

MARKET OVERVIEW: BANGALORE

Bangalore city is spread over 741 sq km with a population of 8.5 million (as per Census of India 2011). The city is a knowledge driven economy led by the IT/ITeS sector.

COMMERCIAL

The city's main commercial office areas include the following:

Micro-location	Key Locations	Rental Value (INR/sqft/month) Grade A
CBD	M.G. Road, Kasturba Road, Lavelle Road, V.M. Road, Ulsoor Road, Infantry Road	90 - 125
SBD	Indiranagar, Koramangala, Inner Ring Road, Old Airport Road, Bannerghatta Road	95 - 100
ORR	Stretch from Hebbal to Silk Board junction	75 - 78
PBD	Whitefield, Electronics City, Mysore Road, Bellary Road, Sarjapur Road	38 - 42
Bangalore North	Bellary Road (Hebbal to BIAL)	68 - 70

Bangalore accounts for the highest office space absorption among the top eight cities of India. Till Q3 2016, total absorption was recorded at 8.4 million sqft. Bangalore accounts for approximately 151 million sqft of office stock. CBD locations mostly comprise of corporate office and financial institutions while the micro-locations of ORR and PBD are the main IT/ITeS office destinations.

RETAIL

Bangalore currently has 28 malls with around 8.8 million sqft of operational mall space. The city also has established high street retail. Main retail locations include the following:

High Street	Rental Value (INR/sqft/month)	Mall Spaces	Rental Value (INR/sqft/month)
Brigade Road	425	Magrath Road	350
Commercial Street	280	Cunningham Road	170
Church Street	200	VittalMallya Road	450
MG Road	200	Koramangala	500
Indiranagar 100 ft Road	250	Whitefield	180
Jayanagar 11th Main Road	300	Bannerghatta Road	200
Sampige Road, Malleshwaram	125	Mysore Road	115
New BEL Road	150	Rajarajeshwarinagar	145
Kamanahalli Main Road	180		
ORR (Marathahalli -Sarjapur junction)	100	Rajaji Nagar	350
Bannerghatta Road	90		
Yelahanka Main Road	110	Malleshwaram	250

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Brigade Road, Commercial Street, MG Road, Indiranagar 100 Feet Road are established high street destinations. New BEL Road, Kamanahalli Main Road and Yelahanka Main Road are witnessing significant activity and are emerging as key retail destinations.

RESIDENTIAL

Residential market in the city is end-user driven. Key markets include:

Micro-Location	Key Locations	Mid Segment (INR/sqft)	Premium Segment (INR/sqft)	Luxury Segment (INR/sqft)
Central	MG Road, Kasturba Road, Brunton Road, Lavelle Road, Richmond Road, Residency Road, Frazer Road, Cox Town and Hannes Road	–	10,500 - 14,000	18,000 - 36,000
Off-Central	Indiranagar, Koramangala, Jayanagar, JP Nagar, Malleswaram, RMV Extension, Sanjay Nagar, RT Nagar, Yeshwathpur , Rajajinagar	–	6,800 - 12,000	16,000 - 22,000
Bannerghatta Road	HSR Layout, ORR (Marathahalli - Silk Board Junction), Sarjapur Road, Haralur Main Road, Kasavanahalli Main Road	4,500 - 5,000	6,000 - 8,500	–
Hosur Road	Whitefield, Brookefield, Mahadevpura, ORR (K.R.Puram to Marathahalli), Varthur Road	4,500 - 5,200	5,800 - 6,500	–
Sarjapur Road	K.R. Puram, Ramamurthy Nagar, Battarahalli, Sonnenahalli, Hirandahalli, Budigere, Devanahalli-Hoskote Road	4,600 - 5,650	5,950 - 7,250	8,000 - 10,500
Whitefield	Banaswadi, HRBR Layout, Hennur Road, Thanisandra Main Road, Bellary Road, Yelahanka, Kogilu, Chokkanahalli, Bagalur Road, Doddaballapur Road, New Town Yelahanka, Jakkur]	4,800 - 5,400	5,900 - 6,800	8,500 - 12,000
Bangalore North	Hosur Main Road, Electronics City, Neeladri, Chandapura, Anekal	4,000 - 5,700	6,350 - 8,100	8,500 - 13,100
Tumkur Road	Bannerghatta Road, Begur, BTM Extention	3,450 - 4,650	–	–
Mysore Road	Mysore Road, Kengeri Satellite Town, Vijayanagar, Magadi Road, RR Nagar	3,800 - 4,900	6,000	–
Kanakapura Road	Kanakapura Main Road, Banashankari Extension and Uttarahalli	4,350 - 5,400	6,100 - 8,300	–
Old Madras Road	Tumkur Road, Hessarghatta, Jalhalli, HMT Township	4,490 - 5,600	5,890 - 6,500	–

Locations of Malleshwaram, Rajajinagar, Frazer Town, Cox Town, Jayanagar, JP Nagar and Vijayanagar are the traditional residential locations. With the strengthening of the IT industry in the city, newer residential areas have developed near the IT hubs of Outer Ring Road, Sarjapur, Electronics City and Whitefield. Locations in Bangalore North, Tumkur Road, Kanakapura Road and Old Madras Road are witnessing significant activity and emerging as key residential destinations.

INDUSTRIAL

Key industrial areas of Bangalore include Doddaballapur, Dabaspeth, Peenya, Kumbalgotu, Harohalli, Jigani, Bommasandra, Malur, Hoskote, Narasapura and Vemgal. Narasapura, Vemgal, areas around the Kempegowda International Airport (KIA) – Aerospace Park, Hardware Park are emerging industrial locations while Peenya, Hoskote,

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Malur, Jigani, Bommasandra and Doddaballapur are established markets. Logistics corridor is upcoming along the National High 648 (from KIA towards Hoskote).