

STRIP MALLS & SERVICE STATION RETAIL PLAZAS

Fuel, retail and lifestyle — one site, one partner.



Fig. 01 — The Bazaar, Kikambala — Mombasa

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ISM Engineering is a full-service partner for oil marketing companies, dealers, landowners and investors developing high-traffic commercial sites. Through our Design • Build • Manage framework, we deliver complete fuel-and-retail developments — petrol station and modular strip mall together, as a single masterplanned destination — spanning the entire project life cycle from initial concept to long-term commercial operation.

WHY BUILD FUEL AND RETAIL TOGETHER?

A petrol station alone earns thin fuel margins. A strip mall alone must fight for footfall. Built together as one destination, each drives the other: every vehicle that stops to refuel is a captive customer for coffee, food, pharmacy, banking, groceries and services — and destination retail pulls in traffic that fuels the forecourt. An integrated fuel-and-retail development:

<p>MAXIMISES REVENUE PER SQUARE METRE</p> <p>Fuel, convenience retail, rental income and F&B from a single land parcel.</p>	<p>CREATES SELF-REINFORCING TRAFFIC</p> <p>The forecourt feeds the mall and the mall feeds the forecourt.</p>
<p>DIVERSIFIES INCOME</p> <p>Rental streams from anchor tenants and SME units cushion fuel price volatility.</p>	<p>BUILDS BRAND EQUITY</p> <p>A modern, landscaped destination commands premium rents and dealer terms from day one.</p>

Our modular steel and container construction system means the retail plaza is fabricated off-site while forecourt civils and tank installation proceed on-site — the whole development delivered in parallel, in months, not years.

DESIGN

01 STRATEGIC VISION MEETS ARCHITECTURAL EXCELLENCE

We translate your site's traffic profile, catchment demographics and brand identity into an innovative, functional and future-proof fuel-and-retail masterplan. Our multidisciplinary team integrates sustainability, regulatory compliance and operational efficiency into every detail.



OUR DESIGN SERVICES INCLUDE

- D1** Site masterplanning — forecourt, retail plaza, parking, circulation and traffic flow as one integrated scheme
- D2** Petrol station design — forecourt layout, canopy, pump islands, underground tanks, convenience store and signage tower
- D3** Tenant mix strategy and unit sizing (anchor convenience store, F&B, pharmacy, banking agency, SME retail)
- D4** Architectural and structural design in modular steel and converted containers
- D5** Double-volume walkways, balconies and landscaped courtyards for footfall circulation
- D6** MEP design — power, water, drainage, fire systems and fuel-zone safety separation between forecourt and retail
- D7** Statutory approvals: county planning, NCA, NEMA, EPRA compliance for fuel-adjacent development
- D8** Photorealistic 3D visualisation and investor-ready feasibility documentation

BUILD

02 PRECISION CONSTRUCTION WITH PERFORMANCE IN MIND

We execute construction with meticulous attention to time, cost and quality. As a single point of accountability, we manage every element — procurement, permits, subcontractor coordination and risk management — across both the fuel installation and the retail plaza.



OUR BUILD CAPABILITIES INCLUDE

- B1** Off-site modular fabrication for speed, quality control and minimal site disruption
- B2** Structural steel frames and marine-grade container conversions
- B3** Full fit-out: glazing, cladding, flooring, ceilings and tenant shells
- B4** Petrol station construction: forecourt civils, canopy, tank installation, pump infrastructure, interceptors and fuel-handling compliance
- B5** Site works: paving, signage plinths, landscaping, internal roads and parking
- B6** Utilities, backup power, water storage and solar-ready roofing
- B7** Phased handover — fuel trading and anchor tenants open early while remaining units complete

The result: on-time delivery, within budget, with no compromise on finish or functionality.

GROUNDWORKS, CANOPY STEEL & DISPENSING PUMPS



G1

GROUNDWORKS

- Site clearing and excavation
- Foundation trenches and reinforcement
- Block-work station building



G2

CANOPY STEEL

- Fabricated and erected steel canopy
- Roof deck and canopy fascia
- Forecourt sub-base preparation



G3

DISPENSING PUMPS

- Supplied for new builds and upgrades
- Matched to your forecourt layout and fuel grades
- Coordinated with tank and pipework installation

03 MANAGE END-TO-END COMMERCIAL PERFORMANCE MANAGEMENT

We transform your completed plaza from a developed asset into a high-performing business. Our Manage offering ensures seamless day-to-day operation, strong occupancy and sustained profitability.



OUR MANAGEMENT SERVICES INCLUDE

- | | |
|---|--|
| M1 Tenant sourcing, vetting and lease administration | M2 Rent collection and service charge management |
| M3 Facilities management: cleaning, security, landscaping, waste and maintenance | M4 Utilities management and cost recovery |
| M5 Marketing, tenant relations and footfall activation | M6 Financial reporting and asset performance reviews for owners and investors |

THE BAZAAR, KIKAMBALA — MOMBASA

A fully integrated highway retail destination on Malindi Road.



The Bazaar demonstrates the full Design • Build • Manage model on a single site — a masterplanned commercial node combining fuel, anchor retail and lifestyle trading:

- 01 Petrol station fronting Malindi Road, with dedicated forecourt access and signage tower
- 02 3,000 m² supermarket anchor with delivery yard and dedicated parking arcade
- 03 Two-storey container retail plaza — ground-floor retail units with first-floor shops, indoor eatery, restaurant with outdoor dining, bar and open-air lounge deck
- 04 Rooftop terraces with coastal views, connected by feature spiral stairs
- 05 Full site infrastructure — internal 10 m roads, pedestrian walkways and crossings, gated access control with security houses, landscaped green areas and structured parking

Retail units are sized for SME affordability (25–29 m²), while the eatery, bar and terraces convert the plaza from a transit stop into a destination — extending dwell time and trading hours well beyond the forecourt.

DESIGNED BY ISM ENGINEERING.

KAREN KERARAPON SERVICE STATION



A completed, fully operational station finished in TotalEnergies branding. It features a clean-lined canopy over the pump islands, a paved forecourt with safety bollards, and a double-storey building with a covered walkway.

01 Canopy with integrated lighting

02 Paved forecourt and pump islands

03 Safety bollards and kerbing

04 Station building and retail frontage

SHELL SERVICE STATION WITH CONVENIENCE STORE



A completed, fully operational Shell service station. A branded canopy with recessed lighting covers the pump islands, beside a two-storey building housing a Shell Select convenience store. The site is finished with landscaping, decorative railings and paved kerbing with high-visibility markings.

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| 01 Canopy with integrated lighting | 02 Pump islands and forecourt |
| 03 Station building with convenience store | 04 Landscaping, boundary railing and kerbing |

PAST PROJECT — DESIGN • BUILD

ZARIA COURT MALL — KIGALI, RWANDA

A multi-level retail destination built from 35 repurposed shipping containers.



Originally planned as a brick-and-mortar structure, Zaria Court was redesigned by ISM as a modular container mall, achieving 50% cost savings and a much shorter build. All 35 units were fabricated at ISM's Nairobi facility, transported overland to Kigali and assembled on site into a stacked, staggered multi-level structure.

- 01 Container modifications for 35 units
- 02 External civil works and landscaping
- 03 Full interior fit-out: electrical, plumbing, climate control and finishes
- 04 Retail stores, restaurants, cafés and a radio broadcast studio

50% COST SAVING VS. CONVENTIONAL CONSTRUCTION.

WHO WE WORK WITH

Oil marketing companies and dealers modernising station networks

Landowners on arterial routes and highway junctions seeking to develop

Investors, SACCOs and funds seeking income-generating commercial property

County governments and institutions developing commercial nodes

THE ISM ADVANTAGE

One partner, one contract, full accountability – concept to operation

Modular delivery: months, not years

Regional track record across Kenya, Uganda, Rwanda and East & Central Africa

Part of the ISM Africa Group – integrated capabilities in interiors, solar and sustainable materials



WE DESIGN. WE BUILD. WE MANAGE.

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