DUBAI RETAIL RENT GUIDE · 2026

What does a shop in Dubai really rent for?

158 registered 2026 retail leases across nine locations. A practical guide for tenants and landlords.

Jack Kennedy
Commercial Expert, fäm Properties

Swipe →

THE MARKET

Tight at the top, cautious underneath

4.7%

Dubai retail vacancy, down from 8.0% a year ago

JLL, Q2 2026

AED 849

Prime mall rent per sq ft a year

JLL, Q2 2026

−26%

New retail leases in H1 2026, while renewals held

Cavendish Maxwell, H1 2026

257 v 234

AED per sq ft: renewals cost more than new leases

Engel & Völkers, H1 2026

Rents are still up on the year but flat on the quarter. Occupiers are staying put and asking for more.

FAIR RENT BANDS

AED per sq ft a year, by location

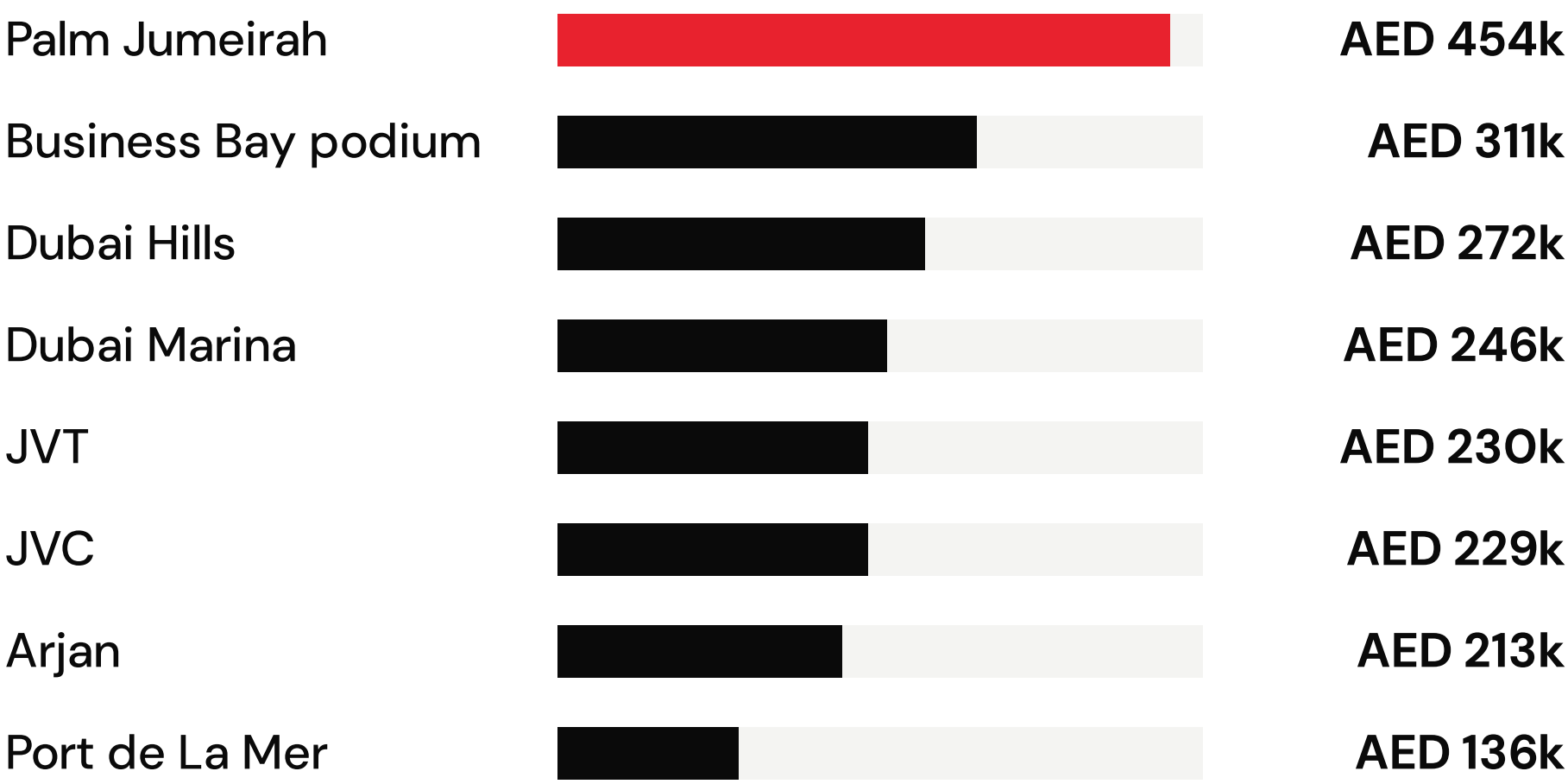
LOCATION	LOW	TYPICAL	HIGH
Palm Jumeirah	333	**454**	606
Business Bay podiums	271	**311**	554
Dubai Hills Estate	158	**272**	429
Dubai Marina	189	**246**	274
JVC	180	**229**	292
JVT	149	**230**	276
Arjan	173	**213**	213
Port de La Mer, Jumeirah	94	**136**	191

Malls (JLL): prime super-regional 849 · super-regional 236 · regional 126.

Low and high are the middle half of registered 2026 shop and F&B leases; typical is the median. Business Bay, Palm and Port de La Mer rest on 5–9 leases each.

BUDGET

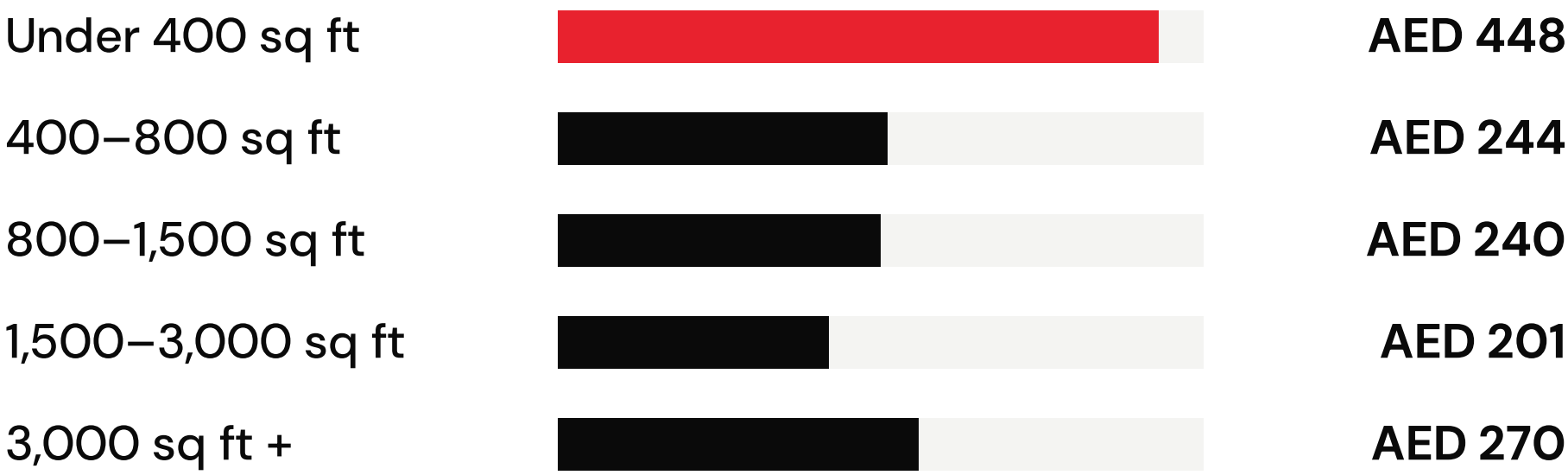
What a 1,000 sq ft shop costs a year



Typical registered rent. Add service charges, fit-out and licensing before comparing locations.

UNIT SIZE

Smaller units pay a higher rate



Kiosks let at nearly double the per-sq-ft rate of standard shops. Budget on total rent, not the rate.

Median AED per sq ft a year across 158 registered 2026 leases.

FOR TENANTS

Five moves before you sign or renew

1 **Get a relocation quote before you renew**

Renewals now cost more per sq ft than new leases.

2 **Ask for fit-out support and flexibility**

Landlords are agreeing capex contributions and flexible terms case by case (JLL).

3 **Taking several units? Negotiate as one**

Operators are doing it in JVC, Arjan and Dubai Marina.

4 **Look at community and secondary centres**

That is where demand and deals are shifting.

5 **Read past the headline on long leases**

New podiums often set high rents with incentives off the registered figure.

FOR LANDLORDS

Five moves to cut void periods

1 **Price to the band, not the headline**

Asking above the top of your location's band lengthens voids.

2 **Offer structure before discounts**

Stepped rents, fit-out support and flexibility win deals without cutting rent.

3 **Protect your renewals**

New leasing fell 26% while renewals held. A good tenant is worth more than a rent bump.

4 **Curate F&B and experiences**

They drive footfall and dwell time for every tenant (JLL).

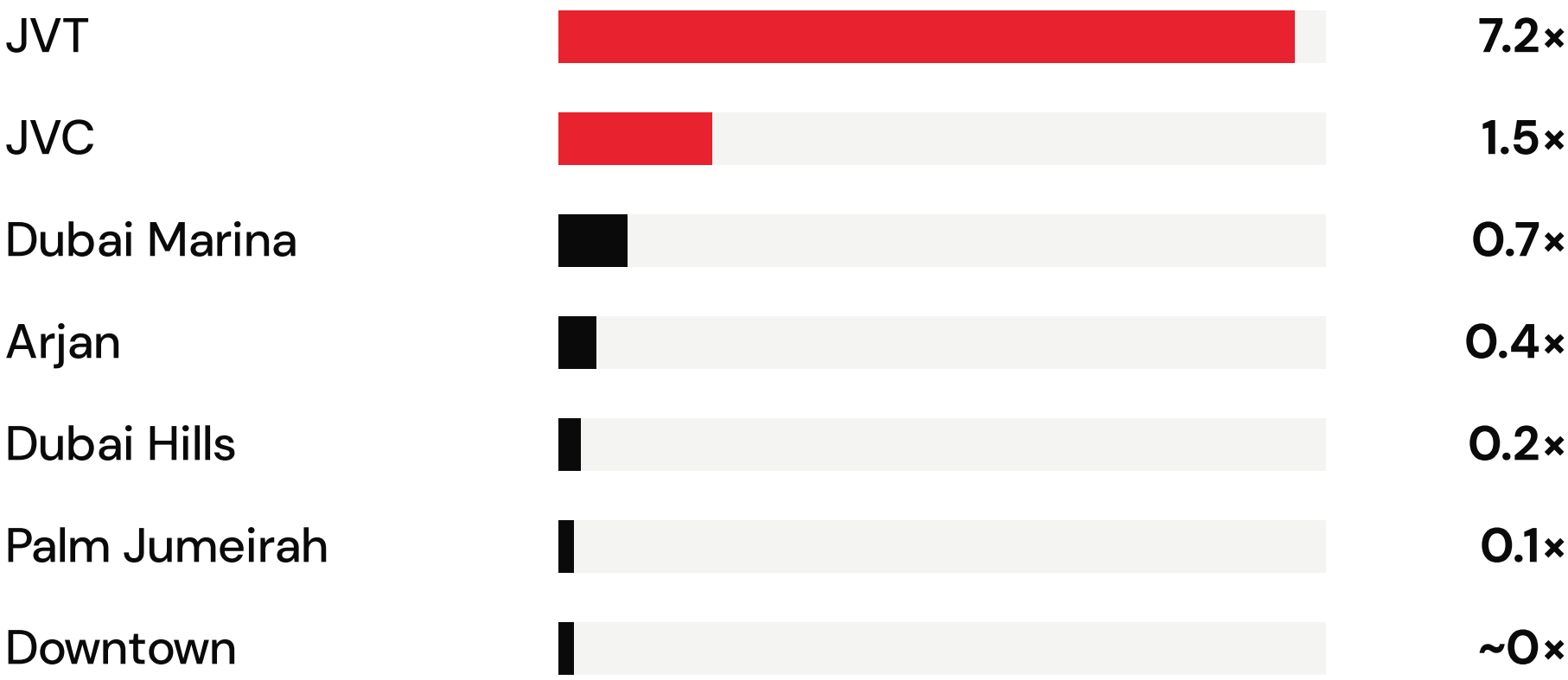
5 **Know the supply coming**

New shopfronts will compete for your tenants. See the next slide.

SUPPLY

Where new shopfronts are coming

Off-plan commercial units for every unit let today



Above 1× means more units are coming than are let today: more choice for tenants, more competition for landlords when the towers hand over.

DXB Interact commercial inventory, September 2026. Includes some offices and hotel apartments.

FOR INVESTORS

Income or scarcity: pick one

JVC
Gross yield on registered rents; biggest off-plan pipeline

~11%

Dubai Marina
Balanced supply; waterfront podiums hold rent

~10%

Arjan
Prices up 48% in a year

~10%

JVT
Thin data and 7× supply: underwrite at long-lease rents

~10%

Dubai Hills
Prices up 118%: you are buying scarcity, not income

~5%

Retail property sales reached AED 3.8bn in H1 2026, up 177% (Cavendish Maxwell).

TALK TO ME

Need the rent band for your unit or your next location?

Message me. The useful answer is the specific one.

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Sources: Dubai Land Department Ejari data via DXB Interact (158 new 2026 shop and F&B leases; inventory and sales, Sept 2026); JLL UAE Retail Market Dynamics Q2 2026; Cavendish Maxwell H1 2026; Engel & Völkers H1 2026. Market commentary, not a valuation or investment advice.