

PARIS

GLOBAL CITIES

RETAIL GUIDE

2026 EDITION

Better never settles

PARIS OVERVIEW

Regarded as the fashion capital of the world, Paris is the retail, administrative and economic capital of France. The Greater Paris Region accounts for near 18% of the French population and 30% of national GDP. Paris is one of the top global cities for tourists, offering many cultural pursuits for visitors.

Paris reclaimed its top position among Europe's luxury cities for occupier activity in 2025, following a year of subdued performance in 2024. The French capital registered a total of 22 luxury store openings, up from just seven the year before when Paris hosted the Olympic Games. These were spread across the capital's four famous luxury streets: Rue Saint-Honoré and its extension into Rue du Faubourg Saint-Honoré, Avenue des Champs Elysées and Avenue Montaigne. Rue Saint-Honoré led retailer activity with a total of nine stores. Interestingly, this was driven by luxury fragrance houses that accounted for six of these openings.

Availability across all four streets remained broadly stable in 2025 at a very low level for these luxury streets.

Emblematic department store La Samaritaine has reopened in 2021 in the heart of Paris between rue de Rivoli and the Seine river. Several restructuring projects are also underway on key commercial thoroughfares in the capital, such as the Champs-Élysées and Boulevard Haussmann.

Sustained demand from international retailers also reflects the current size of leading mass-market retailers including Uniqlo, Inditex brands or H&M. In the food and beverage sector, a few high-end specialised retailers have enlivened markets in Paris.

Extensive work has been undertaken on the renovation of Parisian railway stations. After the success of the Saint Lazare train station, Gare Montparnasse and soon Gare d'Austerlitz

have become real retail spots fully integrated into the transport infrastructure.

Outside of the city, many regional shopping centres cover the Greater Paris area and contribute to the commercial attractiveness of the region Ile-de-France. Some centres include: Westfield Les Quatre Temps/CNIT, Westfield Vélizy 2, Westfield Parly 2 in the Western part, Val d'Europe, Westfield Rosny 2, Westfield Carré Sénart in the Eastern part, and Belle-Epine, Créteil Soleil and Evry 2 renamed Le Spot in the Southern part. Many have also consolidated their offer by extending their malls (Vélizy 2, Evry 2, etc.)



PARIS

Key Retail Streets & Areas

AVENUE DES CHAMPS-ELYSEES

Often referred to as "la plus belle avenue du monde" (the world's most beautiful avenue), the Champs Elysées links the Parisian landmarks of Place de la Concorde and Arc de Triomphe and is a hot destination for locals and tourists alike. Pedestrian traffic increased by nearly 10% in 2024 compared to the 2021/2023 average (> 1 million people walk the avenue each month), making the Champs Elysées one of the most vibrant retail locations in the world and the 3rd in Europe in terms of pedestrian flows, offering unparalleled exposure to numerous internationally-recognised retailers.

The Champs-Elysées has regained its appeal and dynamism since the award of the 2024 Olympic Games to Paris.

This has given the city and particularly the avenue des Champs Elysées, unprecedented appeal for any retailer looking for international exposure. The vacancy rate has fallen from over 10% in 2021 to a historically low level of less than 4% in 2025.

The avenue is maintaining a balance between luxury goods (Saint Laurent, IWC, Panerai, Messika), and mass market and particularly sport brands in recent years (JD Sports, Lululemon, On Running, Salomon).

In the past, it was common to see even-numbered side as opposed to odd-numbered side.

Today, with transactions by luxury and premium retailers positioned more on the upper part of the avenue, and more mass-market retailers on the lower part, the real gap in rental values is now between the top and bottom of the Champs-Elysées. Rents are still at a high level buoyed by strong demand for luxury and sports goods.



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Key Retail Streets & Areas

AVENUE MONTAIGNE / AVENUE GEORGE V / RUE FRANÇOIS 1ER

Forming a small triangle between the Champs-Élysées and the River Seine, the area delimited by Avenue Montaigne, Avenue George V and rue François 1er is often referred to as Paris' Golden Triangle. This is the heart of the French luxury industry and the place to be for every major international luxury player. The area comprises some of the most prestigious French hotels including Le Plaza Athénée, Le Prince de Galles and Four Seasons George V. Despite new luxury areas emerging in the last decade,

Avenue Montaigne maintains its position as the showcase of the great couture houses and has continued to improve its existing retail offer through new arrivals, extensions or relocations. The latest changes include Bottega Venetta, Jacquemus, Céline, Loewe, and Saint Laurent.

Given the severely restricted retail supply on Avenue Montaigne, demand from prestigious retailers has occasionally spilled over into neighbouring areas such as Avenue George V (Franck Namani, Jovadi) and rue François 1er (Molli, Ganni, Parfums de Marly).

RUE DU FAUBOURG SAINT-HONORE

A 2 km-long street linking Place des Ternes to Rue Royale, Rue du Faubourg Saint-Honoré remains part of Paris' retail luxury market in its portion situated between rue d'Anjou and rue Royale. This short section is the most active and home to world-renowned luxury retailers. Unlike Avenue Montaigne however, the street is dominated by Italian brands such as Prada, Gucci, Miu Miu and Loro Piana. Still, in the main section, Rue du Faubourg Saint-Honoré boasts several traditional French players in the luxury sector including Hermès, Chanel, Saint Laurent, Cartier, Comme des Garçons,

and more recently some European brands like Toteme and Alaïa.

The section from the Elysée Palace to Place des Ternes is a more mixed-use area, accommodating many art galleries, antique shops and restaurants.



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Key Retail Streets & Areas

RUE SAINT-HONORE

Rue Saint-Honoré is a 2 km-long street linking Rue Royale to the Châtelet District. This street has been moving up-market over the past years and is now one of the most sought-after luxury areas in Paris. This began with the opening of a new luxury hotel in 2011, Le Mandarin Oriental, followed by the arrival of several newcomer retailers. The section between Rue Royale and Place Vendôme is the main focus for luxury retailers and is host to the majority of the luxury retail openings, including Brunello Cucinelli, Loewe, Crivelli Parfums, Matière Première, etc.

However, the street still accommodates upper-range, trendy fashion retailers including Canada Goose, Furla, Michael Kors, Sandro and Longchamp.

Given the severely restricted supply, luxury brands are gradually expanding beyond the more established sections of the street, with new significant openings recently in the eastern portion of the street: Pierre Hardy, Diesel, Creed, Brioni, Acqua di Parma and Acne Studios.

PLACE VENDOME/ RUE DE LA PAIX

This premium retail scene benefits from the important influx of rich tourists, as the area is also home to some of the most renowned Parisian hotels and restaurants, including Le Ritz and Le Meurice. Place Vendôme is a key luxury destination. The name of this square, located between Rue de la Paix and Rue Saint-Honoré, is in itself, synonymous with jewellery. Most French and international jewellery and watch brands have a flagship here, including Jaeger-LeCoultre, Dubail, Boucheron, Cartier, Van Cleef & Arpels, Bvlgari, Chaumet, Repossi, Seiko and Chopard. Linking the Opéra district to

Place Vendôme, Rue de la Paix also accommodates prestigious names including Vacheron-Constantin, Panerai, IWC, Fred and Tiffany. These are mostly located nearby Place Vendôme while the section nearby Place de l'Opéra hosts lower to middle-range retailers such as Repetto, Tartine et Chocolat, Anthony Garçon and Figaret.

The 2018 reopening of Louis Vuitton's flagship in an historical building at the corner of Place Vendôme and rue Saint-Honoré has restored the prestige of this area and boosted the leasing activity.



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Key Retail Streets & Areas

RUE DE RIVOLI

Located in the very heart of Paris and parallel to the Seine, Rue de Rivoli is one of Paris' main mass-market oriented retail destinations. The section between the BHV Marais department store and the Louvre museum benefits from a large influx of tourists and French consumers, and is the most dynamic in terms of retail activity.

The reopening of LVMH department store La Samaritaine in 2021 in the Western part has revitalised this section of the street, with the arrival of Ikea, Uniqlo, Urban Outfitters joining Zara and Sephora.

This redevelopment also includes some offices, a luxury hotel "Cheval Blanc" and housing and has led to a move upmarket in this part of the street, in conjunction with the opening of a Louis Vuitton outpost close to the Department Store.

The section between La Samaritaine and the BHV Marais is home to many international mass-market fashion retailers, both long established or those entering the Parisian market (JD, Rituals, Skechers, Hema, Normal). The former C&A store is undergoing renovation and is expected to house a Muji flagship store and a hotel above it.

The arrival of the Chinese retailer Shein in the BHV Marais has shaken up the neighbourhood and changed the image and appeal of this historic department store. Many brands have deserted the institution, which now aims to reposition itself in the market. A restructuring plan is in the pipeline by the new owner with the reduction of retail space and diversification of activities.

The traffic restrictions imposed by the Mairie de Paris on this street since the pandemic (buses and bicycles only) have disrupted the flow of pedestrians to this area.



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Key Retail Streets & Areas

OPERA/MADELEINE/ SAINT-LAZARE/ BOULEVARD HAUSSMANN

With over 100 million people passing through annually, the area comprising Boulevard Haussmann's department stores and the Saint-Lazare and Opera/Madeleine districts is the most vibrant retail location in France alongside the Champs-Élysées; it represents the largest retail centre in Europe (both for sales area and turnover). Main international retailers have a flagship in this area, which also boasts a huge number of cafes, restaurants, cinemas and theatres. The retail scene benefits from massive influx of tourists, attracted there by some of the most renowned monuments of the French capital, including Opera Garnier. The Madeleine area has been repositioning towards home equipment, since the arrival of retailers including Zara Home, H&M Home, Miliboo.com and Leroy Merlin. The Ikea store opening in 2019 also contributed to this positioning even though it closed in 2024 and moved to shopping centre Italie Deux.

The former "Trois Quartiers" building is currently undergoing a commercial redevelopment and will offer opportunities for new activities and brands. Opéra area is gradually transitioning back, with more catering offer complementing flagship stores of international brands Apple and Uniqlo.

With an easy access to Ile-de-France's main transport infrastructure including Saint-Lazare railway station, this territory is also crowded with commuters. In addition, with a very dense high street market and hundreds of middle-range to upper-range retailers, the Saint-Lazare area boasts several shopping centres and galleries including Passage du Havre and Gare Saint-Lazare shopping gallery (19,000 sqm GLA), as well as Le Printemps department store. Further East on boulevard Haussmann is the Galeries Lafayette department store, which is a key part of the area's commercial landscape.

Anchored by these two department stores and their respective food & beverage spaces, the section between Rue de la Chaussée d'Antin and Rue du Havre is the most prominent submarket.

Although traditionally dominated by mid-range retailers and services, the Boulevard des Capucines has expanded the offer due to good purchasing power clientele and tourists (Bucherer, Samsonite, Cartier, Montblanc). Several store openings have confirmed the repositioning towards the high-end/lifestyle market (APM Monaco, Hoka, Arc'Teryx).

Due to high flows of tourists, the food & beverage offer has also increased around the famous "Café de la Paix" with the presence of Five Guys, Amorino and Pierre Hermé.



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Key Retail Streets & Areas

RUE ETIENNE MARCEL/PLACE DES VICTOIRES/ RUE MONTMARTRE

Partly pedestrian, the area between Le Forum des Halles and Les Grands Boulevards is a key retail hub on Paris' Right Bank for trendy fashion retailers, favoured by the Parisian upper-middle class. Retailers' activity has been traditionally concentrated on Rue Etienne Marcel and Place des Victoires, the majestic square formerly dedicated to the victories of Louis XIV the Great. Rue Etienne Marcel is home to a mix of activities, including fashion (Ba&sh, American Vintage, Levi's).

The western part of the street and Place des Victoires, are now orientated to home decoration with brands like Maison Sarah Lavoine, Toiles de Mayenne, Tikamoon, Bo Concept, AM.PM., Malouinières. Perpendicular to rue Etienne Marcel, Rue Montmartre is orientated to fashion retailers including Cotélaç, Maje and Bérénice. However, the whole area could suffer from increasing competition in personal apparel from other more sought-after retail centres nearby, including Le Marais district and Westfield Forum des Halles shopping centre.

RUE DE PASSY

Located in the South West of Paris, Rue de Passy is a prominent retail submarket mostly targeting local wealthy residents. The street is dominated by mass-market to upper-range fashion retailers. It has recovered well from the covid period thanks to the presence of proximity activity, which maintained flows and attractiveness during this period. The street is anchored by La Grande Épicerie, a brand of LVMH group.

In addition to the 13,000 sqm Passy Plaza shopping centre housing Monoprix and Uniqlo, the street is animated by a mix of local brands (restaurants, food) and more upmarket brands such as Sandro, Ba&sh, Poiray and Longchamp.



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Key Retail Streets & Areas

LE MARAIS (RUE DES FRANCS BOURGEOIS/ RUE DES ROSIERS/ RUE DES ARCHIVES/ RUE SAINTE-CROIX DE LA BRETONNERIE)

Trends in retailer demand and the latest openings and developments have reinforced the high-end positioning of Le Marais, a neighbourhood with large numbers of tourists and a remarkable architectural heritage. In certain streets, Le Marais offers the additional attraction of long-established Sunday opening hours.

For the past dozen years, Le Marais has been targeted by numerous French retailers and designer stores and showrooms. This rapid climb upmarket has set the perfect stage for the most exclusive brands. This area, which continues to be in great demand from a wide range of retailers, from mass-market to luxury and premium brands, saw strong activity recently, despite the lack of availability.

Linking Place des Vosges to Rue Vieille du Temple, Rue des Francs Bourgeois is the most important retail market in Le Marais district and a hot destination for trendy fashion retailers targeting both tourists and wealthy local residents (Gérard Darel, Ba&sh, Courrèges, Maje, Pablo, Claudie Pierlot and Uniqlo). H&M has just opened their latest store concept close to Uniqlo.

It is also home to several up-market perfume and cosmetics brands including Aesop, Granado, Byredo, Diptyque, l'Artisan Parfumeur and Caudalie mainly concentrated near Place des Vosges.

Rue des Rosiers, the former heart of Paris' historic Jewish quarter, is another prominent retail thoroughfare in Le Marais district. Along with many cafes and restaurants, the street is home to an increasing number of trendy retailers including COS, Le Temps des Cerises, El Ganso, Adidas, mainly in its eastern portion.

Rue Sainte Croix de la Bretonnerie is one of the oldest streets in the Marais area. Its medieval foundations lay way to lovely passages while discreetly blending in prominent brands such as CP Company, Levi's, Nature et Découvertes, and the new Birkenstock at the corner of rue des Archives, near Eataty's 4,000 sqm megastore.

Rue Vieille du Temple is one of the liveliest areas of Le Marais, linking both sections of the upper and lower Marais. Its cafés, bars, restaurants and designer shops depict the latest trends. Its many contemporary art galleries also act to enliven the atmosphere.



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Key Retail Streets & Areas

RUE DE RENNES/ RUE SAINT PLACIDE

Located between Saint-Germain-des-Prés and Montparnasse railway station, Rue de Rennes is the most important retail destination on Paris' Left Bank, in terms of the number of stores and the share of international retailers. The street is anchored by Zara, Fnac, which shares its building with Uniqlo, and Monoprix, and hosts several mass-market fashion chains (Mango, Morgan, Intimissimi, Levi's, Caroll, Pandora); the section between Rue Saint-Placide and Montparnasse train station is the busiest with tourists and local consumers. Boulanger opened its 200th shop in 2022 in a 2,400 sqm unit in place of the former H&M store.

The lower section of the street, close to the historical district of Saint-Germain-des-Prés and its famous cafés including Le Café de Flore, is more upmarket and boasts prestigious brands such as Week-End Max Mara, JM Weston, Montblanc, Breitling, Dinh Van and Emporio Armani.

Rue Saint Placide connects Rue de Rennes to Rue de Sèvres. Formerly known as the 'street for shoes', it is home to clothing and footwear retailers (Antonelle, Caroll, Clarks, Lacoste, Zara), a few children's brands (Du Pareil au Même, Le Petit Souk) and a few homeware units (Linvosges).

BOULEVARD SAINT-GERMAIN/ RUE DE SEVRES/ RUE DU FOUR

The area of Boulevard Saint-Germain and rue de Sèvres is the main hub for upper-range to luxury retailers on Paris' Left Bank. However, unlike the major luxury thoroughfares on the Right Bank, this neighbourhood depends largely on an affluent local clientele and insider tourism from Europe and North America. This area also benefits from the proximity of Le Bon Marché department store (owned by LVMH Group) located at the crossroads between Rue de Sèvres and Boulevard Raspail. Since the Lutetia's refurbishment, the upmarket trend of this area has been further accentuated with

several openings on rue de Sèvres (Birkenstock, Rolex) and boulevard Raspail (Tempur).

The arrival of Saint Laurent, Gucci on boulevard Saint-Germain, an area where a few prestigious names are already established (Emporio Armani, Louis Vuitton), also testified to the continued attractiveness of this specific portion of the historical district of Saint-Germain-des-Prés.

Finally, international retailers' demand is gradually expanding beyond the most established sections between Le Bon Marché and the Carrefour Croix Rouge, close to the Hermès store, and further on the Western section of rue du Four.



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KEY AREAS/ STREETS/ SHOPPING CENTRES	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	TYPICAL RENT FOR 200 SQM STORE INC. KEY MONEY ZA (€/SQM/YEAR)	TYPICAL STORE SIZE
Avenue des Champs-Élysées	Mass-market to luxury Tourists, local residents	Adidas, Apple Store, Hugo Boss, Boulangerie Louise, Brioche Dorée, Bulgari, Café Joyeux, Carrefour City, Cartier, Carven, Casino Barrière, Chanel, Citadium, Delsey, Dior, Dubail, Five Guys, Foot Locker, Galeries Lafayette, Grand Optical, Guerlain, JM Weston, JD, Jeff de Bruges, Lacoste, Ladurée, Lancôme, Le Chocolat Alain Ducasse, Levi's, Longchamp, Louis Vuitton, Lululemon, Maje, Massimo Dutti, Mauboussin, McDonald's, Moncler, Monoprix, Montblanc, Nike, Omega, Pandora, Panerai, Paris Saint-Germain, Paul, Petit Bateau, Publicis Durgstore, Quick, Rolex, Saint-Laurent, Sandro, Sephora, Solaris, Swatch, Tag Heuer, The Kooples, Tiffany & Co, Tissot, Tumi, Urban Outfitters, Yves Rocher, Zadig & Voltaire, Zara	Alo Yoga, Bacha Coffee, Calvin Klein, Canada Goose, IWC, Rh Paris, Messika, Miniso, On Running, Polène, Salomon	12,000-17,000	Large
Boulevard Haussmann	Mass-market to luxury Tourists, local residents, commuters	Adidas, Aroma Zone, Bocage, Clarks, Cojean, Damart, Eric Bompard, Hema, Galeries Lafayette, Grand Optical, Le Comptoir Boulanger, Mango, Maison Nicolas, Pharmabest, Le Printemps, Sephora, Ulla Popken, Zara	Five Guys, Lancaster,	4,500-6,500	Large

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Opera/Capucines	Mass-market to luxury Tourists, local residents, commuters	Aigle 1853, Amorino, Lindt, Nespresso, Uniqlo, Apple Store, Bompard, Bucherer, Burma, Calida, Camper, Carroll, Cartier, Claudie Pierlot, Dyson, Etam, Façonnable, Fragonard, Gant, H&M Home, Hackett, Huawei, IKKS, Intimissimi, John Baillie, Kujten, L'Occitane en Provence, La Fabrique Cookies, Lacoste, Lancel, Le Chocolat Alain Ducasse, Loding, Maje, Manfield, Mango, Maty, Monceau Fleurs, Montblanc, Nocibé, Monop'Daily, Samsonite, Sephora, Swatch, Thommy Hilfiger, Undiz, Benetton, Vorwerk, Zara	APM Monaco, Ekosport, Hoka, Le Tanneur, Pathé, Pathé café, Pierre Hermé	2,500-4,500	Medium
Boulevard de la Madeleine/ rue Tronchet/ rue des Mathurins	Mass-market to luxury Tourists, local residents, commuters	Arche, Armand Thiery, Arthur, Aubade, Bleu Forêt, Café Coton, Carel, Carroll, Christine Laure, Colombine et Arlequin, Comptoir des Cotonniers, Copytop, COS, Coton Doux, Darty, Decathlon, Djula, Durance, Eden Park, Ercuis, Eres, Etam, Fairmount, Falconeri, Fauchon, Figaret, Finsbury, From Future, Guerlain, Ikks, Indies, JM Weston, Jacadi, Kenzie, Kujten, Kenzo, Kickers, Kuoni, La Bagagerie, La Maison du Chocolat, Le Creuset, Leroy Merlin, Lipault, Madura, Marella, Mariage Frères, Marionnaud, Miliboo.com, Monop', Natalys, Maison Nicolas, Orlebar Brown, Oysho, Palais des Thés, Paraboot, Patrick Roger, Petit Bateau, Pierre Oteiza, Princesse Tam-Tam, Pronovias, Rosa Clara, Sabon, Saint James, Salomon, Slowear, Tempur, Weill, Zara Home,	Arc'Teryx, Bolia, Luca Faloni,	1,500-2,500	Medium

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Le Marais Rue des Francs- Bourgeois	Mid-range to luxury Tourists, local residents	A Bathing Ape, Aesop, American Vintage, Amorino, Antoine et Lili, Aubade, Ba&sh, Balibaris, Berenice, Bimba y Lola, Bobbi Brown, Camper, Caudalie, Cécile & Jeanne, Chanel, Claudie Pierlot, Diptyque, Ekyog, Fursac, Gérard Darel, Gavilane, Granado, Guerlain, Jimmy Fairly, Jonak, Kiehl's, Kujten, L'Artisan Parfumeur, L'Atelier d'Amaya, La Piscine, LDB, MAC, Maje, Maison Lurex, Majestic Filatures, Muji, Nespresso, Oh My Cream !, Pablo, Pandora, Penhaligon's, Petit Bateau, Picard, Princesse Tam Tam, Sakaré, Sandro, Satellite, Sessun, Skin Ceuticals, Sud Express, Swatch, The Kooples, Uniqlo, Uno de 50, Zadig & Voltaire, Zag, Zapa	APM Monaco, Arc'Teryx, Balmain, Byredo, Courrèges, Jo Malone, L'Entropiste, Salomon	3,000-6,000	Small
Le Marais Rue Vieille du Temple	Mid-range to luxury Tourists, local residents	&Other Stories, APC, Aesop, American Vintage, Axel Arigato, Barnes, Ba&sh, Balibaris, Bobbies, Eric Bompard, Buly, Cabaña, Chevignon, Comptoir des Cotonniers, Fragonard, Faguo, Fred Perry, Ganni, Grom, Guerlain, Hartford, Horace, Intimissimi, Iris Galerie, Iro, Izipizi, Jimmy Fairly, JM Lacoste, Karl Lagerfeld, L'Atelier d'Amaya, Lafaurie, Le Slip Français, Livy, Maison Berger, Maison Labiche, Maje, Momoni, Nestore Palais des Thés, Panier des Sens, Repetto, Saint James, Sandro, Tara Jarmon, Thomas Sabo, UGG, Vanessa Bruno, Weekday, Wolford, Ysé	Boneur, Dinh Van, Farm Rio, Flotte, Kilian, Nestore, Odaje, Orlebar Brown, Rivecour, Two Jeys, Unfeigned	3,000-6,000	Small

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Le Marais Rue des Archives	Mid to upper- range Tourists, local residents	Anthony Garçon, Ba&sh, J.M. Weston, Jonak, La Piscine, Lewistone, Mademoiselle Jeanne, Maty, Millet, Moustaches, Maison Nicolas, Mademoiselle Bio, Samsøe Samsøe,	Birkenstock, Grungemama Store, New Balance	2,000-3,000	Small
Le Marais Rue Sainte-Croix de la Bretonnerie	Mid-range to luxury Tourists, local residents	Amorino, Charlie, Dr Martens, Eataly, Factory's, Fleux, La Fée Maraboutée, Lancaster, Levi's, Monop', Naked, Nature & Découvertes, Passage du Désir, Pierre Hermé, Princesse Tam-Tam/Comptoir des Cotonniers, Sebago, The Kooples, Trudon,	Bon Parfumeur, C.P. Company, Hoka,	2,000-3,000	Small
Le Marais Rue du Temple	Mid-range to luxury Tourists, local residents	Aigle, American Vintage, Bellerose, Carhartt, Curious Pop, Hero 7, Hippy Market, Jimmy Fairly, Jott, K-Way, Lafaurie, Lee, Le Petit Lunetier, Marie Sixtine, Newcop, Sebago, Texaffaires, The French Bastards,	Arte, North Face, Rossignol, Vans	2,000-3,000	Small
Haut-Marais Rue de Turenne/ rue de Bretagne	Mid to upper- range Tourists, local residents	1083, A L'O, Amorino, Armor Lux, Arty Dandy, Barberini, Bobbi Brown, Body Minute, Comptoir des Cotonniers, Coton Doux, Erem, Fauchon, Garbo, Happy, Jimmy Fairly, Isabel Marant, Jérôme Dreyfus, La Maison du Chocolat, Ladurée, Le Colonel Moutarde, Moustache, Le Repaire de Bacchus, Leon & Harper, Lucas du Tertre, Marius Fabre, Maison Nicolas, Nina Kendosa, No Mad, Nysa, Oska, Pain de Sucre, Palenzo, Sarah Pacini, Sotheby's, The Room, Twinset, Zadig & Voltaire, Zed By,	505 Showroom, Ami, Arcades, Bonne Maman, Cassina, DDD, Holidermie, KD Junior, Kanelle Marie Olive, Mendel, Vintage, Vito,	1,500-2,500	Small

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Rue de Rivoli	Mass-market Tourists, local residents, commuters	Angelina, Antonelle, Bershka, Bocage, Boulanger le Comptoir, Café Coton, BHV Marais, Calzedonia, Caroll, Carrefour City, Claire's, Courir, Delaveine, Ecox, Eram, Etam, Falconeri, Finsbury, Foot Locker, Franck Namani, Geox, Gudule, Haagen-Dazs, Hema, Histoire d'Or, Ikea, Intimissimi, Iris Galerie, JD, Jott, Kiko, King Jouets, L'Occitane, La Scarpa, Ladurée, Levi's, Mango, Madura, Mauboussin, Miliboo, Minelli, Monki, Morgan, Naf-Naf, Maison Nicolas, Normal, Oysho, Paraboot, Parfois, Paul Marius, Promod, Pull & Bear, Ray-Ban, Rituals, Rudy's, Salsa Jeans, Sephora, Skechers, Sostrene Grene, Starbucks, Subdued, Tamaris, Tezenis, Uniqlo, Urban Outfitters, Yves Rocher, Zadig & Voltaire, Zara	Black Sheep, Casa de las Carcasas, Columbus Café, Foot Shop, Free'p'Star, Menière, Muji, Nizou, Pandora, Pikolinos, Pink Gellac	2,500-4,000	Medium
Rue de Passy	Mass-market to upper- range Local residents	Agnès B, American Vintage, Anne Tuil, Aubade, Ba&sh, Balibaris, Barnes, Belair, Benetton, Birdy, Bobbi Brown, Caravane, Caroll, Christofle, Claudie Pierlot, COS, Comptoir des Cotonniers, Cyrillus, Descamps, Devernois, Dim, Diptyque, Djula, Etam, Falconeri, Fursac, Gérard Darel, Guerlain, Heytens, Histoire d'Or, Intimissimi, Jwell, Jimmy Fairly, Jo Malone, Jonak, Kenzie, Kiwi Saint-Tropez, Kujten, L'Atelier d'Amaya, La Bagagerie, La Chaussaria, La Grande Epicerie, Le Petit Souk, Le Tanneur, Lindt, Liu Jo, Longchamp, MAC, Maje, Majestic Filature, Marionnaud, Matsuri, Mauboussin, Mes Demoiselles, Monoprix, Naturalia, Nespresso, Maison Nicolas, Notshy, Poiray, Repetto, Rituals, Sandro, Sephora, Tara Jarmon, The Kooples, Umma Gumma, Un Jour Ailleurs, Vanessa Bruno, Victoire, Weill, Wolford, Zadig & Voltaire, Zag, Zapa, Zara	Agatha, Bobbies, Carha, Marella, Swatch, Week-end Max Mara	2,000-3,200	Small

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KEY AREAS/ STREETS/ SHOPPING CENTRES	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	TYPICAL RENT FOR 200 SQM STORE INC. KEY MONEY ZA (€/SQM/YEAR)	TYPICAL STORE SIZE
Boulevard Saint-Germain	Mid-range to luxury Local residents, tourists	APC, Aigle 1853, Armani Casa, Au Vieux Campeur, APM Monaco, Arche, Aubade, Ba&sh, Balibaris, Barbara Bui, Aigle, Boggi Milano, Bexley, Cabaña, Bang & Olufsen, Brunello Cucinelli, Hugo Boss, Bruce Field, Caroll, Cassina, Celio, Cinna, Claudie Pierlot, Damman Frères, Daniel Crémieux, Darty Cuisines, Gérard Darel, Ecco, Emporio Armani, Etro, Father & Sons, Finsbury, Fragonard, Jimmy Fairly, John Lobb, Fursac, Fusalp, Gant, Gucci, Geox, Horace, Il Gufo, K-Way, Karl Lagerfeld, L'Artisan Parfumeur, Le Coq Sportif, Liu Jo, Loding, Mauboussin, MCS, Moncler, Moustaches, Marionnaud, Patrick Roger, Poiray, Ralph Lauren, Roche Bobois, Rougier & Plé, Rossignol, Saint Laurent, Salomon, Sephora, Slowear, Tartine et Chocolat, The North Face, Unopiu, Louis Vuitton	Berti, Lipault, Maje, Bio Group, Chocolat Alain Ducasse	2,000-5,000	Medium
Rue de Sèvres	Mid-range to luxury Local residents, tourists	Acuitis, Aesop, Bocage, Ba&sh, Berluti, Barbara Bui, Bobbi Brown, Café Coton, Carré Blanc, Comptoir des Cotonniers, Cyrillus, Derhy, Durance, Ecco, Etam, Figaret, Gérard Darel, Guerlain, Hermès, Kiehl's, L'Atelier d'Amaya, Le Bon Marché/La Grande Epicerie, La Maison du Chocolat, Le Tanneur, LonginesMaje, Monop', Notshy, Omega, Pablo, Patrick Roger, Petit Bateau, Picard, Princesse Tam-Tam, Zara, Wolford	Birkenstock, Comtesse du Barry, Leadersanté, Maison Flamel, Rolex	2,500-5,500	Small
Rue du Four	Mid-range to luxury Local residents, tourists	Belair, Calzedonia, Carré Blanc, Carel, Carhartt, Comptoir des Cotonniers, Courrèges, Descamps, Ecco, Eden Park, Etam, Guerlain, Intimissimi, Jimmy Fairly, Jott, Kujten, La Bagagerie, Laura Todd, Manoush, Marrionaud, Mellow Yellow, Max Mara, Petit Bateau, Pom d'Api, Repetto, Sakaré, Suncoo, Tara Jarmon, Timberland, Ugg, Un Jour Ailleurs, Weill	Max & Moi	2,500-5,000	Small

PARIS

Market Overview

KEY AREAS/ STREETS/ SHOPPING CENTRES	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	TYPICAL RENT FOR 200 SQM STORE INC. KEY MONEY ZA (€/SQM/YEAR)	TYPICAL STORE SIZE
Rue de Rennes	Mass-market to luxury Tourists, local residents, commuters	Acuitis, Altermundi, Amorino, Anthony Garçon, Archea, Arthur, Bagelstein, Bocage, Benetton, Boulanger, Breitling, Brownie, Carroll, Calzedonia, Darjeeling, Derhy, Dinh Van, Fnac, Eram, Etam, Finsbury, From Future, Geox, Histoire d'Or, Intimissimi, Izac, JD, Jimmy Fairly, Jonak, Kiko, Levi's, Lipault, L'Occitane, La Casa de las Carcasas, LDB, Louis Pion, Lunettes pour Tous, MAC, Madura, Maison 123, Mango, Marionnaud, Mini Paris, Monceau Fleurs, Montblanc, Pimkie, Morgan, Monoprix, Nespresso, Maison Nicolas, Nodus, Pandora, Parashop, Passage du Désir, Rayon d'Or, Rieker, Yves Rocher, Saint-James, Saoya, Simone Pérèle, Subdued, Swarovski, Tamaris, TBS, Tezenis, Un Jour Ailleurs, Uniqlo, Unisa, Vans, J.M. Weston, Week-End Max Mara, Zara, Wolford, Yellow Korner	Havaianas, La Piscine, Samsonite	2,000-3,000	Medium
Rue Saint-Placide	Mass-market to luxury Tourists, local residents, commuters	Antonelle, Bagelstein, Birdy, Carroll, Clarks, Culinarion, Du Pareil au Même, Degrenne, Gudule, La Fiancée du Mekong, Jonak, La Belle Iloise, Lacoste, Laura Todd, Le Petit Souk, Livosges, Papa Pique et Maman Coud, Rudy's, Sephora, Zara,	-	1,000-2,000	Small

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Market Overview

KEY AREAS/ STREETS/ SHOPPING CENTRES	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	TYPICAL RENT FOR 200 SQM STORE INC. KEY MONEY ZA (€/SQM/YEAR)	TYPICAL STORE SIZE
Rue Etienne Marcel/ Place des Victoires	Middle to upper-range Local residents	AM PM, American Vintage, Ba&sh, Bo Concept, Bonobo, Bonpoint, Bonsoirs, By Marie, Café Coton, Colmar, Comptoir des Cottonniers, Diesel, Gas Bijoux, Gérard Darel, Guess, Hartford, Intimissimi, Le Temps des Cerises, Levi's, Maison Sarah Lavoine, Maison Bineau, Maison Duchenoy, Malouinières, Mes Demoiselles, Momoni, Petit Bateau, Picard, Pronovias, Replay, Sandro, Sweet Pants, The Kooples, Tikamoon, Toc, Toiles de Mayenne, Victoire, Zeina	Intermarché, Kave Home, Michalak, Obey	2,000-2,500	Small
Rue Montmartre	Middle range Local residents	Avril, Berenice, Carrefour Express, Cotelac, Des Petits Hauts, Jacadi, Le Coq Sportif, Maje, Nat & Nin, Petit Bateau	-	1,000-1,500	Small

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Market Overview

KEY AREAS/ STREETS/ SHOPPING CENTRES	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	TYPICAL RENT FOR 200 SQM STORE INC. KEY MONEY ZA (€/SQM/YEAR)	TYPICAL STORE SIZE
Avenue Montaigne	Luxury Tourists, local residents	Akris, Balenciaga, Barbara Bui, Bonpoint, Brunello Cucinelli, Céline, Chanel, Chloe, Dior, Dolce & Gabbana, Eres, Fendi, Giorgio Armani, Jimmy Choo, Versace, Ferragamo, Prada, Louis Vuitton, Gucci, Givenchy, Harry Winston, Jacquemus, Jil Sander, Loewe, Maison Margiela, Saint-Laurent, Max Mara, Valentino, Loro Piana, Marni, Ralph Lauren, Tiffany & Co	Saint Laurent, Bottega Veneta, Loewe	10,000-14,000	Medium
Avenue George V/ Rue François 1er	Luxury Tourists, local residents	Anne Fontaine, Eric Bompard, Emporio Armani, Bvlgari Bar, Burma, Balenciaga, By Marie, Balmain, Canali, Cartier, Chaumet, Christofle, Cifonelli, Courrèges, Dinh Van, Dior, Elie Saab, Franck Namani, Francesco Smalto, Fusalp, Zegna, Givenchy, Goyard, Hermès, Icicle, Issey Miyake, Jovadi, John Lobb, Kenzo, La Piscine, Le Paradis du Fruit, Lotus, Philipp Plein, Samsonite, Stefano Ricci, Sandro, Santoni, Tom Ford, Yvonne Leon, Zadig & Voltaire, Zilli, Zimmermann	Ex-Nihilo, Fuegoia, Giorgio Armani, Maison Francis Kurkdjian, Molli, O.j. Perrin, Ganni	2,000-6,000	Medium

PARIS

Market Overview

KEY AREAS/ STREETS/ SHOPPING CENTRES	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	TYPICAL RENT FOR 200 SQM STORE INC. KEY MONEY ZA (€/SQM/YEAR)	TYPICAL STORE SIZE
Rue Royale/ Village Royal	Luxury Tourists, local residents	APC, Alain Martinière, Anne Fontaine, Arthus Bertrand, Audemars Piguet, Aurélie Bidermann, Bell & Ross, Bernardaud, Breitling, Chanel, Christofle, Daum/Haviland, Dior, Emling, Eric Bompard, Escales, Galeries Lafayette Royal Quartz, Gérard Darel, Gucci, Interskin, Iro, L’Oreal, Ladurée, Lalique, Marina Rinaldi, Marli, Massimo Dutti, Ralph Lauren, Smuggler, Villeroy & Boch	Copains, Villebrequin	2,800-5,000	Small
Rue du Faubourg Saint-Honoré	Luxury Tourists, local residents	Alberta Ferretti, Apostrophe, Baccarat, Barnes, Bartoux, Berluti, Bottega Veneta, Bruce Field, Brunello Cucinelli, Burma, Café Coton, Canali, Carita, Carrefour City, Cartier, Chanel, Comme des Garçons, Dalloyau, Feau-Christie’s, Dolce Gabbana, Englel & Volkers, Ermanno Scervino, Frette, Gucci, Hartwood, Hermès, Heurgon, Hogan, Icycle, Jacob Cohen, Jitrois, La Maison du Chocolat, Lachaume, Lanvin, Leonard, Longines, Loro Piana, Luxspace, Mariage Frères, Mendel Watches, Miu Miu, Moncler, Maison Nicolas, Nicolas Feuillate, Nodus, Office Dépôt, Patrick Roger, Pierre Cardin, Pinko, Poiray, Prada, Rimowa, Roger Vivier, Sergio Rossi, Sotheby’s, The Nines, Yves Salomon, Zimmerman, Tod’s, Vacheron Constantin, Zolotas	Alaïa, Elsie Santé, Piaget, Pratesi, Sease, Glashutte, Toteme, Casablanca	4,000-13,000	Medium

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Market Overview

KEY AREAS/ STREETS/ SHOPPING CENTRES	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	TYPICAL RENT FOR 200 SQM STORE INC. KEY MONEY ZA (€/SQM/YEAR)	TYPICAL STORE SIZE
Rue Saint-Honoré	Luxury Tourists, local residents	Acne studios, Aesop, Alexander McQueen, Anne Fontaine, Aquazzura, Balenciaga, BA&SH, Balmain, Braccialini, Brioni, Buccellati, Burberry, Burma, Canada Goose, Carhartt, Cécile & Jeanne, Celine, Chanel, Hervé Chapelier, Chloe, Dior, Christian Louboutin, Christofle, Church's, Delvaux, Diesel, Diptyque, Djula, Elena Miro, Easy gym, Franck Provost, Jimmy Choo, Fendi, Fragonard, Fusalp, Giorgio Armani, Gucci, Guerlain, Haagen-Dazs, Herno, Isabel Marant, JM Weston, Kryss, L'Artisan Parfumeur, Lancaster, La Vie Claire, Longchamp, Le Labo, Loewe, Mackage, Maje, Marni, Max Mara, Messika, Michael Kors, Moschino, Maison Nicolas, Omega, Paraboot, Pomellato, Saint Laurent, Sakaré, Sandro, Stella McCartney, ST Dupont, Stone Island, The Kooples, Tory Burch, Tumi, Valentino, Vilebrequin, Vivienne Westwood, Versace, Wolford, David Yurman, Giuseppe Zanotti, Zegna	Bleu de Paname, Brunello Cuccinelli, Creed, Acqua di Parma, Crivelli, Solferino, Matière Première, Champion, 7 For All Mankind, Zadig & Voltaire	11,000-15,000	Medium
Place Vendôme/ Rue de la Paix	Luxury Tourists, local residents	A.Lange & Sohne, BlancPain, Boucheron, Breguet, Breitling, Bvlgari, Cartier, Chanel, Chaumet, Chopard, Damiani, Daum, Dinh Van, Dior, Dubail, Eric Kayser, Figaret, Fred, Garel, Gas Bijoux, Graff, Goralska, Grand Seiko, Gucci, Hublot, Isabelle Langlois, IWC, Jaeger Lecoultre, Lery, Mauboussin, Messika, Panerai, Mikimoto, Piaget, Patek Philippe, Poiray, Repetto, Repossi, Rolex, Rudy's, ST Dupont, Simon Maarek, Suitsupply, Tartine & Chocolat, Tiffany & Co, Vacheron-Constantin, Van Cleef & Arpels, Vilebrequin, Louis Vuitton	Anthony Garçon, De Beers, Jaubalet, La Paix, Schiaparelli, Unsaid, Jar Parfums	8,000-13,000	Medium

PARIS

Shopping Centres

WESTFIELD LES QUATRE TEMPS/CNIT

Located in La Défense, Europe's largest business district, Westfield Les Quatre Temps is one of France's largest and most profitable shopping centres and hosts more than 40 million visitors annually. Opened in 1981, this 140,000 sqm shopping centre comprises 250 stores and is home to many mass-market to upper-range retailers in a very wide range of activity sectors. Anchored by Auchan, Darty, Zara, H&M, Uniqlo, Intersport, Cultura or UGC cinemas, Les Quatre Temps is one of France's main destinations for international newcomers entering the French shopping centre market, and a favoured retail scene for innovative new concepts.

This super regional shopping centre, also accommodates a major restaurant hub welcoming the 180,000 employees working in the area.

Located in front of Westfield Les Quatre Temps, the Westfield CNIT shopping centre can be considered as an extension of the latter especially since its renovation in 2024. Westfield CNIT is now a 37,000 sqm shopping centre home to mass-market to upper-range retailers (FNAC, Décathlon, Monoprix, Normal, Rituals, Nespresso, etc.) with a strong food & beverage offering (>40%).

ITALIE DEUX

Italie Deux is the largest shopping centre on Paris Left Bank. This 63,000 sqm shopping centre recently expanded and anchored by a new Ikea flagship also offers prominent French and International players including Boulanger, Bricorama, Carrefour Market, Intersport, Uniqlo and Zara. It comprises 140 stores and hosts about 11 million visitors annually. Opened in 1976, Italie Deux is home to many mass-market retailers with the arrival of new brands like Adopt, Geek Factory, Horace, Rougier & Plé and Be Camaïeu.

The shopping centre also houses a cultural offer with a theatre "Le 13ème Art" and a food & beverage offer.



PARIS

Shopping Centres

WESTFIELD FORUM DES HALLES

Located in the very heart of Paris, on the former site of a huge wholesale fresh products market, Westfield Forum des Halles is the largest shopping centre in Paris intra-muros with about 80,000 sqm of retail space with 140 stores. Topped with the Canopée, the new Parisian architectural symbol, Westfield Forum des Halles has been totally renovated, with bigger and more open commercial areas and benefits now from natural light.

70% of the current spaces of the centre have been renovated through major reconstruction for several retailers such as H&M (4 levels flagship), Fnac, Zara, Celio, Bershka, as well as Starbucks' largest café in France.

There is a 3,000 sqm Monoprix within Westfield Forum des Halles.

The Forum des Halles is also a leisure destination with Europe's most frequented cinema and its historical facilities (Forum des Images, swimming pool, gymnasium). Thanks to the Canopée, the cultural offer is widened with a film library, a hip-hop center, an academy of music and the amateur art-based practices house.

With nearly 60 millions visitors each year, the Forum des Halles is a Parisian living space, a destination for inhabitants of Île-de-France (regional transport hub) and an essential place for tourists, between Beaubourg, Le Louvre and Saint-Eustache.

BEAUGRENELLE

Located on Paris left bank, a few minutes away from the Eiffel tower, in a district boasting high-income households. Beaugrenelle went through a major redevelopment-extension project in 2013. The new Beaugrenelle shopping centre comprises 50,000 sqm of retail and leisure, including a ten-screen Pathé multiplex cinema, a Fnac store, and a few trendy fashion and home equipment retailers (Aigle, Adidas, Bo Concept, Devialet, Hema, Maje, Sandro, Uniqlo, Mango, Sessun, Zara/Zara Home, Lululemon). Beaugrenelle is especially representative of the trend towards very large centres and the high-quality of supply and architecture.

CARROUSEL DU LOUVRE

Opened in 1993, this 13,000 underground shopping mall directly connected to the Louvre museum hosts more than 15 million visitors annually and is home to 50 mass-market to upper-range retailers in a wide range of activity sectors including restaurants, accessories and services. The centre has welcomed recently a new immersive exhibition, "House of Dreamers" on 2,500 sqm on the site formerly occupied by Le Printemps. The centre hosts some of the most exclusive brands aiming at international visitors, also with a nearby cultural offer (la Comédie Française).



PARIS

Shopping Centres

BOOM BOOM VILLETTE

Located in the northeast of Paris, in the heart of the Cité des Sciences et de l'Industrie, one of the biggest science museum in Europe, Boom Boom Villette is the result of the transformation in 2024 of Vill'Up shopping centre into a leisure centre over 25,000 sqm. This new scheme combines entertainment (the highest skydiving tunnel in the world iFLY, a Pathé Cinema and an Escape Game "Batman Escape") and food & beverage. This reconfigured concept is positioned on a "retailtainment" segment with a special focus on young Parisian families.

PASSAGE DU HAVRE

Located in the Madeleine / Saint Lazare sector, the Passage du Havre gallery opened in 1997 on 23,400 sqm of GLA with 40 units over two retail levels. This gallery is anchored by Fnac and host some attractive national and international brands like Sephora, Nature et Découvertes, Normal's first French store and more recently Pull & Bear. This shopping centre represents a commercial link between Le Printemps department store and the railway station / shopping center of Saint Lazare, and is very frequented by many pedestrians in transit.

GARE SAINT LAZARE

The restoration of the station in 2012 introduced a 3 level shopping gallery mostly dedicated to the daily travellers passing through the station. With almost 300,000 passengers per day, the Saint Lazare railway station is one of the most visited stations in Paris, and France as a whole. The shopping gallery extends over more than 19,000 sqm with 90 stores including Carrefour City, Hema, Etam, Naf Naf, Lacoste, etc. Most of the stores are small areas (<50 sqm), generating high turnovers per sqm.

LES ATELIERS GAITE

Les Ateliers Gaité was born from the restructuring of the former Gaité shopping centre (over 30,000 sqm) which reopened its doors in 2022, managed by URW. It is home to the first Leclerc hypermarket within Paris, as well as about 60 French and international retailers (Courir, King Jouet, Mr Bricolage, Nocibé). The new signatures reveal a commercial positioning geared towards leisure activities. However, the "Food Society" food hall has not reached the expected success and closed recently.



PARIS

Shopping Centre Overview

SHOPPING CENTRE	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	VISITORS/ YEAR*
Westfield CNIT	Mass-market to mid-range office workers, local residents	Aroma Zone, Aprium Pharmacie, Carrefour City, Claire's, Decathlon, Dynamo, Edji, Etam, Fnac, Foot Locker, Fursac, KFC, Kiko Milano, Kusmi Tea, La Boutique du Coiffeur, Le Chocolat Alain Ducasse, Leonidas, Monoprix, Naturalia, Nespresso, Noelie, Normal, Only, Optical Factory, Pandora, Pierre Hermé, Pokawa, Rituals, Smuggler, Starbucks, Undiz, The Magical Store, Waterdrop	Alter Smoke, Game On, Optical Center, Paul, Vert Baudet, Yann Couvreur	>10,000,000
Westfield Les Quatre Temps	Mass-market to mid-range office workers, local residents	Adidas, Akses, André, Apple Store, Auchan, Armand Thiery, Armani Exchange, Aubade, Ba&sh, Balaboosté, Balibaris, Berliner, Bershka, Bexley, Big Fernand, Bleu Libellule, Hugo Boss, C&A, Café Coton, Calzedonia, Caroll, Celio, Claudie Pierlot, Cleor, Courir, Cultura, Cyrillus, Darjeeling, Darty, Desigual, Dr Martens, Draeger, Du Pareil au Même, Eram, Etam, Factory & Co, Father & Sons, Finsbury, Foresland, Foot Locker, Générale d'Optique, Geox, Gérard Darel, Grand Optical, Histoire d'Or, Izac, JD, Intersport, H&M, /H&M Home, Hollister, Intimissimi, Jacadi, Jimmy Fairly, Jott, Jules, Jonak, Kiko, L'Occitane, La Boutique du Coiffeur, Lancel, Le Tanneur, Levi's, Louis Pion, Lovisa, Lush, MAC, Maison 123, Maison Pradier, Maisons du Monde, Maje, Mango, Marc Orian, Marionnaud, Massimo Dutti, Maty, Mauboussin, Michael Kors, Naf Naf, Nature & Découvertes, New Balance, New Yorker, Nike, Nin & Laur, Normal, Nyx, On Air, Pandora, Parfois, Passage du Désir, Paul, Petit Bateau, Pharmabest, Polo Ralph Lauren, Poltronsofa, Promod, Pull & Bear, Rituals, Sephora, Starbucks, Skechers, Stradivarius, Sud Express, Suncoo, Swarovski, Tempka, Tezenis, The Kooples, Timberland, UGC cinemas, Undiz, Uniqlo, Vans, Zara, Vorwerk, Yves Rocher, Victoria's Secret, Zadig & Voltaire, Zapa	AG, Ashton, Best Home, Bijou Brigitte, Black & White, Foot Korner, Krispy Kreme, L'Atelier d'Amaya, La Padieneria, La Tête dans les Nuages, Lacoste, Momen'tea, Pablo, Palais des Thés, Pop Mart, Popeyes, Samsung, Sandro, Tamaris, Tissot, Unipop	>30,000,000

*Last data available sources Sites Commerciaux, Codata

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Shopping Centre Overview

SHOPPING CENTRE	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	VISITORS/ YEAR*
Italie Deux	Mass-market to mid-range Local residents	Acuitis, Adidas, Adopt, Armand Thiery, Avril, Bleu Libellule, Boulanger, Bricorama, Cabaña, Café Coton, Carrefour Market, Calzedonia, Caroll, Celio, Chantelle, Courrir, Claire's, Du Bruit dans la Cuisine, Etam, Foot Locker, Forestland, Franck Provost, Geek Factory, Générale d'Optique, Gifi, Grand Optical, Hema, Histoire d'Or, Horace, Intersport, Intimissimi, La Grande Récré, Jacadi, Kiko, Lacoste, Nature & Découvertes, Levi's, Lunettes pour Tous, Lyre, Maison 123, Marc Orian, Marionnaud, Miniso, Naf Naf, Naturalia, Nin & Laur, Normal, Nyx, Pandora, Petit Bateau, Pooowl, Promod, Pylones, Rituals, Rougier & Plé, Sephora, Starbucks, Tezenis, Undiz, Uniqlo, Yves Rocher, Zara	Alain Afflelou, Aroma Zone, Be Camaïeu, Ikea, Inspire, Jules, La Chaise Longue, Parfois, Saint Algue, Yogurt Factory	>10,000,000
Beaugrenelle	Mid-range to upper-range Local residents	Adidas, Aigle, APM Monaco, Ba&sh, Balibaris, Bo Concept, Cécile & Jeanne, Celio, Claudie Pierlot, Compagnie de Californie, Copains, Darty, Etam, Figaret, Fnac, Foot Locker, Galeries Lafayette, H&M, Haagen-Dazs, Havaianas, Hema, Homer Lobster, Izac, Jimmy Fairly, Jott, Kujten, La Grande Récré, Lacoste, Levi's, Livy, Lululemon, Madura, Maisons du Monde, Maje, Mauboussin, Nature et Découvertes, Nike, Oh My Cream !, Optical Factory, Pandora, Pathe Cinemas, Petit Bateau, Rituals, Sandro, Sephora, Sessun, Swarovski, The Kooples, The North Face, Tommy Hilfiger, Uniqlo, Zara, Zara Home, Zadig et Voltaire	Ann Tull, Aroma Zone, Bobochic, Devialet, Grand Optical, Groupe Vino, IT, Izipizi, Joe and the Juice, Jonak, Krispy Kreme, l'Atelier d'Amaya, Le Creuset, Normal, Pathé Café, Pull & Bear, Salomon, Starbucks, Yellowkorner,	>10,000,000

*Last data available sources Sites Commerciaux, Codata

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Shopping Centre Overview

SHOPPING CENTRE	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	VISITORS/ YEAR*
Carrousel du Louvre	Mid-range to luxury Tourists	Darry Ring, Fragonard, Fossil, Iris Galerie, Lacoste, Ladurée, Les Minéraux, Maxim's de Paris, La Maison du Chocolat, Maje, Pitaya, Pylones, Sandro, Starbucks, Sunglass hut, Swatch	Adolfo Dominguez, Badiani, Fauchon, Game On, House of Dreamers, Legami, Pandora, Pop Mart, Vivalia	>10,000,000
Westfield Forum des Halles	Mass-market to mid-range Local residents, commuters	Adopt, Akses, André, Aroma Zone, Balaboosté, Berliner, Bershka, Bexley, Bijou Brigitte, Biotech USA, Bleu Libellule, Calzedonia, Comptoir des Cotonniers, Celio, Claire's, Claudie Pierlot, Cleor, Courir, Du Bruit dans la Cuisine, Darty, Devred, Don't Call Me Jennyfer, DPAM, Emmaus Campus, Eram, Etam, Finsbury, Fnac, Foot Locker, H&M, H&M Home, Hema, Histoire d'Or, Intimissimi, Izac, Jimmy Fairly, Jonak, Jules, KFC, Kiko Milano, Krispy Kreme, L'Occitane, La Boutique du Coiffeur, La Casa de las Carcasas, Lacoste, Lego, Levi's, Lollipops, Louis Pion, Lovisa, MAC, Maisons du Monde, Maison 123, Mango, Marc Orian, Marionnaud, Moleskine, Monoprix, Muji, Naf Naf, Nature & Découvertes, New Balance, Nike, Nocibé, Nyx, Pandora, Parfois, Petit Bateau, Pharmabest, Pop Mart, Princesse Tam Tam, Pimkie, Promod, Pull & Bear, Rituals, Sandro, Sephora, Starbucks, Stradivarius, Sud Express, Superdry, Swarovski, Swatch, Tamaris, Tempka, UGC cinemas, Undiz, Victoria's Secret, Wefix, Yves Rocher, Zara	Emilie and the Cool Kids, Glow Station, Havaianas, Intersport, La Fabrique Cookies, Mangos, Miniso, Sostrene Grene, Starbucks,	>50,000,000

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Shopping Centre Overview

SHOPPING CENTRE	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	VISITORS/ YEAR*
Passage du Havre	Mass-market to mid-range Tourists, local residents and workers	Adopt, Agatha, Atelier de Famille, Balaboosté, Carroll, Claire's, Courir, Darjeeling, Dr Martens, Fnac, Geox, Histoire d'Or, Jules, Kiko, La Boutique du Coiffeur, Lovisa, Marc Orian, Nature et Découvertes, Nin & Laur, Normal, Rituals, Sephora, Sergent Major, Sostrene Grene, Starbucks, Yves Rocher	Legami, Krispy Kreme, Maison 123, Pull & Bear, Sud Express, Tamaris	>10,000,000
Gare Saint Lazare	Mass-market to mid-range Tourists, local residents and workers	Balaboosté, Carrefour City, Calzedonia, Celio, Dalloyau, Dim, Du Bruit dans la Cuisine/Maison, Etam, Foot Locker, Fred's, Histoire d'Or, Hema, Jimmy Fairly, Kiko, Lovisa, Kickers, Kusmi Tea, La Boutique du Coiffeur, Lacoste, Ladurée, Levi's, Lunettes pour Tous, Lush, Mango, Monop', Naf-Naf, Nespresso, Nyx, L'Occitane, La Fabrique Cookies, Pandora, Parfois, Paul, Petit Bateau, Pierre Hermé, Pylones, Rituals, Samsonite, Sephora, Starbucks, Yves Rocher, Swarovski, Tezenis, Undiz	Aux Merveilleux de Fred, Bagelstein, Cojean, Jott, Krispy Kreme, la Maison du Chocolat, McDonald's, Monop'Daily, Pêt à Manger, Victoria's Secret,	>100,000,000

*Last data available sources Sites Commerciaux, Codata

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Shopping Centre Overview

SHOPPING CENTRE	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	VISITORS/ YEAR*
Bercy Village	Mass-market to mid-range Tourists, local residents	UGC Ciné Cité, Amorino, Animalis, Arena, Carrefour City, Dammann Frères, Etam, Five Guys, Fnac, Fragonard, Hippopotamus, Bensimon, Ikks, Le Paradis du Fruit, Levi's, Lindt, Nature & Découvertes, Maison Nicolas, Nin & Laur, Oliviers & Co, Rituals, Sephora, Wefix	Normal, Pop Mart	>10,000,000
Les Ateliers Gaité	Mass-market to mid-range Local residents, commuters	Bel Chou's, Biotech USA, Bo Concept, Claire's, Cleor, Cojean, Courir, Darty, E. Leclerc, Générale d'Optique, Jeff de Bruges, King Jouet, La Boutique du Coiffeur, La Fée Maraboutée, Mr Bricolage, Nocibé, Okaïdi, Poltronesofa, Pooow!, Undiz, Truffaut, Waffle Factory	Dreamaway, Le Bouillon Kids	<10,000,000
Boom Boom Villette	Mass-market to upper-range Local residents, tourists	Leisure and food operators: iFLY, Batman Escape, Pathé Cinemas, Quiz Room, 20 food kiosks	-	<10,000,000

*Last data available sources Sites Commerciaux, Codata

PARIS

Food & Beverage

Paris boasts several top-rated restaurants such as L'Ambroisie on Place des Vosges, La Tour d'Argent on the Left Bank or Le Meurice Alain Ducasse.

Paris now has 12 Palaces, including 6 historic establishments and 6 new brands. After renovation, the Crillon, a Rosewood Hotel, became the 12th Palace in Paris in 2018. The newest hotels belong, for the most part, to Asian groups including hotels such as the Shangri-la, the Mandarin Oriental Hotel and the Peninsula. Renovations completed on the Ritz in 2016 and the Crillon and Le Fouquet's Barrière in 2017. The Lutetia also reopened in 2018.

Some new hotels also opened recently such as Hôtel Cheval Blanc by LVMH at La Samaritaine, Le Grand Mazarin (Maison Pariente) in the heart of Le Marais, Maison Proust near le Carreau du Temple, or Hôtel SAX Paris with a view of the Eiffel Tower.

Several luxury hotel openings are planned in the coming months.

Historical concepts such as Café de Flore, Les Deux Magots still attract an incredible amount of visitors. These are more than brasseries but are considered National Heritage.

The high-end sector is dominated by two big groups: Moma Group and Paris Society. These two are developing large restaurants mostly in the 8th, 16th and 1st arrondissements.

This sector is followed by the "Bistronomie" trend led by operators such as Les Becs Parisiens or many of the Top Chef contestants: Mory Sacko, Guillaume Sanchez, Pierre Sang to name a few.

Parisian "bouillons" such as Bouillon Chartier are also booming in the capital. This format, between an accessible canteen and a destination brasserie, attracts a wide clientele, particularly young and local, by offering traditional cuisine at very reasonable prices in large-capacity space.

The Hospitality sector has been revolutionized by the Big Mamma group. They have paved the way for many new entrants to the market offering European cuisine with stunning interiors at reasonable prices.

The North-Eastern side of Paris includes several areas undergoing complete regeneration: the 11th, 10th, 9th and 2nd arrondissements. Here we can witness concepts targeting a gentrified clientele. Nouvelle Garde, Dalia are developing modern, cool and fun concepts shaking up the Brasserie industry.

Finally, the coffee and dessert segment has been taking over Paris. Cedric Grolet is now an Instagram sensation with his high-end pastry shop (1h average waiting time in front of the store) and Copains opened several units around Paris.

Minimalist coffee brands like Noir, %Arabica and The Coffee are also popping up all over the city.



PARIS

Food & Beverage Market Overview

KEY AREAS

CONSUMER PROFILE

FOOD & BEVERAGE OPERATORS

Paris Right Bank
(Paris 1er, 8e, 16e)

Up-market/Luxury
and Gastronomic
Restaurants for Tourists
and Wealthy Parisians

Aqua Kyoto, Jean Imbert at Plaza Athénée, Amaury Bouhours
at Le Meurice Alain Ducasse, Le Bristol, Lasserre, Le Pré
Catelan (Bois de Boulogne), Pierre Gagnaire, Pavillon
Ledoyen, Le Taillevent, Epicure, Le Cinq, Astrance, Le
Clarence, le Carré des Feuillants, Baronne, Girafe

2e, 11e, 17e
(Batignoles), 9e
(Pigalle)

Areas of regeneration
Young professionals

Junk, Bouillon des Vignes, PNY, Maslow, Nouvelle Garde,
Brasserie à la Mode, Big Mamma, Tigermilk, Madame Shawn,
Season Paris, Cali Sister

Opera/Madeleine/
Haussmann

Tourist and
Leisure District
Active Population

French traditional brasseries and cafés: le Relais de
l'Entrecôte, such as Café de la Paix,
Japanese restaurants around rue Sainte-Anne
Luxury hotels restaurants, Lazare Paris (gastronomic),
High-end pastry chef: Cédric Grolet

Saint-Germain-
des-Prés

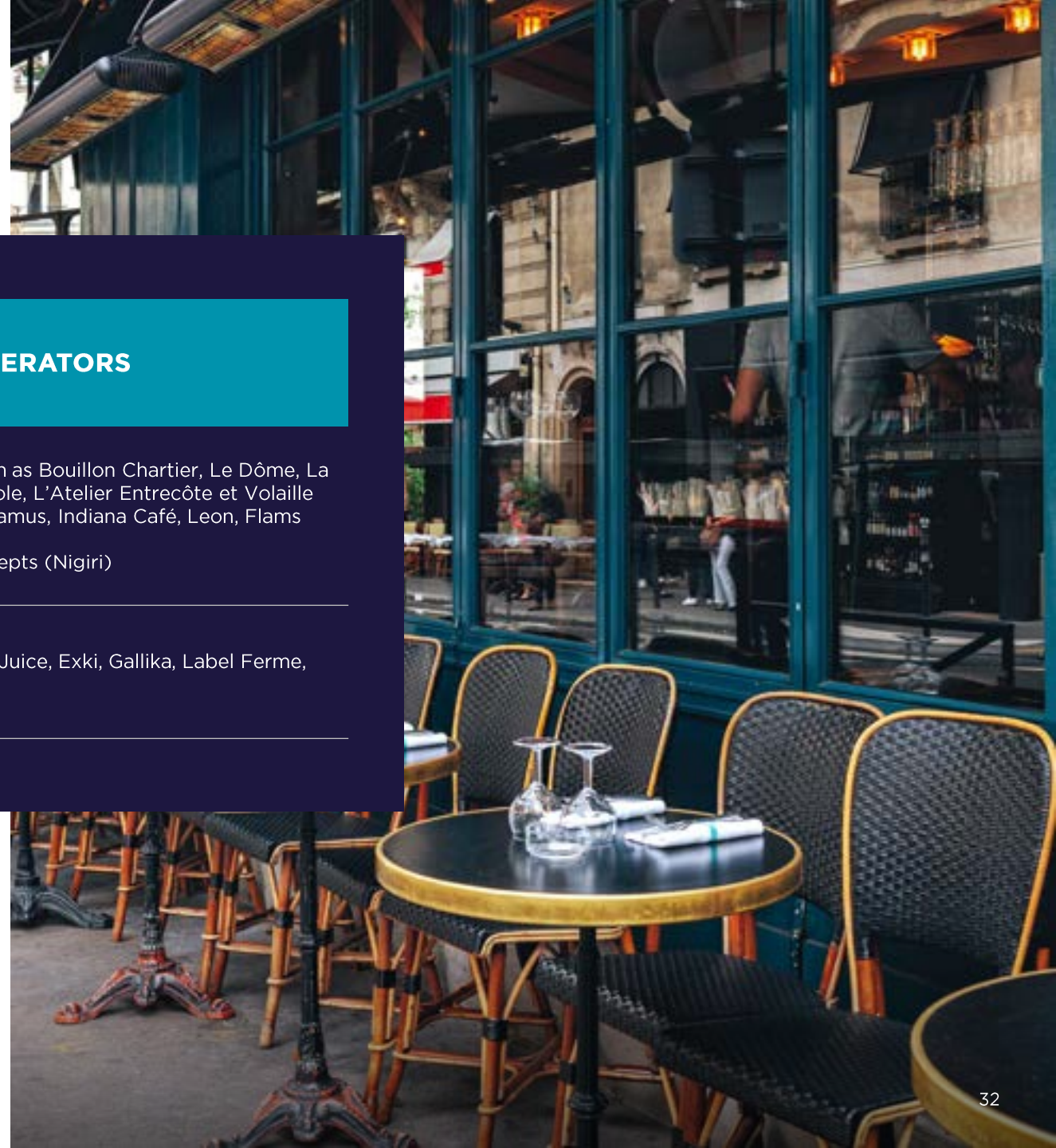
Tourist and
Leisure District

French traditional and historic brasseries, such as Lipp,
Mabillon and cafés, such as Café de Flore and Les Deux
Magots, Saint Ambroeus, Cravan, Le Petit Lutetia, Le
Comptoir du Ritz, Maison Le Bourdonnec, L'atelier Joel
Robuchon



PARIS

Food & Beverage Market Overview



KEY AREAS

CONSUMER PROFILE

FOOD & BEVERAGE OPERATORS

Montparnasse/Bastille/
République

Tourist and Leisure District
Young Population

French traditional brasseries, such as Bouillon Chartier, Le Dôme, La Rotonde, Le Select, and La Coupole, L'Atelier Entrecôte et Volaille
Mass-market concepts: Hippopotamus, Indiana Café, Leon, Flams
Ethnic food
Hotpot concepts and Asian Concepts (Nigiri)

Western Tertiary
Districts, New sectors
under development
("ZAC")

Urban and Active Population

Cojean, Prêt à Manger, Joe & the Juice, Exki, Gallika, Label Ferme,
Bo Buns, Pokawa, Mr Garden, etc



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