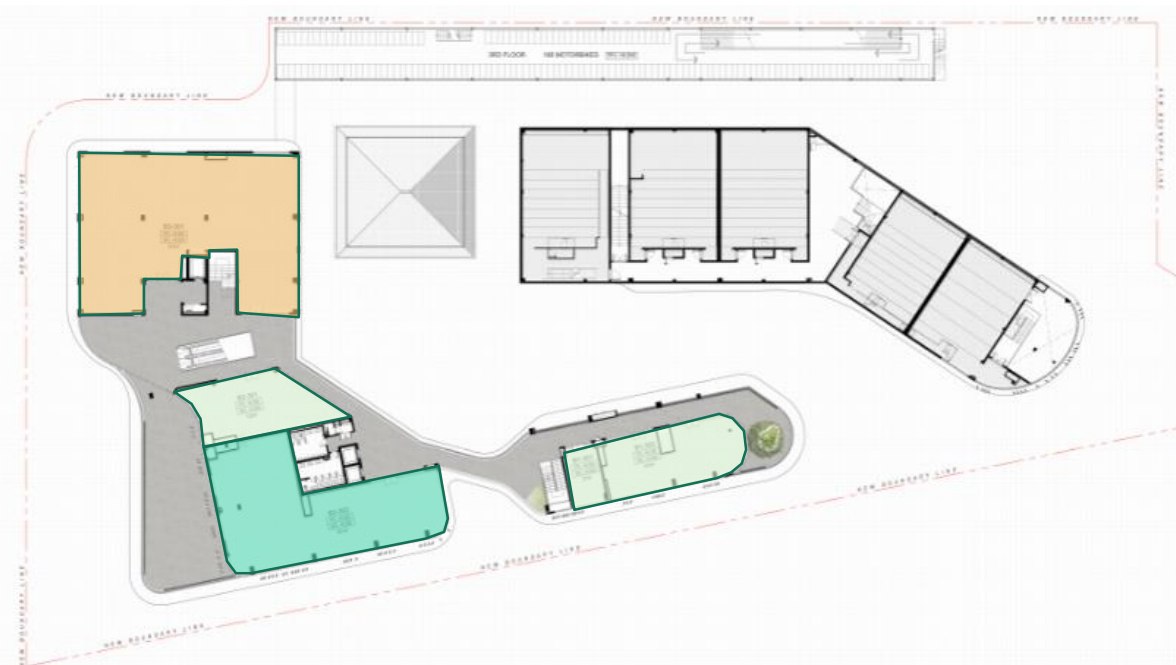



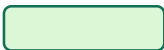

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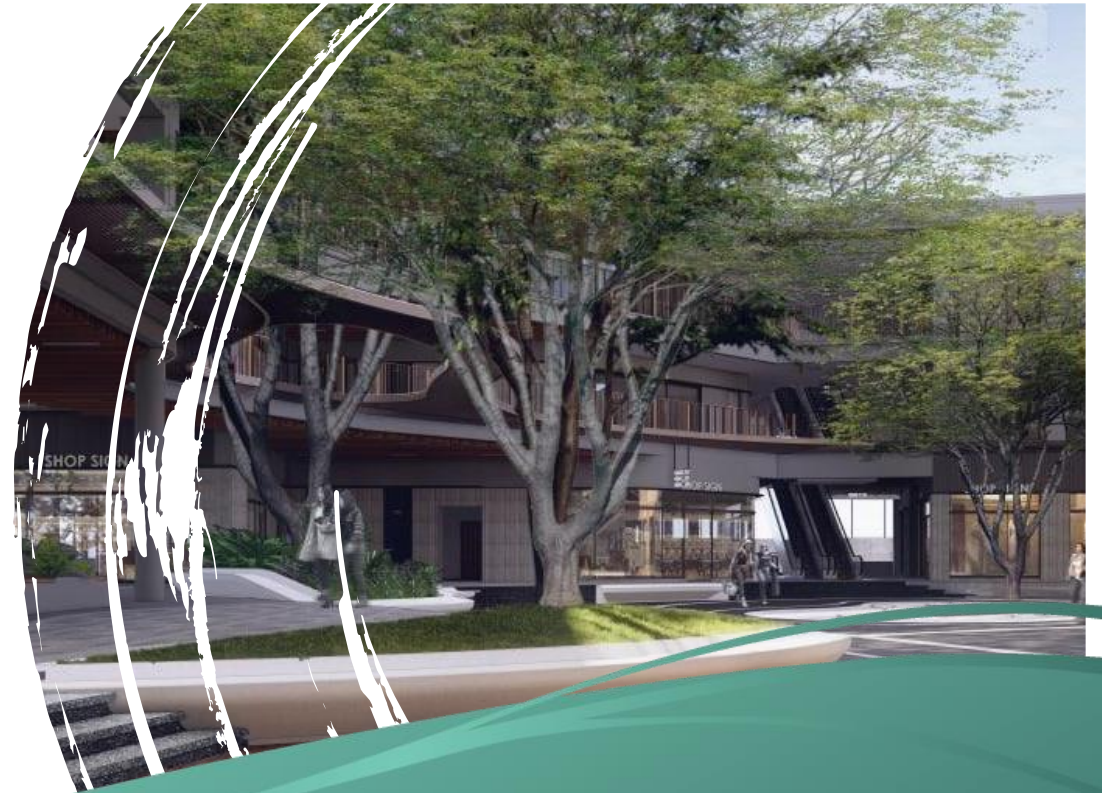




## Second Floor Layout Plan and Trade Zoning



-  **Electronic Game / Entertainment / Play Zone.**
-  **Small Size F&B Stores – 50 – 150 sq.m.**
-  **Medium Size F&B Stores 150 – 250 sq.m.**



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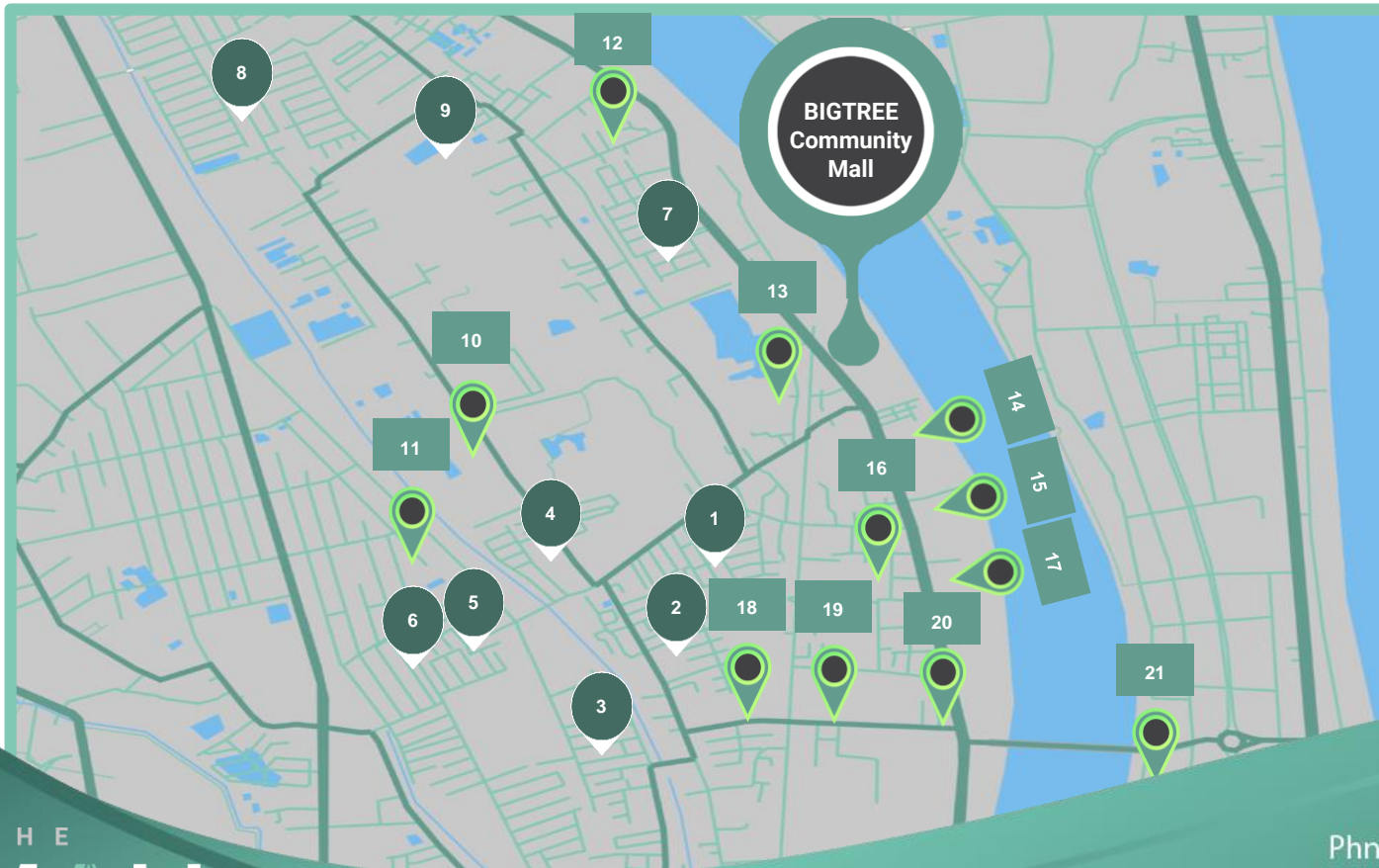
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## Catchment Area

Russey Keo 135,470 population



- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| 1. Borey Lim Chheanghak KM6           | 12. KM7 Mosque                      |
| 2. Borey Nice Sovann                  | 13. Ganzberg Beer                   |
| 3. Borey Rith                         | 14. Vattanac Bank                   |
| 4. Borey Senmonorom                   | 15. CTN                             |
| 5. Borey Mongkol Phnom Penh           | 16. Russey Keo High School          |
| 6. Borey Villa Toul Sangke            | 17. Coca Cola                       |
| 7. Borey New World KM6                | 18. Triumph Center                  |
| 8. Borey Chip Mong Land 598           | 19. ND University                   |
| 9. Borey Hokly                        | 20. Lucky Supermarket               |
| 10. American University of Phnom Penh | 21. Chroy Changva Convention Center |
| 11. Town TV Station                   |                                     |

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## Location

Big Tree is located on National Road 5 approximately 500 meters north of CTN. The address is SKD, National Road 5, Phum Spien Kpuos, Sangkat Kilometre 6, Khan Russey Keo, Phnom Penh, Kingdom of Cambodia.

For Leasing Opportunities, Contact Us Today



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